



Planning Application AR-20-05
Public Comment

June 5, 2020

City of Lebanon
Planning Commission

re: Weldwood drive development - AR-20-05 and VAR-20-02

Regarding the proposed development on Weldwood drive by Farmworker Housing Development Corporation.

A 24 unit complex at the proposed area will cause various issues. Below are reasons and concerns.

1 - Access - City Code 16.12 letter G

Driveways and alleys shall be placed as far away as an intersecting street.

The planned driveway entrance on the west side of the complex is right off of Weldwood drive and the intersection with the parking lot used the the Wal-Mart store. There is a plan apparently for Weldwood to be extended. This will create a traffic and safety issue at that intersection and other intersections in the immediate area. That area, along with the intersection of Weldwood and Cascade drive is already quite busy, and adding housing with those streets being the sole entry and exit will create even more traffic and safety issues.

2 - Access - City Code 16.12 letter I

Access points

The planned development only has one proposed access point. This is not enough ingress and egress for a 24 unit housing complex and needs to be addressed accordingly. Any additional required ingress or egress needs to NOT be on Lebanite Drive or Oak Lane as both of these roads are county roads, NOT city roads. No effort to incorporate either Lebanite Drive or Oak Lane into the City of Lebanon will be allowed by the residents of the area.

The planned development must also have a barrier of some sort between it and the residential area to the south which incorporates Oak Lane, Lebanite Drive and Wagon Wheel Drive. There is already quite a bit of transient foot traffic from Wal-Mart through that residential area, and an apartment complex with no pedestrian barrier will only increase the amount of foot traffic and trespassing on and through those residents lots. A barrier must be installed in order to keep unauthorized pedestrian traffic and trespassing to a minimum. Without it, foot traffic will only be invited with the addition of open pathways and easy access.

3 - Parking - City Code 16.14.070-1 use b

Vehicle parking spaces & Bicycle parking spaces

The planned development, according to the diagram provided only has 44 parking spaces. According to code, the required amount of parking spaces needed are 54 for motor vehicles, with an additional requirement of 12 spaces required for bicycles, motorcycles, etc. This development is 22 parking spaces short of the required amount. With this shortage of parking spaces, it will lead to parking on city streets such as Weldwood in front of the complex, on the portion of Weldwood behind the shopping center to the south, and also in the parking lot of Wal Mart. This parking problem will create driving hazards, and also require children to be on the road which is a hazard for them.

4 - Access to Wal Mart and surrounding stores

Concern for the residents of Weldwood drive to the west of the proposed development. With the opening of Weldwood, there will be a large increase of traffic through that area, which includes a park, a dog park, and an apartment community. By connecting the east portion and west portion of Weldwood, traffic in that area will increase to a level that is unsafe for pedestrians, children, and families. This unsafe situation will begin at Weldwood at its intersection with South Main Road and continue easterly to its intersection with Santiam Highway.

Regards,

Eric & Denette Harrison
780 Wagon Wheel DR
Lebanon, OR 97355
erich03@comcast.net

From:



Subject:

Public Comment for AR-20-05

Date:

Sunday, June 21, 2020 8:47:31 AM

Attachments:

[Neighborhood Letter - Final Draft 6-20-2020.docx](#)

[Neighborhood Signatures.pdf](#)

[Proposed Wall and Trees.pdf](#)

[Neighborhood Survey 2019.pdf](#)

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Public Planning Commission,

This letter of public comment has been created by the neighbors of Oak Loop, Wagon Wheel Drive, and Lebanite Drive. I have attached signatures of all the residents who contributed to the creation of this letter. I have attached a rough drawing of the proposed wall/trees referenced in the letter. I have attached a copy of a survey that was completed in 2019 that we would like the Planning Commission to reference. We would appreciate your careful consideration of the concerns raised in this letter, before moving forward with the approval of the proposed apartment complex adjoining our neighborhood. We are open to collaborative communication about this project prior to its approval. Please send confirmation that this letter has been received.

Respectfully,

The neighbors of Oak Loop, Wagon Wheel Drive, and Lebanite Drive

To: Lebanon Planning Commission

June 17, 2020

Subject: Development proposal for a 24-unit affordable apartment complex at the western terminus of Weldwood Drive (AR-20-05)

First phase of a 110-unit complex by completion of development

We are grateful for the opportunity to have open discussion during this planning process. We are open to continuing this conversation in hopes that we can minimize the impact of this development on our long existing neighborhood. We understand the Lebanon community has a need for low-income housing, but we want to make sure that we are moving forward in a thoughtful manner.

Public Comment:

1. While staff has recommended approval with adoption of conditions of development (Section V), we believe additional consideration should be given to the effect such a development will have on the adjoining single family dwelling neighborhood to the south including Lebanon Drive, Oak Loop, and Wagon Wheel Drive. Streets are used in this area for a considerable amount of pedestrian and bike traffic by residents and visitors from outside the neighborhood. Generally, the limited traffic and larger properties have provided a safe area for these activities. High density apartment buildings would likely use the route as a "short cut" through Wagon Wheel to go in/out of Lebanon. During the school year, many children use this area for access to/from school at Seven Oak Middle School and Sand Ridge Charter School. We believe the potential for additional vehicular traffic caused on Cascade Drive and Wagon Wheel Drive by this development will create an increased and dangerous hazard for walkers and bikers alike. Even without ingress and egress through the neighborhood, drivers will certainly use the Wagon Wheel to View Lane access to commute in the AM and PM periods for points south. Any additional traffic during morning and evening commute hours would be dangerous. We request the Traffic Impact Analysis (TIA) specifically investigate potential impact to this area. Without it, we do not think the development proposal should be approved. If the development is approved, there should be extensive attention to mitigating the impact of increased traffic in/through our neighborhood, such as adding speed bumps and speed limit signs through wagon wheel drive, possibly adding sidewalks, and/or a traffic signal at Cascade/Weldwood intersection.
2. With one access to Weldwood Drive per building, traffic will be greatly increased accessing Cascade Drive and Highway 20. The two intersections get overloaded with traffic currently and especially when school busses and parents are arriving/departing from the school. We would like serious consideration of these issues in advance of approval for this proposal. A traffic light at Weldwood Drive and Cascade Drive takes funding from surrounding developments but has yet to manifest.
3. We are concerned about the impact of developing three high density apartment buildings, drastically increasing population bordering an established, residential neighborhood of single-family homes. A high-density low-income housing unit is currently being constructed on South Main and is yet to be occupied. We will not be able to see the full impact of this development until it is occupied.
4. In our heart of hearts, we believe a 3-story apartment complex is ill suited for development on this land. We would much prefer a single-story commercial development, incorporating retail space as well as restaurant and office space. It would better serve the needs of the surrounding community and cause less negative impact on traffic flows in the area. If an apartment complex is approved at this location,

then limiting development to a two-story unit would be more optimal. Three story housing would have apartments with a view directly to homes on Lebanite Drive.

4. We request that code be strictly adhered to concerning the number of vehicular parking spaces (54) required by code without variance or reduction. Any on street parking should be discouraged. On street parking would create additional driving hazards. No parking on streets adjoining to the development should be posted and adhered to. Parking on narrow side streets will cause a safety issue for the many pedestrian residents and school children walking to/from school.

5. Lebanon School District already has a problem with overcrowding in classrooms. Building more high-density housing, without expanding are school structures, will be overtaxing schools that already have limited space. Although schools will receive additional funding for additional students, plans to expand school space prior to adding additional high-density housing would be a more responsible plan of development for our education system. Between 2009 and 2015, roughly 450 apartments were constructed in Lebanon, not including the veteran's home, without any expansion of school space. During this same time 115 single family homes were built. There have been many apartment complexes and single family homes added in Lebanon since 2015 including, but not limited to, complexes developed on South 2nd Street, Reeves Parkway, 5th/Rose, Oak Street, and Russell Street with many multi-family and single-family homes also added during this time. These have all been added without expanding school space. If we wait to develop school space until after housing is developed, by the time schools are built to accommodate the increase in population, those new schools will already be overcrowded.

6. Adjoining property to the south has an identified creek and has been designated as wetlands. We are concerned about the land that will be used for this project and that the water from the proposed site, that now feeds into ground water, would be diverted/caught, and fed into the city water system. This could negatively impact the neighboring wetlands. All the homes in our neighborhood are on well water, and we are concerned about how this development might affect the water table and well water systems. Any effect this development may have on this area should be identified and mitigated prior to project being approved.

7. Residents of Oak Loop, Lebanite Drive, and Wagon Wheel Drive have moved here because of the area, the trees, the quiet family friendly neighborhood. There must be a consideration about livability, and a three-story building, that is nearly 40 ft tall, speaks to the livability that will be greatly impacted in our neighborhood. Myrtue, Edwards and George families have all lived in this neighborhood for over 35 years. On Lebanite Drive/Oak Loop there are 13 homes that have sides that face south, and 9 homes are retirees. This is a safe and peaceful community.

8. If the development is approved, we would prefer to see a solid wall or barrier, along the lines of the noise barrier construction you see along freeways, to discourage pedestrian traffic to/from and through the property to the south. We would prefer something that is permanent and requires less upkeep such as a wall (ideally 10-20 ft), rather than a fence. A wall would prevent sound and foot traffic and transient population from crossing to/from and through this proposed development onto adjoining property of Lebanite Drive residents. We neighbors have experienced difficulties with unwelcome outside visitors to the wooded area off Lebanite Drive. It has sheltered unauthorized campers and homeless individuals and provided cover for alcohol and drug use, fights, inappropriate behavior, and theft, and hiding of stolen items. These activities have left great quantities of garbage. Wal-Mart

shoppers frequently travel through the area which adds considerable foot traffic. We have noticed that the more clearing of this property, the more encouraged pedestrians are to walk through this private property. Current foot traffic across private property is already an issue from the proposed site. Littering, loitering, theft, and vandalism complaints could increase on adjoining property without mitigation. If a wall were constructed, we would ask that mature trees to be planted on the south side of the wall at regular increments to beautify the wall. The trees should be maintained by the developer. A wall would also help to mitigate noise and light pollution related to increased traffic, increase parking lot noise, and lighting related to complex. A wall would provide security to both our neighborhood and to the proposed complex.

10. With the number of incoming folks with this development, there may be some difficulties and we would strongly suggest that the city put forth a liaison officer to help address any challenges that might arise such as parking, noise, and other disturbances. We would like to build positive relationships with any future neighbors.

11. We are concerned that there has been little to no effort by the developers to discuss this project with impacted neighborhoods. We are extremely interested in seeing the full design plan for the entire 3-building project, rather than focusing solely on the first 24-unit building. It is difficult to understand the full scope of this development if information is limited to the first building. The only communication between parties has been notification of the Planning Commission meeting or communication initiated by neighbor inquiries. We are happy to meet with developers and open to collaborative communication about this project. Here is contact information of some of the impacted neighbors to the south of this project.

1. Ken & Nancy May: 680 Wagon Wheel Drive Kenamay77@yahoo.com, NancyMay1963@yahoo.com, Ken- 541-990-8938

2. Duane & Pam Mattson: 745 Lebanite Drive me@centurytel.net 541-990-5871, pgillett@Centurytel.net 541-990-5875

3. Paul & Karrie Thomsen: 755 Lebanite Drive 541-619-8363 Dumpkinsd@yahoo.com 4. Rick & Deb George: 805 Lebanite Drive rdgeorges11@comcast.net Rick-541-9746478, Deb-541-248-0414

5. Heather & Jordan Balzomo: 825 Lebanite Drive heather_menlo@Hotmail.com, Heather- 650-834-3435, Jordan- 650-225-2075

6. Dan & Colleen Miller: 845 Lebanite Drive 503-391-1083 Kinz4maybe@yahoo.com

7. Ronn & Patty Passmore: 865 Lebanite Drive ronnpassmore@comcast.net 541-9900240, 541-570-5496

8. Ron & Penny Edwards: 875 Lebanite Drive 541-405-2244 oldnorwegian_ron@Comcast.net

9. Don & Lorna Myrtue: 120 Oak Lane 541-258-8360 lla10@hotmail.com

10. Dustin & Taiah Tippey, dustin.tippey@comcast.net, taiah.tippey@gmail.com, Dustin- 971-301-1322

The residents listed above are cocreators of this public comment letter. We appreciate your consideration of these concerns and how this project could impact our neighborhood.

Sincerely,

6/20/2020

The undersigned residents are cocreators of this public comment letter and in agreement with all statements therein:

Ronald J. + Patricia L. Rossman

Rick + Deb George

Deon + Pam Mattan

Don + Cheryl Miley

Dustin + Liana Tyler

Don + Lorna Myrtue

Ron + Penny Edwards

Paul + Kattie Thos

Colleen + Dan Miller

Ken + Charney May

Jordan Balzomo

Heather Balzomo

Method of survey:

This survey was conducted on Wagon Wheel Drive, Lebanite Drive and Oak Loop by Ronald Edwards and Dan Miller. The survey was conducted from August 14, 2019 to September 6, 2019, there are sixty seven homes in our neighborhood with four with no soliciting signs and six homes no body was home. We tried to contact every homeowner in our neighborhood but we did not get to several because they were not home at the time we were there. We tried to ensure that each homeowner was represented on this survey so we marked down everyone who was home, we made three attempts, at each home in this neighborhood. We surveyed the adults that lived in the homes. Some of the folks were renters. If multiple adults were available in a home, we questioned them as well.

We told our neighbors this was a survey for their input to be presented to the county commissioners to let the commissioners know what we are thinking. Our neighbors thought this was a good approach so everyone could have input even if they could not attend the meeting. By participating in the survey, they could still be a part of the process.

To summarize, this survey was done in our neighborhood by members of the neighborhood so everyone could have input in the future of our neighborhood. However, there were several that did not want to participate.

The implement of the survey was a questionnaire with five questions. However, the conductors of the survey permitted open ended responses. When we spoke to everyone while doing the survey there were no right or wrong answers, only expressed opinions. We were careful to mark down each answer and each person for the most part saw me mark down their answers.

Results of the survey: (See Wagon Wheel Drive Neighborhood Survey Results & original document that tallied the responses.)

It may be noted that there is a disparity in the total number of marks on each question. The totals ranging from 98 to 99. At times the discussion became engrossing and I inadvertently skipped over a question. This was done only a few times and does not change the overall trend in the responses.

Discussion of the survey (September 7, 2019):

We will start the discussion with questions one and two because we think there was some confusion about these questions and how they were answered. Everyone who answered **Yes** on question one, then said **No** on question two. As an example, one person said he wanted a shorter drive to work but did not want increased traffic.

The one thing that was consistent was that no one wanted increased traffic on Wagon Wheel Drive. The big concern was that Wagon Wheel Drive would become a race way if the barricade is removed at the end of Wagon Wheel Drive. There was concern for two main reasons. First, there would be an increase in traffic volume due to more development nearby. Second, there would be increased traffic due to a direct route, short cut, being available for Crowfoot Road and Highway 20. In fact with the development close to the Wagon Wheel neighborhood, we have already seen that traffic does increase and the traffic is getting faster and faster; not from the residents of the neighborhood but from those passing through it.

Presently people old and young alike use our area to walk, bicycle, play, and enjoy this neighborhood. They feel they will not be as safe with increased traffic flow from outside the neighborhood. This is a particular concern with new families moving in with young children in this neighborhood. Neighbors have told us that they moved here because this is a nice place, quiet, friendly and reasonably safe. That is to say the livability in this neighborhood is quite high and they want to keep it that way. The neighbors thought with anymore increases in traffic and speed they would feel less safe for their young families.

This survey does not reflect the elderly folks who live on fixed incomes. We think that any improvement in this neighborhood that is forced on us will cause undue hardship because some cannot cope with the cost. We think that it is now easy to see that any so called improvement should take into account the incredible burdens it will place on the residents here. Any changes that may be coming should at least consider the impact on this present neighborhood which has been here since my house was built in 1951 and others not long after. It is inevitable that progress will continue. With that said, however, it does not need to encroach on the folks living in this neighborhood who would like to maintain a safe and quiet neighborhood as it is now.

The most frequently heard comment we had during this survey is how much they like it here with their own wells and septic systems. It was a primary reason for moving to this neighborhood. The parents with young children enjoy the relative safety here.

Any new development should not be a negative impact for the people living in this neighborhood. We think that it is possible to have growth where the existing neighborhood and the new growth can be planned in such a manner that they complement

each other. There does not need to be anything planned that emphasizes one and tears down the other.

Many comments made were made about the speed of traffic in the neighborhood. As for the current increased speed of traffic on Wagon Wheel Drive, we think that can be addressed by speed limit signs on the top of the rise coming off Cascade Drive and after turning off View Lane, maybe even ones with the electronic flashing lights over twenty five miles per hour.

In conclusion, we had a good response to this survey. Everybody that heard what we were doing was enthusiastic and helpful and had ideas about making it better. The vast majority expressed that they like the livability of the neighborhood and with a few tweaks it can be made better without taking anything away from us. It is our hope that the county commissioners will consider the results of the Wagon Wheel Neighborhood Survey and undertake future growth plans with the expressed concerns of the residents of this long established neighborhood taken into account.

Copy

1. Would you like to see Wagon Wheel Drive connected to south main street?

Yes |||

No ~~|||||~~
~~|||||~~

NC

2. Would you like to see the traffic patterns increase due to development nearby?

Yes

No ~~|||||~~
~~|||||~~

NC

3. Would you like the opportunity to be annexed into the City of Lebanon?

Yes

No ~~|||||~~
~~|||||~~

NC |

4. Do you think that a high density/large commercial development project nearby would enhance our neighborhood?

Yes

No ~~|||||~~
~~|||||~~

NC

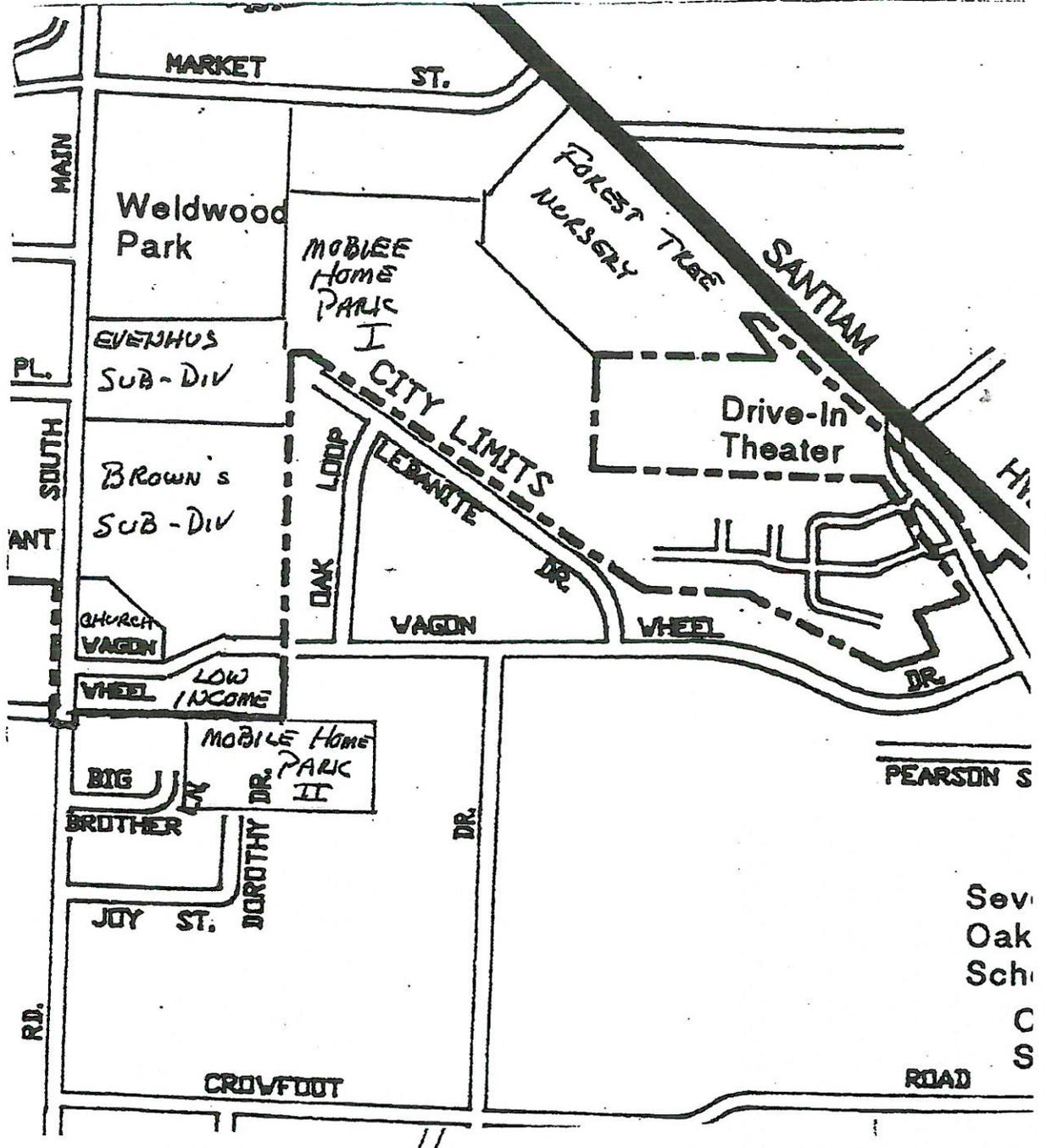
5. Would you prefer this neighborhood to remain a quiet neighborhood as it is now?

Yes ~~|||||~~

No ~~|||||~~

NC

Started 8/19/2019
Finished 9/11/2019



Wagon Wheel Drive Neighborhood Survey Results

1) Would you like to see Wagon Wheel Drive connected to South Main Street?

	#	%
Yes	3	3%
No	96	97%
No comment		
total:	99	100%

2) Would you like to see the traffic patterns increase due to development nearby?

	#	%
Yes	0	0%
No	98	100%
No comment		
total:	98	100%

3) Would you like the opportunity to be annexed into the City of Lebanon?

	#	%
Yes	0	0%
No	97	99%
No comment	1	1%
total:	98	100%

4) Do you think that a high density/large commercial development project nearby would enhance our neighborhood?

	#	%
Yes	0	0%
No	98	100%
No comment		
total:	98	100%

5) Would you prefer this neighborhood to remain a quiet neighborhood as it is now?

	#	%
Yes	99	100%
No	0	0%
No comment		
total:	99	100%

Survey was conducted by Ronald Edwards and Dan Miller during August 14, 2019 to Sept 6.

From: [Rachael Stutzman](#)
To: [Kelly Hart](#)
Subject: Apartments at Weldwood Dr
Date: Thursday, June 18, 2020 11:26:31 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Hello,

I was told that there will be a meeting on 6/24 for a discussion about possible apartments on Weldwood drive In Lebanon. I would like this comment to be submitted to the meeting as I am not able to attend.

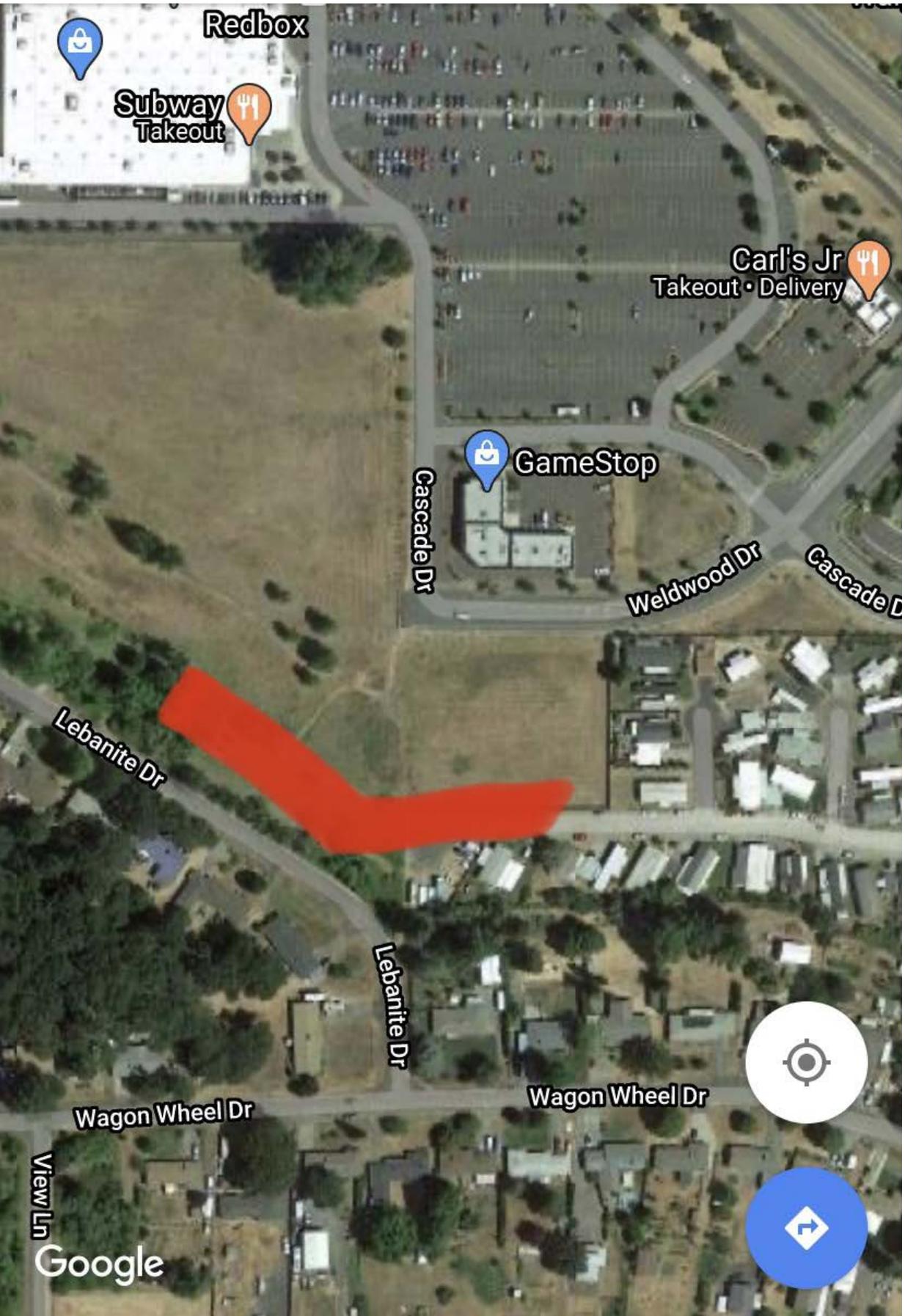
“I am a current home owner on Wagon Wheel Drive, directly behind the field you will be building these apartments. I am against them going into this location. Please don't get me wrong, I agree that Lebanon needs more housing but I do not think that this location is a good one. We have lived in our location for 1.5 years and already get a high amount of foot and vehicle traffic. We have had our house broken into and property stolen multiple times. This is all without the addition of more people.

Please note, they are already adding a new apartment complex for older adults and have low income housing on Market Street. By adding more so close to other residential neighborhoods it could result in a decline in property values.

The other main issue is where will all of the children go to school. I know that the schools that belong to this area are extremely full, and will need money added to their budgeting to be able to accommodate for such an influx. Will a new school be a possibility somewhere near by? Or will other accommodations need to be made?

Again, I am not against low income housing. But, please consider the location of where these would be going in. Please explore other locations in the town. Even behind Walgreens on Burdell should be considered. There would be more space available and not harm the property values or traffic flow to a major retailer in town.

If it is decided that the apartments will go in, will there be a fence along the property line? Along the back of the property where the city lines meet the county lines? See picture for reference.”



Please let me know if you need any information from me to have this submitted to the meeting.

Thank you,
Rachael Folger

RE: PLANNING CASE # AR-20-05 AND VAR-20-02

FARMWORKER HOUSING DEVELOPMENT CORPORATION

WELDWOOD DRIVE - ADMINISTRATIVE REVIEW AND CLASS II VARIANCE

Comments from Neighbor regarding proposed housing project; Farmworker Housing on Weldwood Drive.

1. The location and size of the proposed project could cause traffic congestion - especially if **Weldwood Drive** is connected to South Main. That area is primarily used by children, dogs, pedestrians & bicyclists who use the paths and parks. Increased traffic would be a hazard to those in using the recreational areas. The neighborhoods of South Main, Oak lane, Lebanite Drive, Weldwood, Wagon Wheel, Cascade Drive, Walmart and surrounding businesses, Bob Smith park and Laura Gillotte Dog Park will all be affected.

Increased traffic near the Walmart intersection leading to **Santiam Highway** would need more regulation such as traffic lights to provide safe entry and exit for the large complex and businesses nearby. It is a busy place.

2. Social and community concerns: As a long term resident of Lebanon for over 20 years and having moved from Seattle where I witnessed transitions of many neighborhoods, I think a vital role in the creation of Farmworker housing is a community liaison of some sort. The liaison's role would provide a "middle man" that could take concerns of both the neighborhood residents and the occupants of the housing complex to the Farmworkers Housing Development Corporation and/or the property managers for resolution.

Neighbors have voiced concerns about increased **foot traffic and noise in** the area. Especially in the wooded area where the creek meets Lebanite Drive. The residents have had increased theft and safety concerns from those crossing the woods in the last few years. The residents would like a berm for noise protection and fencing or concrete wall that prevents access to Lebanite Drive. This would ease tensions in the neighborhood.

In a time of extreme political and economic tension where racism is also a contributor, the liason role would also provide a path for new residents to take any concerns they have about living conditions and rules at the housing complex. For example: noise from loud music, smoking, barbeques and fires, parking, etc.

Who will enforce the rules for tenants and who might the neighbors consult if there are any problems? Will the police department be burdened with complaints or will the property managers deal with problems?

Protection for farmworkers is also a concern as I have heard comments from those in the trailer park nearby that they are "prepared" with ammunition for any trouble that may arise. That is a concern for the families who will be living there and possible violence in the neighborhood. As new residents, they may need counseling about cultural differences, laws and rules for their own protection.

3. Will there be any kind of economic impact on the neighborhoods surrounding the new housing complex? For example, increased taxes, schools, parking, street repairs, sewer and water infrastructure?

4. Will the area between the proposed site and Lebanite Drive where the creek and woods are be impacted in such a way that could cause lack of water drainage and cause flooding? There is a creek there. What impact will it have on the residents property surrounding the creek?

Please address these concerns in further discussions and plans.

Thank you.

Alicia Van Driel

From: [valerie figueroa](#)
To: [Kelly Hart](#)
Subject: ProposedFHDC Housing Development
Date: Sunday, June 21, 2020 5:36:18 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Sent from my iPhone
To: Lebanon Planning Commission
From: Valerie Figueroa
180 Oak Ln. Lebanon, OR.

Dear Members,

I am a retired Criminal Investigator with the State of Oregon. My husband and I lived in our travel trailer for two years while we diligently searched for a home and more importantly the perfect neighborhood to spend our retirement years. We finally found exactly what we were looking for... a beautiful established, quiet neighborhood with very little traffic and gorgeous groves of trees. I was concerned about being in such close proximity to Walmart, but the trees along Lebanite and in the proposed development area, provided a barrier which mitigated my concern.

Unfortunately, this proposed housing project one short block from my home, FAR outweighs the fears and concerns I had about Walmart. While I absolutely recognize the need for affordable housing, I don't believe this neighborhood is the appropriate place for an ultimately very high density Public Housing Project.

This type of housing development will impact the neighborhood negatively on multiple levels. It will decrease our property value, our privacy and our security. There will also be a negative environmental and quality-of-life impact, from the removal of trees, the increase of vehicles and traffic, and spilled lighting and noise from the project...particularly with the ultimate plan of even higher density.

My thirty year career in law enforcement with Oregon DHS, gave me extensive exposure and experience with low income housing developments. Projects such as this often bring unwanted and unforeseen elements and issues, creating division and resentment in the neighborhood and community.

Again, I agree the housing need exists but vehemently oppose this project because I believe it is equally important to value and preserve the identity, integrity and historic culture of Lebanon's older established neighborhoods as it is to provide affordable housing.

Thank you for your attention,
Valerie Figueroa

From: [STEVE POST](#)
To: [Kelly Hart](#)
Subject: weldwood dr. developement ar-20-05 var20-02
Date: Sunday, June 21, 2020 2:35:27 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

lebanon planning commission

June21, 2020

recommend that a 6ft. high obscure fence be installed on the south side and a portion of the east side of the proposed development.

i live on wagon wheel dr and the commission may not be aware of the amount of foot traffic that goes down the middle of wagon wheel drive when seven oaks school is in session. dozen of students walk and skateboard down the middle of the street that has no sidewalks on their way to and from school. this creates a real traffic hazard. although most students are respectful, they are kids that aren't always attentive of cars or play games with oncoming traffic. there has already been ONE DEATH from a girl being hit. also since the development of the subdivisions on oak terrace to joy st in the city the amount of foot traffic has increased due to people crossing barriers onto wagon wheel drive. these apartments will potentially add to the amount of children wishing to use lebanonite dr. and wagon wheel as a shortcut to school.

there is already a well-defined foot path from the back of the proposed complex onto lebanonite dr.

i propose that a 6ft. high obscure fence should be built along the south side of the parking lot. this would help deter people using the field as a shortcut to wagon wheel dr. the fence should also continue along the east side of the property at least as far as the apartment building footprint to prevent people from just walking around the back. an obscure fence would also reduce the noise and headlight glare affecting the homes on lebanonite drive.

this is a real safety issue that should be addressed in the planning process. thank you for your consideration.

steve post
665 wagon wheel dr.
lebanon..... [REDACTED]

From: [Douglas Sutton](#)
To: [Kelly Hart](#)
Subject: Farmworker housing project
Date: Sunday, June 21, 2020 5:28:41 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Council Members,

I watched the presentation last week about the development proposed for the Weldwood Dr. location. I wanted to register my opposition to it with you. I am in the construction industry having recently been doing an upgrade for Salem Housing Authority. I have seen first hand how these sort of projects progress over time and how the residents treat them over the long haul. I am concerned with how this will affect my property values in the future in addition to how it will manifest itself in the community at large.

Are there any barriers between the Development and Lebanite Dr.?

They have Farmworks in their name but what kind of farmworkers would we be housing in our area. Don't we primarily farm grass here in the Willamette Valley? Isn't that almost completely mechanized here?

Who will be responsible for screening the residents that will be moving in? Not to mention the additional noise, crowding, traffic et al...

The spokesperson said they want the residents to have their share of the American Dream.

That usually means a car for every adult in the household plus the kids that have a driver's license. Now we are talking about a 24 unit multi-family development with nearly a hundred cars.

Looking at the proposed site plan where would they all go?

And what would that mean for this location? I use the word "this" because this is my neighborhood. I likely will be able to see this structure from my home. That would be a drastic change. The Architect did not seem very concerned or informed about the impacts he was creating.

For all these reasons I am opposed to this development as it is planned.

Sincerely,
Douglas Sutton
!80 Oak Lane

Planning case AR-20-05 / VAR-20-Z

The City Staff report is not accurate. It states the subject parcel is 1.39 acres.

This is incorrect, per the Linn county GIS mapping information

Pin id 12S02W23B 01701 with taxlot id of 211280

The lot is 9.53 acres, and is zoned Z-MU (Mixed Use). There seems to be no action on part of the developer to create a new tax parcel, as such the whole lot should be considered not just the Phase 1a work area.

The City incorrectly describes the property south as Vacant. Property Pin #12S02W23B 03800 is a single family lot is developed as such and is zoned UGA-UGM-10.

The proposed development is actually a 110 unit multi-story residential dwelling that will be developed over phases, by not considering the whole planned development, the individual pieces are having lessor criteria applied, The City is applying Z-RM, when it appears Z-RH would apply. This also has cascading consequences when considering allowable setbacks, parking, and or other criteria such as SDC fee calculations.

It is unclear the basis of the variance request for the class two Variance. Until the whole planned development is considered no variance should be granted.

Per City of Lebanon Code. Summary of general zoning requirements,

https://www.ci.lebanon.or.us/sites/default/files/fileattachments/community_development/page/478/2017_summary_of_general_zoning_requirements.pdf

Environmental Quality:

Stormwater Impacts of the development are not fully addressed: Linn County is subject to the MS4 Phase II NPDES permit, which was effective March 1, 2019, and per Linn county code 903.160 (C, D) the proposed development would seem relevant and apply and it appears the City has not addressed these. A simple 1200C permit would regulate the "construction phase" however not the longterm management of the site. Mitigated wetlands, stormwater treatment, and natural streams are in and adjacent to the proposed development. Additionally, per Linn County any development is required to adhere to County Goals for protection as stated in 903.020

Per the USDS NRCS soil mapper information. The soils in the proposed project area are rated in Hydrologic soil group C/D and D, meaning they have very poor infiltration soils, so runoff is likely, and also lends to a potential high water table which would made the site difficult.

Utility capacity for water/sewer/stormwater.

It is unclear on how the City determined in the staff report that sufficient capacity is available for the utilities given those calculations are not present in the plans.

Potential impacts to historic sites.

Given the proximity to the established historic wagon trail road, the site may contain potential historic evidence, the City does not appear to address this adequately in the staff report, an archeological assessment appears to be in order. Per Linn County Code sections of 903.435, and 903.437. Lebanon Muni Chapter 16.31 apply in this case.

Lack of transparency.

The project materials were not accessible to the public until June 17 at which time the City provided the staff report and subsequent developer information. Given the whole projects extent (110 units) it is somewhat curious the lack of community engagement about the project.

Site Suitability.

The project is to provide housing for migrant workers, it this actually a good site for a development such as this. A boarder discussion to review the plans in regards to chapter 7 of the comprehensive plan appear to be in order.

Project incompatibility with standing agreements

The city appears to be in violation of their own Comprehensive plan adopted by City Council on 12-8-2004 as stated on page 21 of chapter 6.

“In October of 1995, the City of Lebanon and Linn County entered into an updated Urban Growth Management Agreement (UGMA) under which the City and the County adopt a joint management procedure for the Lebanon Urban Growth Area (UGA). A number of components of the Urban Growth Management Agreement relate to housing, especially to subdivision and new residential development within the UGA. The agreement requires that the County coordinates with the City of Lebanon to perform a complete review of all applications for partitions, subdivisions, planned-unit developments (PUD), and variances in the UGA.”

The City has provided no evidence of coordinating with Linn County on this development. Additionally, no mention of the housing policies appears within the staff report, or presented developer plans. Before the development moves forward the City needs to make a compelling case this development adheres to its own policy, and coordinates with the County to that end.

Impacts to school, regarding the impact this development will have on schools, the City appears to be silent on the expected student load for the whole planned development. This is however in violation of its own adopted policy, found on page 21 of Chapter 9 of the Comprehensive plan.

“P-63: Provide notice, as part of the City's project review process, to the Lebanon School District when major development projects are proposed that may impact the Lebanon School District”

From: [Don Frier](#)
To: [Kelly Hart](#)
Subject: 110 unit low-income apartment complex
Date: Monday, June 22, 2020 8:23:57 AM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Lebanon Planning Commission,

I hope that you will seriously consider, and approve, the development of low-income living spaces in Lebanon. There is a distinct lack of them at the moment, and development of these buildings will greatly improve opportunity and the ability for people to find a home in the town that friendliness built.

When I initially moved to Oregon from the east coast, I was greatly limited in housing options. I ended up moving into Corvallis, even as someone who wasn't going to school there, just because there were enough housing options available at a reasonable cost. There are too many people who take advantage of the housing shortage in the area, leasing out basements, rooms, or sheds on their personal properties to fill a gap that something like this would fill.

Our town is growing, and affordable housing for individuals will help in that growth.

Thank you for taking the time to read this e-mail,
-Don Frier



June, 20, 2020

To Whom It May Concern:

I am writing to describe the experience and relationship that Woodburn has had with our Farmworker Housing Development Corporation.

We began with land use planning and city council decisions regarding FHDC more than three decades ago that I imagine mirror the discussions you are having now. In those discussions many people in our community expressed wide ranging points of view and their fears. I can tell you that over the last 30 years none of the fears expressed have been realized.

Farmworker housing provided by FHDC is a net positive on many counts for any community. Structuring housing with on-site managers and staff that are there to provide support for their residents helps families maintain a stability that allows them stay in their jobs and their children in schools. Apart from the economic argument that farmworker families provide essential work that feeds our community and our nation and so should have the opportunity for decent housing, is the argument that stable families in our community are less of a drain on our city, county, police, health care system and other social service resources.

Before becoming mayor I served as a middle and high school principal in Woodburn for 12 years. I can tell you that the students living in the environments created by FHDC were, as a group, much more successful and less problematic than students that lived in regular apartment complexes, just like students from more stable neighborhoods.

We all know that when there is a sense of community and structures to support community in neighborhoods or apartment complexes, they become not only positive places to live but safer places, which makes an entire town more safe. FHDC has been amazing in providing stability and community within their apartments – enhancing the livability of our entire city.

Embracing the members of our community with the dignity and support that FHDC provides has provided untold benefits to our city as a whole. I can safely say that once through the storm of criticism and fear you are likely experiencing while weighing this decision, you will land in a place that is not only the right thing to do for your residents working on your farms, but the best thing to do for your entire city. I am more than happy to respond to any questions you have going forward in this process.

Sincerely,

A handwritten signature in blue ink, appearing to be "Eric Swenson", written over a white background.

Eric Swenson,
Mayor of Woodburn

From: [Chuck Bennett](#)
To: [Kelly Hart](#)
Subject: FHDC project testimony
Date: Tuesday, June 30, 2020 4:06:24 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To Whom it may concern,

I understand the City of Lebanon is in the process of approving an FHDC project. I'm writing to recommend this organization and the work it does. In Salem we have had one of their developments for many years — Colonia Libertad. It has been an enormous success and a very positive to its neighborhood. In addition to housing it has include valuable and important community services for its residents.

The project includes 1, 2, 3 and 4 bedroom apartments with a full set of amenities including appliances, parking, a basketball court, grounds maintenance, laundry facilities, a community garden, community room, computer lab and a playground. It's all delivered in a culturally relevant environment.

This is a vast, vast improvement over the farm worker housing I wrote about in the early 1970's when I was editor of the Woodburn newspaper. It gives this invaluable workforce outstanding housing in a safe, healthy environment.

Quite simply, I'm both grateful and proud to have this community as part of Salem. I know you will have the same experience as it becomes part of the Lebanon community.

Sincerely,

Chuck Bennett
Mayor of the City of Salem

Sent from my iPad

Sent from my iPad

Greetings, my name is Ryon Foster-Edwards. I am providing public comment regarding the planned development (AR-20-05 and VAR-20-02). I have a BS in Biology, and a MS in Environmental Quality Science from the UAA school of Engineering, Have 5 years of private professional experience and 10 years of Public experience in Environmental Compliance and Enforcement.

First. I must state my caution to the City of Lebanon’s creative verbal presentations of submitted written public comments. This practice is rife with pitfalls that can quickly lead staff to edit and materially change submitted statements and give false impressions to those hearing the verbal statements versus reading submitted materials.

Second. This project is part of a larger planned development by Farmworkers Housing Development, which is acknowledged by the City in the City staff report discussions about the Traffic impact studies. This larger development should be part of a larger community wide discussion about the planned developments viability and suitability. The City has clearly not followed their own policies and goals as spelled out in the 2004 City comprehensive plan. The clear purpose of community comprehensive planning is to provide a roadmap for developments to follow. **It is important to note even though the City is aware of future phases to the development plan no “phased plan” has been submitted or disclosed which violates provisions under City Code 16.23.010**

A real question exists about the economic sense this planned project has for the community at large. Who is this project for? Is it to address the real affordable housing needs of current City residents or is it going to bring in new low-income residents from out of area?

All indicators of the owner “Farmer workers Housing Development” and its own web information, demonstrate this project will be geared to predominately serve migrant workers. So, has the City asked itself the question, of whether they and the Lebanon School District can truly absorb the ongoing costs associated with this project? The biggest challenge is funding from property tax revenue. I reviewed the first four properties listed on Farmer workers Housing Development property list and found using the Marion County GIS portal that 3 paid no property tax, and the 4th pay a discounted property tax. I would also suspect that if low income utility rates are available, then those have also been awarded. This site would be eligible for a property tax exemption per Linn County assessor form (150-310-088 or 087 or 085), and potentially low income utility rate reductions per the City rate sheets. If the projected final project will have ~110 units, If you assume a 4.09 people per unit (<https://www.oregon.gov/ohcs/DO/Farmworker/2018/05-24-18-AWHFT-Oregon-MSFW-Enumeration-Study.pdf>), this could mean an additional ~440 “new” residents. All these new people are needing services, but there is no new property tax revenues being generated. Additionally, the school age children will likely be English Language learners or English as Second Language learners, so not only will there be new children needing schooling but they will need the most expensive education delivery. More volume with higher needs, greater turnover with less revenue. That is not a recipe for success. Again, per the Comprehensive Plan the City is supposed to “coordinate and Collaborate with the Lebanon School District”. No evidence has been presented that the City has considered these items or that these discussions have occurred thus violating the City’s own adopted comprehensive plan and per LMC code 16.23.010.G.6 (Adverse Project Impacts) The City should reject the proposal until the developer has submitted information addressing all impacts listed per Code and allowed for public notice and review of those impacts.

Third. As a professional that has a pretty good grasp on Environmental reviews, It is very curious relevant supporting documents, such as the Wetland Delineation Study, Geotechnical Study, Archaeological reviews ,to name a few, were withheld and not included with the public notice and initial public comment packet, and these are absent in the City staff report. Per City Staff, these were “looked at” or stating “capacity is available” is frankly inadequate, it harkens a” just trust me” approach versus proof by evidence. If this happens to be the business as usual standard for the City. I respectfully suggest rethinking the standard.

In conclusion:

While the goal of providing good safe housing for low income and migrant farmworkers is a good one, the specific project in question has not in my opinion met the threshold of meeting local set standards. The project, Developer and City have curiously failed to address and follow the local established Code and Adopted Comprehensive planning policies and goals. If the City elects to ignore its own standards it could be well argued that the City is arbitrary and capricious in enforcing its own standards. This puts the City at risk. I would recommend the City change course and follow the standards for phased developments and the polices and goals laid out in the adopted comprehensive plan. This will lead to a better understanding and accounting for the whole project, its impacts and the necessary mitigations needed to ensure project development success.

From: [Heather what](#)
To: [Kelly Hart](#)
Subject: Public Comment for Development proposal for a 24-unit affordable apartment complex at the western terminus of Weldwood Drive(AR-20-05)
Date: Thursday, July 2, 2020 4:52:44 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Lebanon Planning Commissioners,

This is a letter of public comment created by the neighbors of Wagon Wheel Drive, Lebanite Drive, and Oak Loop. This group of neighbors has met 3 times as a group and has had many additional conversations about this proposed development. We have watched both planning meetings regarding this development. We have invested considerable time, thought, and effort to bring forth legitimate concerns about the impact this development could have on our neighborhood. We were collectively disappointed and appalled at the minimal discussion at the most recent meeting to discuss public comment and how each item of concern either wasn't discussed at all or was simply dismissed, or even called "ridiculous."

We are submitting this second letter for public comment to reiterate our concerns. We ask that the Planning Commissioners spend adequate time discussing the concerns of long-standing members of this community, regarding the impact of this development. You should not be going through the motions, but actively asking how this might affect our community and its existing residents/schools/community. Lebanon is not the same as Woodburn. 3-story high-density apartment buildings interwoven with commercial property is not a responsible plan for developing this town. We are shocked that this development would not make any effort to contact owners of neighboring properties prior to implementing a project of this magnitude and without consideration to neighbor concerns. A letter was submitted stating that all neighbor concerns were alleviated once the development in Woodburn manifested. We again would stress that this community is not the same as Woodburn, and that we don't see how concerns about overcrowding of schools and having three 3-story buildings as neighbors would be alleviated after the project was completed. These discussions should happen prior to this development being approved.

Points for Discussion:

We are concerned about the impact of this and several high-density apartment buildings impacting the Lebanon School District. The planning commissioners just approved a 48-unit apartment building at Franklin Street and Russell. There are duplexes going up at the corner of Williams Street/ Milton. This development will eventually be 110-units. These are among many other apartments/single family homes

built in Lebanon without any consideration to the already overcrowded schools of Lebanon School District. This only hurts our schools and overburdens our school system. At the most recent meeting, the Planning Commission simply commented that the Lebanon School District has not commented on these developments. This was said as if it fulfills the responsibility of the Planning Commission to collaborate with the Lebanon School District on development issues. We don't believe this does fulfill that obligation, and we are asking the Lebanon School District representatives to be actively involved in this discussion going forward. We would ask that there be time for a representative from the developer to meet with our neighborhood and explain the full scope of this plan and to explore if they are willing/able to incorporate any of our input.

There was little/no discussion about the possibility of this project being limited to two-story buildings. It was also suggested that this property would be most appropriate for commercial development. Again, this was not discussed. Community discussion, through social media, suggested two alternative sites for this development. There is property owned by Michael McKibbin at Gilbert/HWY 20 that is 13.948 acres. There is also property owned by Freres Lumber Co off of HWY 20 and behind Walgreens, which is 6.298 acres. Both of these properties have minimal neighbors, would offer similar access to commercial resources, and have existing traffic lights to support traffic regulation.

If this development is approved, we have asked for a wall. Members of our neighborhood met with the County Commissioner this week. It was suggested that we request an 8 ft block wall to be constructed and maintained by the developer. The County Commissioner stated that this is reasonable and consistent with industry standards and with previously constructed walls/borders in our neighborhood. We have attached pictures of walls already existing in our neighborhood. We are not in agreement with a 6 ft cyclone fence and we feel that this would provide minimal sound barrier/privacy/security between properties. The 8 ft block wall would provide the security, privacy, and sound barrier needed for both our neighborhood and the proposed development. We also would want the Planning Commissioners and developers to understand that the homes on Lebanite Drive are elevated from ground level, so without a substantial wall height (8ft or more) we would still be looking directly into the apartment units.

Furthermore, Honey Locust trees planted 30 ft apart would provide little more than decoration. This was a topic of discussion with the County Commissioner and it was suggested that we request evergreen trees that are no more than 10-15 ft apart. Some of the neighbors supporting this letter are Lorna Myrtue, Master Gardener, and Rick George, Horticulture Teacher for Lebanon School District. They suggest that these trees be Fir trees for year-round coverage and ideally placed 10 ft apart for privacy for both our neighborhood and residents of the proposed development. One suggestion was for the parking lot to be relocated to the north side of the proposed apartment building, so that parking and any activity/sound would be closer to Weldwood Drive rather than neighboring properties.

We continue to be concerned about the effect of this much blacktop being added near our properties and how it might affect well water, wetlands both on the proposed

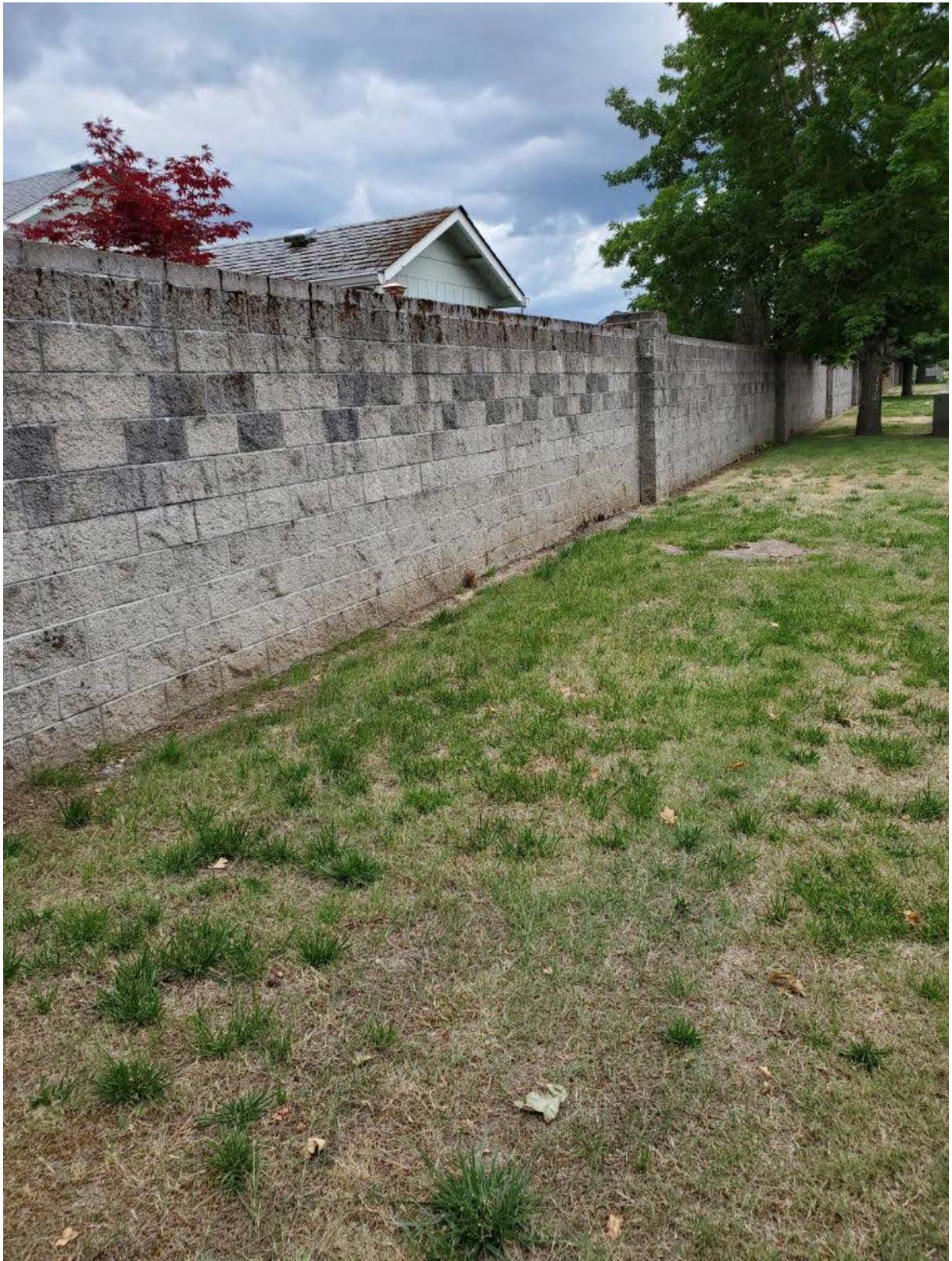
property site and neighboring properties.

The developer mentioned at the most recent meeting that we need to discuss/evaluate the first 24-units of this 110-unit development, by itself. The reasoning provided was that funding for the 2nd and 3rd phase of this project wouldn't likely be approved until July. We propose that the Planning Commission table this decision in order to evaluate this entire phased plan of development as a whole, as the number of units as a whole will likely have a bigger impact on this community. This is a situation where "The whole is greater than the sum of its parts"-Aristotle. It would be inaccurate to assess the impact of each part of this development rather than the entire phased plan of development. This seems like a way of getting a foot in the door, and then the approval of the rest of the development becomes a formality. If the funding is likely to be approved shortly, we would ask that the planning Commission table this decision to see what the scope of this development will really be.

Respectfully,

Wagon Wheel Drive, Lebanite Drive, and Oak Loop residents







Jennifer M. Bragar
Attorney
Admitted in Oregon, Washington,
and California
jbragar@tomasilegal.com

121 SW Morrison St, Suite 1850
Portland, Oregon 97204
Tel 503-894-9900
Fax 971-544-7236
www.tomasilegal.com

July 14, 2020

BY EMAIL

Chair Salvage and Planning Commissioners
c/o Kelly Hart, Planning Director
925 Main Street
Lebanon, OR 97355

RE: Application AR-20-05 - Applicant's Request for Procedural Correction

Dear Chair Salvage and Planning Commissioners,

This office represents the applicant, Farmworker Housing Development Corporation ("FHDC" or "Applicant") in the above referenced file seeking Administrative Review of its design proposal for a 24-unit affordable housing complex at the western terminus of Weldwood Drive. Please include this letter and request in the record for the above-referenced file.

The Applicant understands the challenges of holding electronic public meetings and managing public participation in a quasi-judicial land use hearings context during this public health emergency and commends the City staff and commission for its efforts to date. Despite the instructions to date, the Applicant is concerned that the process ensured under ORS 197.763 has not been completely adhered to in this case. The purpose of this letter is to remedy these potential shortcomings and ensure that the quasi-judicial hearings process is met.

First, the Planning Commission hearings constitute the opportunity for all stakeholders – the Applicant and public alike – to participate in this process. Based on our review of the Planning Commission hearing, the general "raise it or waive it" waivers have not been read into the record. While the public notice did include the necessary warning, "Failure to raise an issue in the hearings, in person or by letter, or failure to provided sufficient specificity to afford the decision makers an opportunity to respond to the issue precludes appeal to the Land Use Board of Appeals based on that issue," not all participants in the Planning Commission proceedings may have been adequately notified of this requirement. In order to remedy this concern, the Applicant requests that the Planning Commission vote to re-open the public hearing to make this announcement. In this manner, all participants will have the appropriate notice of the quasi-judicial process. Further, as a result of the notification being provided verbally, the Applicant believes that all participants should be offered an opportunity to participate and that the public record should be left open.

This final point is related to the Applicant's second concern. Some of the verbal instruction to the public during the Planning Commission hearings could have been construed to limit the allowed public testimony. Further, at the June 24, 2020 Planning Commission meeting,

City staff reported that a member of the public requested the record remain open and would be treating the request under the process adopted by the Planning Commission on June 24, 2020. The Applicant agrees that was the right decision, but the process adopted did not protect all of the Applicant's rights under ORS 197.763. In that process, the Planning Commission only allowed for an open record period for opponents to submit information in writing for seven days (deadline July 2, 2020), and then the Applicant to submit rebuttal during the following seven days (deadline July 9, 2020). Thereafter, the Planning Commission would make its decision July 15, 2020. The Applicant's main objection is that this process foreclosed the Applicant's right to present final written argument under ORS 197.763(6)(e), which right the Applicant did not waive. In addition, the instructions may have improperly foreclosed the right of all parties to participate in the request to keep the record open.

In order to remedy these second set of concerns, the Applicant proposes that the Planning Commission follow the open record process provided in ORS 197.763(6), particularly to ensure the rights of all participants when the virtual meeting process can result in additional confusion. To that end, the Applicant requests the Planning Commission open the public record for an initial seven days for any party to submit evidence and testimony into the record. This seven day period would be followed by a rebuttal period by any party responding only to information submitted during the first seven day period. Finally, a last seven day period is set for the Applicant to submit final written argument. After this 21 day period, the record would be closed and the Planning Commission would deliberate and make a decision at its next meeting.

Based on the foregoing, the Applicant requests that the Planning Commission adopt the following motion at its meeting on July 15, 2020:

The Planning Commission moves to reopen the public record for file AR-20-05 based on the letter submitted by Applicant's counsel on July 14, 2020 raising concerns about procedural irregularities on the following terms:

1. The Planning Commission reopens the public hearing to read the quasi-judicial land use procedure rules into the record.
2. The Planning Commission further reopens the public record as follows:
 - a. The record shall be open from July 15 – July 22, 2020 at 5:00 pm for any party to submit any written evidence or testimony pertaining to file AR-20-05.
 - b. Thereafter, from July 23 – July 29, 2020 at 5:00 pm any party may submit written testimony in rebuttal to those submittals in the first seven day period. In other words, responsive testimony to those submittals received between July 15 – July 22, 2020 at 5:00 pm.
 - c. Finally, the Applicant may submit final written argument between July 29 – August 5, 2020 at 5:00 pm.

TOMASI SALYER MARTIN

July 14, 2020

Page 3

3. The Planning Commission shall reconvene on August 19, 2020 to deliberate and make a final decision.

Please also accept this letter as my request to attend the July 15, 2020 Planning Commission meeting by Zoom or conference call to answer any questions from Commissioners related to this objection and proposed motion. Thank your for your consideration of this letter and request.

Sincerely,



Jennifer M. Bragar

JMB/jr

cc: Tre Kennedy (by e-mail)
Kelly Hart (by e-mail)
Client (by e-mail)

From: [Miguel Arellano](#)
To: [Kelly Hart](#)
Subject: Colonia Paz letter of support
Date: Friday, July 17, 2020 4:52:11 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

City of Lebanon Planning Commission,

My name is Miguel Arellano. I currently serve as the Basic Needs Navigator at Oregon State University. My role is dedicated to serving students who are homeless, food-insecure, and low-income. I serve quite a number of students from the Lebanon community in my role. I am writing to support the development of Colonia Paz I.

As someone who grew up in low-income housing for farmworkers, and as a current board member for DevNW, I was excited to learn about the new development of affordable housing for farmworkers in Lebanon.

As a child, my earliest memories were formed under filbert orchards and in the berry fields of Marion county. My parents could not afford childcare, and with no other option, they would take me to work. In the summer, when it would become unbearably hot, my mom would make me a shelter out of the plastic berry crates so I can sleep and play underneath. My parents were homeless for some time- growing they would always point to the filbert orchards where they would park their car and live with some of my siblings. These were same orchards they tended to and harvested to feed America.

Eventually, through the support of FHDC, my parents got into permanent housing. The fondest memory I have growing up was moving into a brand new apartment complex- Nuevo Amanecer, a FHDC farmworker housing property! I was 4 or 5. Every day, I would go outside to look at the newly planted grass seeds sprouting. If you have ever planted grass seeds, you know how satisfying and calming it is to gently touch it and look at it. While everything around me was chaotic and uncertain, what I felt while watching the seeds sprout, is what I assumed home felt like- calm, peaceful, and at ease. I felt that through my stay at Nuevo Amanecer, until FHDC supported my parents in purchasing their own home in 1998.

If it was not for Farmworker housing- I would not be where I am today. I would see a glimpse of the American dream, if there is even such a thing. Through my parent's hard work ethic and perseverance, they were able to get out of homelessness, buy a home, and send their kids to college. Helping individuals in poverty is in the fabric of our American values. Farmworkers play a vital role in our society, economy, and community. And just like the rest of us, we all deserve a place to call home.

I am certain that my family and I would not be where we are today if it was not for FHDC. They gave us a roof over our heads, so we can thrive. I ask us today, please do the right thing. Kids in our community deserve a roof over their heads so they can learn and thrive.

Thank you,
Miguel Arellano

From: [Halley Egnew](#)
To: [Kelly Hart](#)
Subject: Colonia Paz
Date: Sunday, July 19, 2020 7:07:41 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I, will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalize families and individuals into the larger community. Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non and governmental organizations at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I am a medical student at WesternU COMP-NW, and one of the first things that we learn is that health is shaped not just by a person's actions and genetics, but also by their environment. Housing is one of the most prominent social determinants of health, and residential instability is associated with multiple health problems among youth, including early drug use, increased risks of teen pregnancy, and depression. I refer you to this report on the importance of stable housing for health outcomes, by Portland based research organization CORE: <https://www.enterprisecommunity.org/download?fid=5703&nid=4247>. I want to highlight that providing affordable housing in the community studied decreased Medicaid expenses by 12 percent.

I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter. And please do not hesitate in contacting me directly if you have any questions.

Thank you,

Halley Egnew
she/her/hers
OMS-I
COMP-NW
phone: 253 298 1257

Rev. Constance B. Yost
5703 SE Nehalem St.
Portland, OR 97206
503-385-2135
cyost@uuma.org

7/20/20

To: The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I, will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalized families and individuals into the larger community.

Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non and governmental organizations at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

As President of Farm Worker Ministry Northwest and an advocate for farm workers and other low-wage workers, I urge you to give your full consideration to FHDC application for the development of Colonia Paz I.

Especially in this time of pandemic and years of economic hardship ahead, it is our moral duty to do all we can to help these essential workers who are valuable members of our community.

Thank you for your time and attention to this matter. And please do not hesitate in contacting me directly if you have any questions.

Sincerely,



Rev. Constance B. Yost, President
Farm Worker Ministry Northwest

From: [Sue Alperin](#)
To: [Kelly Hart](#)
Subject: Farmworkers housing
Date: Monday, July 20, 2020 9:41:40 AM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

This has been a subject of talk and controversy for d hope you will, too.so many tears and yet these hard workers continue to live in substandard housing. We need these workers and now, more than ever, they need a safe place to live. I support the prospective housing and hope you do, too.

Sue Alperin
Washington County, Portland

From: [Edgar](#)
To: [Kelly Hart](#)
Cc: [j w hughes](#); [Patricia Hughes](#); [Carol Christ](#); [Deborah Medley](#); [Pr Joe Medley](#); [shelley willem](#); [jim bornzin](#); [Joel Nickel](#); [Manuel Borbon](#); [Oregon Synod](#); [Pr Charles Mantey](#); [Deb Mantey](#)
Subject: Support for Colonia Paz, Lebanon
Date: Monday, July 20, 2020 10:18:35 AM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

City Council, Lebanon, OR

Dear Friends,

I'm writing to support the work of Farmworker Housing Development Corporation (FHDC) and its plan to develop the 24 unit Colonia Paz in Lebanon,

Having been part of the work of FHDC in Woodburn, Independence and Salem, I'm pleased that they've risen to the challenge of providing safe and affordable housing also to farm workers in Silverton, Sublimity and Stayton.

Please support Colonia Paz. FHDC will enhance education, family resources, wellness information and shelter—a great asset to essential workers and the city of Lebanon.

I look forward to hearing from you and welcome your questions and suggestions about providing housing to frontline Willamette Valley workers.

With sincere thanks,

~ Rev Edgar Brandt,
Dallas, OR
Member, Board of Directors
Farm Worker Ministry Northwest

503-917-1326 voice or text
edgarbrandt@q.com email

Sent from my iPhone

From: [Suzanne Price](#)
To: [Kelly Hart](#)
Subject: Colonia Paz
Date: Monday, July 20, 2020 10:28:16 AM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear City Council,

I hope you will welcome Colonia Paz to Lebanon. We have been fortunate to have Colonia Amistad in Monmouth-Independence for quite a few years. It is always beautifully maintained and the residents are valued citizens of our community. It has amenities and communal activities which give residents ownership and pride.. Perhaps if people had a chance to visit some of the other Farmworker Housing built and maintained by this group, they would feel reassured.

Respectfully,

Suzanne Price

Suzanne Price
Old Children's Books
7210 Helmick Road
Monmouth, OR
503 838 5452
shprice@oldchildrensbooks.com

From: [John Elizalde](#)
To: [Kelly Hart](#)
Subject: Colonia Paz 1
Date: Monday, July 20, 2020 11:43:18 AM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To: the Lebanon Planning Commission

I have been following the affordable housing emergency in our state through my membership in First Unitarian Church Portland and the Interfaith Alliance on Poverty. I have become aware of your affordable housing opportunity through those relationships.

This week you have the opportunity to support an excellent affordable housing project for your community. My guess is this is a unique opportunity to have a local, tested and proven development entity bring such a premier project to you for approval. My understanding is that this 24 unit development begins to fill a niche in Linn County, in fact, a gaping hole in Oregon - affordable housing. The developers, FHDC, has worked with the community to assure that their project will target the marginalized and underserved workers in Lebanon.

Please approve this project and encourage FHDC to bring future projects of this quality to the city/county.

John Elizalde
8195 SW 71st Ave
Portland 97223

From: [Mary Ann Barham](#)
To: [Kelly Hart](#)
Subject: Farm worker housing
Date: Monday, July 20, 2020 1:05:31 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To whom it may concern,

I am writing to lend my voice to all those groups who support the need for housing for farmworkers in Lebanon. These essential workers deserve adequate housing and Colonia Paz will meet this need.

Thank you for working to assure that this housing is built.

Mary Ann Barham

--

Mary Ann Barham
she/her/hers

mab8150@gmail.com

From: lienjud@aol.com
To: [Kelly Hart](#)
Subject: please support Colonia Paz I housing!
Date: Monday, July 20, 2020 1:31:01 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I, will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalize families and individuals into the larger community. Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non and governmental organizations at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter. And please do not hesitate in contacting me directly if you have any questions. thanks,

Judith Lienhard, retired RN and military veteran

From: [Debbie Wong](#)
To: [Kelly Hart](#)
Subject: Colonia Paz
Date: Monday, July 20, 2020 1:54:43 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To The Lebanon Planning Commission:

I am writing in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions. It will enable farm workers to work in fair and just conditions. The Colonia Paz will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County.

In addition, from a public health standpoint, COVID disproportionately affects the Latino population who often live in crowded conditions making it impossible to adhere to CDC guidelines of social distancing. Lebanon is noted to have a high percentage of the total state's cases of COVID. Addressing housing needs will help mitigate the spread of COVID.

As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalize families and individuals into the larger community. Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non and governmental organizations at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter.

Sincerely,

Debbie Wong

ENLIVEN FOUNDATION

Date: July 20, 2020

Attn: Lebanon Planning Commission

Re: FHDC proposal for 24-units in AR 20-05

This letter is in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05 for affordable housing on the property that is zoned for multi-family use.

The Colonia Paz I will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. I encourage you to look at their website if you haven't done so already. Here is the link: fhdc.org This is not just low-income housing like the others we have in town. They have a program that supports and encourages success. What I can tell through their website and by speaking with directors Meg and Claudia, is they take pride in having high quality complexes with a beautiful exterior. It is my understanding that the neighboring residence are afraid of the population this may bring to the area. I believe this will bring; more to our economic growth, an answer to our ongoing problem of the need for affordable housing, a safe clean place for hard working residence to live and thrive, and be one more asset that pulls our community together.

As the CEO of Enliven Foundation, an organization that assist single-parents in achieving their academic goals to overcome poverty, I understand and see the need first hand at how important it is to have what they are offering our community. Low-income families are in high need of safe housing and the programs that are included, such as; free life-skill, budgeting, parenting, and nutrition training, ... and more. This is inline with the mission of Enliven Foundation. I really look forward to having them in our community. I look forward to housing my students in this complex, and to working together for the better good of our community.

I ask that you give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter.

Respectfully,



Becky Van Atta
CEO, Enliven Foundation
Nonprofit of the Year, 2018
C: (541) 409-2537
becky@enlivenfoundation.org

From: [Mikaela Vanderperren](#)
To: [Kelly Hart](#)
Subject: farmworker housing
Date: Monday, July 20, 2020 3:37:54 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear City of Lebanon,

The work that farmworkers do literally puts food on our tables. I love to eat the various foods they pick but I certainly don't want to pick it myself. After long days of work, they deserve a good place to call home! The planned farmworker housing is beautiful and necessary! Please approve it and know that you are moving their lives forward that will have a positive impact on generations to come!

Thank you,

Mikaela
SW Portland

Building healthier communities together

July 21, 2020

Lebanon Planning Commission
City of Lebanon
925 S. Main Street
Lebanon, OR 97355

RE: Colonia Paz Housing Project, AR 20-05

Dear Planning Commissioners:

On behalf of Samaritan Lebanon Community Hospital, I am pleased to add my support to the Colonia Paz Housing Project you are currently considering.

As one of Lebanon's largest employers, the hospital hires individuals for jobs across the wage continuum. It is preferable for many of our employees to live close to work in case they are called in to assist in an emergency or in times of high patient volume. The housing proposed for Colonia Paz will help fill a much-needed gap in housing for lower income workers, allowing them to more easily get to work and to support local businesses.

Increasingly, we as health care providers are understanding the strong link between overall health and an individual's access to safe, affordable housing close to work. Colonia Paz residents will also benefit from the supportive services planned for this project, including a community room/center that is available at no charge to provide convenient access to community and social service organizations. These supportive services help residents develop the additional education and skills needed to qualify for home ownership and the ability to contribute through property taxes to local schools, City and County services.

The housing developer, FHDC, is a respected provider with more than 30 years' experience in Marion and Polk counties. We have met with them about this project, as have leaders of other community organizations including Community Services Consortium and the region's Early Learning Hub. I believe FHDC and the Colonia Paz project will help address an important community need, and I encourage your favorable consideration of their proposal.

Sincerely,



Marty Cahill
Chief Executive Officer
Samaritan Lebanon Community Hospital



DEVELOPING THRIVING COMMUNITIES

July 18, 2020

Dear City of Lebanon Planning Commission:

Thank you for the opportunity to provide testimony in **strong support of Colonia Paz I to be developed by Farm Worker Housing Development Corporation (FHDC)**. Oregon is in an unprecedented housing crisis, with high unemployment due to COVID 19 and stagnant wages; 49.5% of renters spend more than 30% of their gross monthly income on rent and utilities, making Oregon the 37th least affordable state for renters. As Commissioners, you are well aware of the challenges faced by many in Oregon who lack affordable housing. Colonia Paz I will contribute to the critical shortage of affordable housing for low-income individuals and families in Linn County.

DevNW has had the opportunity to partner with FHDC over the years. They have a very impressive track record, developing quality affordable housing, and working with community stakeholders to integrate underserved families and individuals into the larger community. The community rooms are available to residents and other social services agencies. The community rooms are used for youth summer and after school activities, early childhood education, adult education, and today is a critical point for COVID 19 testing, food boxes distribution, PPE distribution, and education about the virus. FHDC brings not only housing but an entire support system for their residents.

Please approve the FHDC application for the development of Colonia Paz I. Thank you for your time and service to the City of Lebanon.

Sincerely,

A handwritten signature in black ink that reads "B Olson".

Brigetta Olson, COO

devNW.org



212 Main Street
Springfield, OR 97477

257 SW Madison Avenue #200
Corvallis, OR 97333

437 Union Street NE
Salem, OR 97301

421 High Street, Suite 110
Oregon City, OR 97045

From: [Wendy Rankin](#)
To: [Kelly Hart](#)
Subject: Letter of support for Colonia Paz
Date: Monday, July 20, 2020 4:13:01 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Lebanon City Leaders,

I am writing today to encourage you to give full support to the planned farm worker housing.

Housing makes a real difference in people's lives.

A few years ago I had the opportunity to visit some farms in the Woodburn area and see for myself the miserable living conditions of the people who harvest our food.

Our food! It is so important to have healthy food to be a healthy person and the social determinants of health also show us that housing is another important community health factor.

I urge you to stand up to those who would be so unkind as to protest decent housing for ANYONE and most especially farm workers without whom we wouldn't eat and who are part of our Oregon economy.

Please support and celebrate the builders of Colonia Paz.

Wendy Rankin

From: [susan muller](#)
To: [Kelly Hart](#)
Subject: Colonia Paz
Date: Monday, July 20, 2020 5:32:33 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Lebanon Planning Commission,

Farm workers are a critical and necessary part of being able to harvest the locally grown fresh fruit and vegetables that we value in Oregon. To support the local farmers and to be able to bring us fresh produce, the farm workers need to have housing that is decent and reliable. Farm workers provide us with a valuable service that many people would not want to do and in return for that service we should provide them with safe housing while they do so.

I am writing in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I, will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalized families and individuals into the larger community. Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non and governmental organizations at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter.

Best Regards,
Susan Muller

From: [Suzanne Boddy](#)
To: [Kelly Hart](#)
Subject: Immigrant Housing
Date: Monday, July 20, 2020 5:42:52 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I am writing in favor of proposed housing for farm workers. They are a needed group to supply our produce. They deserve safe places to live that are not substandard.
Sent from my iPhone

From: [connie cleaton](#)
To: [Kelly Hart](#)
Subject: Colonia Paz I
Date: Monday, July 20, 2020 5:43:36 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I, will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalize families and individuals into the larger community. Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non and governmental organizations at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter. And please do not hesitate in contacting me directly if you have any questions.

Constance Cleaton
ccleaton@ipns.com
1220 NE 17th Ave 9d
Portland, OR

From: [Helena Lee](#)
To: [Kelly Hart](#)
Subject: Colonia Paz I
Date: Monday, July 20, 2020 6:14:07 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Planning Commission of the Lebanon City Council,

As an Oregonian and church-going woman, I am very concerned about the well-being of all the residents of our state. The health and financial stability of all groups will help ensure a more livable community. Today I write in support of the Colonia Paz I development which will include 24 units. A multi-family complex such as this moves us closer to the goal of livable communities throughout Oregon. You are in the position to facilitate this goal. Please use your authority to move this project along at this time of critical housing needs due to the current economic crisis as well as the pandemic.

Thank you for your attention and service to the community,
Sincerely,

Helena Lee
503-260-6466

From: [Anne S. Wagner](#)
To: [Kelly Hart](#)
Subject: In Support of Moving Colonia Paz Forward
Date: Monday, July 20, 2020 6:30:37 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Lebanon Planning Commission and City Council:

I want to voice support for moving forward the FHDC proposal to build 24 decent housing units for farm workers and low-income families and individuals - Colonia Paz. In Pandemic times, we are all "in this" together and what has been done to provide housing for these individuals and families previously has obviously become insufficient, even dangerous, not just to the farm workers, but to our surrounding communities.

The fact that this land is already zoned for multi-family and that FHDC has an apparently solid track record of working with communities to create decent, human housing for low-income peoples frankly makes it seem like an obvious choice. The additional information regarding the social service support options that will be possible should lead to strengthening the Lebanon community, not harming it.

Please approve the proposal for the FHDC units.

Thank you,

Anne S Wagner
1507 NE 150th Ave.
Portland, OR 97230
member of Wy'east Unitarian Universalist Congregation

July 20, 2020

To the Lebanon Planning Commission:

I am writing in support of the development of Colonia Paz I, FHDC proposal for 24-units in AR 20-05. This project will go a long way toward meeting the affordable housing need on property that is zoned for multi-family, and it's an application that meets all the requisite code provisions.

My organization, Our Children Oregon, is a statewide organization that recently brought together two historic Oregon organizations (Children First for Oregon and The Children's Trust Fund of Oregon). Our mission is centered on preventing child abuse and helping every child thrive. We know that one out of every four families in Linn County are spending more than 50% of their income in rent. The number of affordable units needed for every family in the county to be served is 3,025. Shockingly, one in every 20 students experienced homelessness in the 2018-2019 school year; time will tell the impact of COVID-19 on these young people. In our most recent KIDS COUNT Data Book, I would note that one out of five Linn County children are food insecure, and over 5000 young people live in poverty. These numbers are from before the pandemic began. FHDC's work to build affordable housing is a necessary and important step in supporting the families of this beautiful city.

The Colonia Paz I will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. For 30-years FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC's vision and expertise working with low-income families is apparent in their building designs, which includes a community room/center. The community spaces are open to other organizations at no cost, in order to offer vital services to community members. They also serve as a HUB for youth summer and after school activities, early childhood education, and adult education. Today they provide a critical point for COVID-19 testing, food box distribution, PPE distribution, and education about the virus. FHDC brings not only housing, but an entire support system for families.

I hope you will give your full consideration to FHDC's application for the development of Colonia Paz I. The children of Lebanon and Linn County are counting on us to make choices that support their future. I welcome the opportunity to share more if you have questions or would like to explore further how this effort supports the well-being of the children of Lebanon.

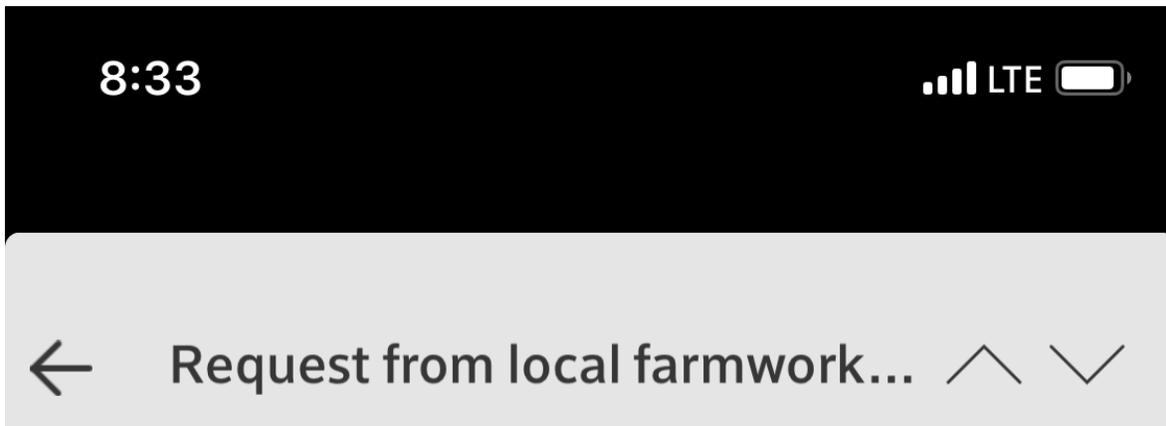
Respectfully,

Jenifer Wagley
Executive Director
Our Children Oregon

Together we can be a voice for the common good of all Oregon children.

From: [Heather what](#)
To: [Kelly Hart](#)
Subject: Public Comment AR-20-05
Date: Wednesday, July 22, 2020 9:53:59 AM
Attachments: [IMG_7476.png](#)
[IMG_7477.png](#)
[Sample Letter.docx](#)

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]



Unfortunately, there has been a very vocal anti-immigrant group that doesn't want this housing built. And we're hoping you can help us push back by sending a letter or email of support to the Lebanon City Council in *support of Colonia Paz being built.*

PLEASE SEND BY **Wednesday, July 22, 2020.** Written testimony may be emailed to khart@ci.lebanon.or.us, or may be mailed to the City at [925 S. Main Street, Lebanon, OR 97355](#), or delivered to the City and dropped in the white mailbox in front of City Hall. Please note for mailed testimony, the letter must be received by the City no later than **5:00pm on Wednesday, July 22, 2020.** See

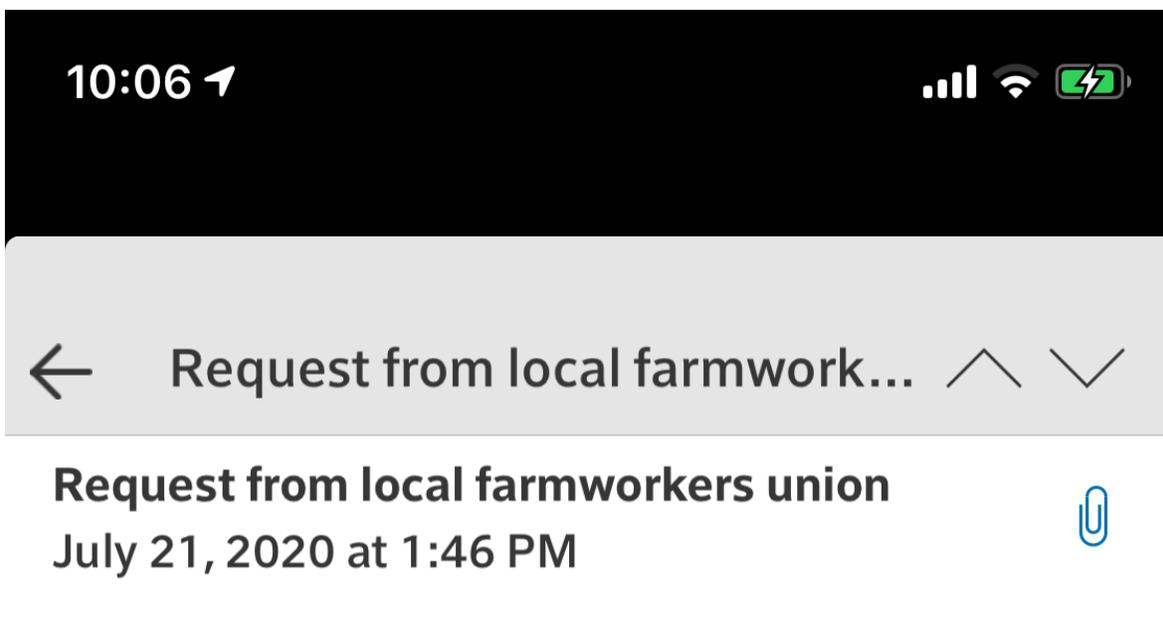
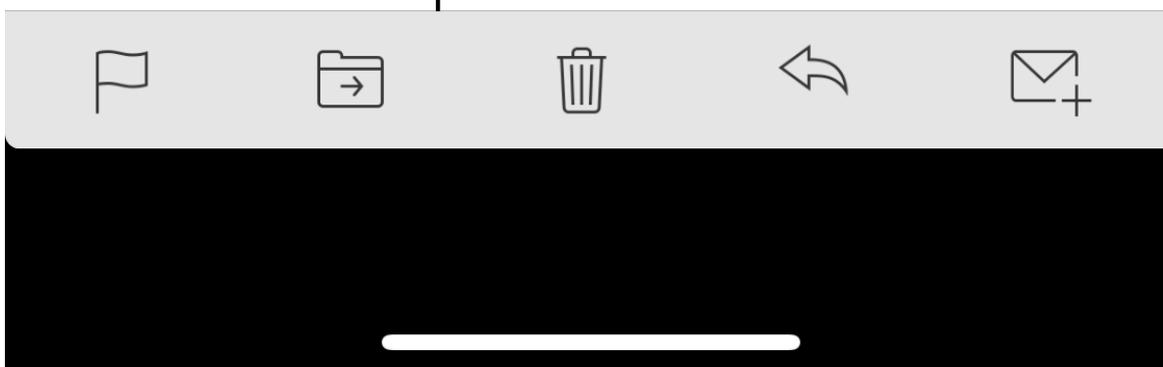
the sample letter below.



Reyna Lopez
Osuna (she/her/they)

Executive Director

reynalopez@pcun.org | ([971-240-7414](tel:971-240-7414))



Hello LEA Members:

Below is a request that came to us from PCUN, our local farm workers union, via OEA's Vice-President, and I am passing it along to you for your consideration. If you would like to help the campaign, there is an attached sample letter.

Thank You,
Bonita Randklev

Hello Friends,

I am reaching out to you today because PCUN, and our sister organization [Farmworker Housing Development Corporation](#) need your help!



Please send your comments/letter to :

Wednesday, July 22, 2020. Written testimony may be emailed to khart@ci.lebanon.or.us, or may be mailed to the City at 925 S. Main Street, Lebanon, OR 97355, or delivered to the City and dropped in the white mail box in front of City Hall. Please note for mailed testimony, the letter must be received by the City no later than 5:00pm on Wednesday, July 22, 2020.

There will be no testimony accepted in person.

PLEASE COPY TO YOUR LETTER HEAD

To The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I. Farmworker Housing Development Corporation (FHDC) proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I, will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalize families and individuals into the larger community. Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non and governmental organizations at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter. And please do not hesitate in contacting me directly if you have any questions.

To: Lebanon Planning Commission

July 21, 2020

Subject: Development proposal for a 24-unit affordable apartment complex at the western terminus of Weldwood Drive (AR-20-05)

First phase of a 110- unit complex by completion of development

Public Comment:

We as the neighbors of Wagon Wheel Drive, Lebanite Drive, and Oak Loop have met again tonight, 7-21-2020, and would like to reiterate, in this third letter of public comment, that our previous concerns have not been adequately addressed. We encourage the Planning Commission to further review our previous letters of comment. We have provided all of our names, addresses, emails, and phone numbers to the Planning Commission, in hopes that there could be more open dialogue. This information has been available to the Farmworker Housing Development Corporation and stated that we would welcome a conversation about our concerns. There have been no attempts by the developer to discuss any development plans or related concerns with anyone from this neighboring community.

Noise pollution is a concern that we would like the Planning Commission to investigate further. We would like the Planning Commission to measure/investigate the decibels of sound related to air conditioning units for this development, which will realistically be for 3 buildings rather than just the one building being considered in phase 1 of this proposal.

The traffic study referred to for this development is 5 years old. We propose that the amount of growth in Lebanon during the last 5 years would dictate that a new traffic study is necessary in order to accurately assess the impact this development would likely have on current traffic flow in Lebanon.

It was brought to our attention the Executive Director of PCUN, Reyna Lopez Osuna, has been soliciting support for this development by asking Oregon Education Association (OEA) members to submit a form letter of support, provided by PCUN, to the Lebanon Planning Commission. This request was passed along to Lebanon Education Association (LEA), the educators in our community, and Live Longer Lebanon, a volunteer organization in Lebanon. These form letters should be seen for what they are,

the result of a campaign effort. The most concerning part of this, is that Reyna Lopez Osuna mislabeled and misinformed these groups by stating in her request for letters of support that there is a "very vocal anti-immigrant group" opposing the development. Since our group of neighbors is the only group raising concern about this development, we have reasoned that she is referring to our group of neighbors. This is unconscionable. This is slanderous and seems like an attempt to disenfranchise us from the conversation and inflame angry supporters to the developer's cause. This raises all kinds of ethical concerns. This is a completely unacceptable, unprofessional, and offensive statement, likely made in an effort to drum up support for this development. Furthermore, the neighbor in our group-who owns the property directly neighboring the proposed development site-is an interracial couple with one spouse being an immigrant from the Philippines, so this couldn't be further from the truth. This group has no issue with who might inhabit this development. Our concerns have been outlined in detail and are not related to anyone's immigration status. This is a completely false representation of our group. We have attached proof of the statement made by Reyna Lopez Osuna and the form letter she has been asking community members to submit.

Respectfully,

The neighbors of Wagon Wheel Drive, Lebanite Drive, and Oak Loop

July 22, 2020



RE: Farmworker Housing Development Proposal AR-20-05

Dear Lebanon Planning Commission:

Thank you for your thoughtful consideration of this proposal. It is exciting to be looking at an opportunity to provide nice, affordable housing – along with the landscaping maintenance, on-site management, and resident wrap-around supports to help ensure security and success for the tenants who will reside there.

This will be a significant change for the existing neighborhood, and we applaud your efforts to meet the needs of the neighbors while honoring the needs of this project that will serve our community. This project will be a great improvement over the unmanaged homeless camp often occupying that area.

Our farmworkers are essential to the food security of our region. This project will create a clean, well-kept, well-managed residential space for this population especially. We are in desperate need of this type of housing in our community, and support this as a step toward helping our unsheltered residents and inadequately sheltered residents get on their feet and off the streets. Affordable housing is an important goal of the Lebanon Community Strategic Plan, and this will help greatly in helping us move toward that goal.

Thank you.

Sincerely,

Katie Trebes

Katie Trebes, Facilitator
On behalf of the Live Longer Lebanon coalition

InterCommunity 
Health Network CCO

July 22, 2020

Ms. Kelly Hart
Planning Director- City of Lebanon
925 S. Main St.
Lebanon, OR 97355

Dear Ms. Hart:

I am pleased to be writing on behalf of InterCommunity Health Network Coordinated Care Organization (IHN-CCO) in support of the development of Colonia Paz I, a Farmworker Housing Development Corporation (FHDC) proposal for 24-units in AR 20-05. We believe this project will go a long way in helping the community meet its affordable housing needs and is appropriately located on property that is zoned for multi-family and otherwise appears to meet all the requisite code provisions.

As you probably know, FHDC has a strong reputation of working with community stakeholders to integrate marginalized families and individuals into the larger community. Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County.

One example of FHDC's vision and expertise working with low-income families shows in their building designs, which include community room(s)/center(s) that are often open to other social services at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

Again, we believe that Colonia Paz I will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter. And please do not hesitate in contacting me directly if you have any questions.

Sincerely,



Gabriel Parra, Chief Strategy Officer
541-768-4894
Gparra@samhealth.org

From: eveningstarfarm@centurytel.net
To: [Kelly Hart](#)
Subject: Colonia Paz I, FHDC Proposal
Date: Wednesday, July 22, 2020 1:47:29 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To: The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I, FHDC proposal for 24-units in AR 20-05.

I have seen our community grow tremendously during the 22 years that I have lived here. Lebanon can be proud of the progress we're making, and yet there is much more that we can do to improve our community. The FHDC proposal is an excellent opportunity to provide fair and just housing for families within our community.

As a teacher in the Lebanon Community School District I know what a difference stable housing makes to student achievement. Unfortunately, a large percentage of families in our community face housing insecurity. The Colonia Paz I will help address the critical shortage of affordable housing for low income individuals and families in Linn County. FHDC is known for working with community stakeholders to integrate marginalized families and individuals into the larger community. FHDC building designs include community room/centers, which are open to other social services and non and governmental organizations at no cost. These centers have become a hub for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to the FHDC application for the development of Colonia Paz I.

Thank you for your consideration of this matter.

Sincerely,
Carmen Robinson
39345 Plagmann Drive
Lebanon, OR 97355
eveningstarfarm@centurytel.net



July 21, 2020

Planning Commission
City of Lebanon
925 S. Main Street
Lebanon, OR 97355

Dear Planning Commissioners:

The Fair Housing Council of Oregon (FHCO) is submitting this letter regarding AR-20-05, a proposal for the development of 24 units of affordable housing on a currently vacant property. FHCO is a statewide civil rights organization whose mission is to eliminate housing discrimination through access to enforcement and education. FHCO promotes equal access to housing by providing education, outreach, technical assistance, and enforcement opportunities specifically related to federal, state, and local fair housing laws.

FHCO is in support of the development of Colonia Paz I, the FHDC proposal for 24-units. This project will go a long way to meeting the affordable housing need on property that is currently zoned for multi-family. The application meets all the requisite code provisions. The Colonia Paz I will contribute to the critical shortage of affordable housing for low-income individuals and families in Linn County.

The Fair Housing Act was passed in 1968 and ensures that people are not treated differently in housing contexts based on protected classes. Protected classes includes race, color, national origin, religion, gender, familial status and individuals with physical or mental disabilities, including mental disabilities that relate to conditions such as substance abuse or various other mental health issues. 42 U.S.C. § 3602(h)(1). The Act makes it illegal to “discriminate in the sale or rental, or to otherwise make unavailable or deny a dwelling to any buyer or renter because of a handicap of... a person residing in or intending to reside in a dwelling.” 42 U.S.C. § 3604(f)(1)(B). The Fair Housing Act applies to jurisdictions including jurisdictional processes of zoning and land use regulations.

I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and consideration. Please do not hesitate in contacting me directly if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Allan Lazo". The signature is written in a cursive, flowing style.

Allan Lazo, Executive Director



Main Office • 133 SW 2nd Ave, Ste 201 • Portland, OR 97204
Willamette Valley Office • 454 Willamette St, Ste 213 • Eugene, OR 97401
Southern Oregon Office • PO Box 2442 • Grants Pass, OR 97528

July 22, 2020

Sent by e-mail to: khart@ci.lebanon.or.us

City of Lebanon
Planning Commission
925 S. Main Street
Lebanon, OR 97355

Re: AR 20-05, Colonia Paz I

We write today in support of the proposal by the Farmworker Housing Development Corporation for a 24-unit residential development.

1000 Friends of Oregon is a nonprofit, membership organization that has worked with Oregonians for more than 40 years to support livable urban and rural communities; protect family farms, forests and natural areas; and provide transportation and housing choice. Our work includes ensuring that the promise of Oregon's Goal 10, Housing, is implemented inside Oregon's cities and towns with policies that both encourage and require needed, diverse, and affordable housing choices for all. Specifically, Goal 10 requires that the local land use plans of every town and city:

“encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.”

The FHDC proposal for Colonia Paz I is for an area that is already zoned multi-family and, as we understand, the application meets the applicable zoning code provisions. Colonia Paz I will contribute significantly to meeting the need for affordable housing of low-income individuals and families in Linn County. FHDC has an established history of working with localities to develop well-design, functional housing that both creates community and integrates into its surroundings. Finally, the proposal supports the local, thriving agricultural economy.

We recommend that you approve the FHDC application for the development of Colonia Paz I. Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink that reads "Mary Kyle McCurdy".

Mary Kyle McCurdy, Deputy Director

From: [James Henne](#)
To: [Kelly Hart](#)
Subject: Proposal for 24 - units in Linn County
Date: Wednesday, July 22, 2020 4:27:06 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalized families and individuals into the larger community. Over the last 30 years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC's vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non- and governmental organizations at no cost. They have become a hub for youth summer and after-school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution, and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC's application for the development of Colonia Paz I. Thank you for your time and attention to this matter.

James Henne
757-243-1128
870 Glenwood St, Lebanon OR

From: [Karen Sorensson](#)
To: [Kelly Hart](#)
Subject: Colonia Paz
Date: Wednesday, July 22, 2020 4:24:37 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To The Lebanon Planning Commission

As a community member and nurse at our community hospital, I am writing in support of the development of Colonia Paz I FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalized families and individuals into the larger community. Over the last 30 years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC's vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non- and governmental organizations at no cost. They have become a hub for youth summer and after-school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution, and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC's application for the development of Colonia Paz I. Thank you for your time and attention to this matter.

Karen Sorensson, RN
757-243-1128
870 Glenwood St, Lebanon OR

-

From: [Ebba Haines](#)
To: [Kelly Hart](#)
Subject: Proposal for 24 - units in Linn County
Date: Wednesday, July 22, 2020 4:12:38 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

To The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalized families and individuals into the larger community. Over the last 30 years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC's vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non- and governmental organizations at no cost. They have become a hub for youth summer and after-school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution, and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC's application for the development of Colonia Paz I. Thank you for your time and attention to this matter.

Ebba Haines
540-613-5138
870 Glenwood St, Lebanon OR



*Housing Oregon
Board members:*

*Sheila Stiley,
Board chair – NW
Coastal Housing*

*Diane Linn,
Vice-chair - Proud
Ground*

*Travis Phillips,
Secretary –
Catholic Charities
of Oregon*

*Trell Anderson,
Treasurer –NW
Housing
Alternatives*

*Rachael Duke -
Community
Partners for
Affordable Housing*

*Ernesto Fonseca -
Hacienda CDC*

*Nkenge Harmon
Johnson – Urban
League of Portland*

*Sean Hubert-
Central City
Concern*

*Richard Morrow –
Columbia Cascade
Housing Corp.*

*Arielle Reid –
NeighborWorks
Umpqua*

*Lisa Rogers –
CASA of Oregon*

July 22, 2020

khart@ci.lebanon.or.us
Lebanon Planning Commission
City of Lebanon
925 S. Main St
Lebanon, OR 97355

Dear Lebanon Planning Commission:

Housing Oregon is writing in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

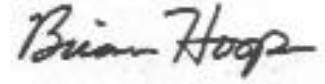
The Colonia Paz I, will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalize families and individuals into the larger community. Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non and governmental organizations at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter. And please do not hesitate in contacting me directly if you have any questions.

Housing Oregon is a membership-based statewide association of 50 affordable housing Community Development Corporations (CDCs) committed to serving and supporting low-income Oregonians across the housing needs spectrum – from homeless to homeowner. We are

working towards a day when every Oregonian has a safe and healthy place to call home.

Sincerely,

A handwritten signature in black ink that reads "Brian Hoop". The signature is written in a cursive style with a horizontal line at the end.

Brian Hoop
Director
Housing Oregon



7-21-20

To The Lebanon Planning Commission

I am writing in support of the development of Colonia Paz I. FHDC proposal for 24-units in AR 20-05. This project will go a long way to meeting the affordable housing need on property that is zoned for multi-family and an application that meets all the requisite code provisions.

The Colonia Paz I, will contribute to the critical shortage of affordable housing for low income individuals and families in Linn County. As you know, FHDC has a long and impressive track record of working with community stakeholders to integrate marginalize families and individuals into the larger community. Over the last 30-years, FHDC has worked to build and manage an average of 400 units in seven different cities in Polk and Marion County. FHDC vision and expertise working with low-income families shows in their building designs, which includes a community room/center. The community rooms/centers are open to other social services and non and governmental organizations at no cost. They have become a HUB for youth summer and after school activities, early child education, adult education, and today a critical point for COVID 19 testing, food boxes distribution, PPE distribution and education about the virus. FHDC brings not only housing but an entire support system for its residents.

I hope you will give your full consideration to FHDC application for the development of Colonia Paz I. Thank you for your time and attention to this matter. And please do not hesitate in contacting me directly if you have any questions.

James Lutz

From: [Pastor Patricia Hughes](#)
To: [Kelly Hart](#)
Subject: in support
Date: Wednesday, July 22, 2020 6:54:57 PM

[NOTICE: This message originated outside of your organization -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I am writing to support the work of Farmworker Housing Development Corporation (FHDC) and its plan to develop the 24 unit Colonia Paz in Lebanon,

Please support Colonia Paz. FHDC will enhance education, family resources, wellness information and shelter—a great asset to essential workers and the city of Lebanon.

I am pastor of a congregation in Salem, Oregon who is interested in supporting those who struggle for equality and the right to work. Please help these individuals.

I am open to speaking to you personally about the importance of providing housing for these individuals.

Thank you

Reverend Patricia Wolf Hughes, Holy Cross Lutheran Church, 1998 Lansing Ave NE, Salem, OR 97301

July 18, 2020

Dear Lebanon City Council:

I would like to share a story and some thoughts and ideas about housing in Linn county that I would like for you to consider, especially since we have a currently proposed opportunity.

Milwaukee Wisconsin public health statistics read like this: infant mortality is three times higher, life expectancy is 14 years shorter, and there are gaping disparities in education, income, and health for non-white citizens that had been rooted in generations of anti-Black racism and the chronic stress it is still causing and as a result of these numbers, in May 2019, the city declared racism a public health crisis. Making the link between racism and health took some persuading, especially since there is a population that does not have this experience. The reaction was, "I'm not a racist." But that is personal racism. What the city is addressing is structural racism (see definition below).

Milwaukee started this journey by conducting racial bias training in their county and creating a new budgeting tool to help make decisions that factor in racial equity (see definition below). With a new tool, it was discovered that housing assistance was a great need and they have shifted their county funds to meet housing needs.

Today in Linn county there is a proposal for a 24 unit development called Colonia Paz I and there is an anti-immigration group protesting it. It is an act of structural racism (see definition below) to group together to ban seasonal immigrant employees from working in this county and prevent them from having a roof to protect them after gathering our county's harvest all day. Also, there are Latin people in Linn county that work as farmers and laborers and are either legal residents or citizens. Will you make this group of people feel included and protected in their home county with a vote against this development? Or oppressed (see definition below)? It is also a prejudicial misnomer to think all Latin people working in farming are seasonal immigrant employees and even if they are, this is a temporary seasonal situation. Even injustice crusader Cesar Chavez had his dark night of the soul when he accused seasonal immigrant employee strikebreakers as "illegal" when he was protesting the United Fruit Company (UFC) injustices of work, pay, and housing conditions (Citation: Pawel, Miriam (2014). *The Crusades of Cesar Chavez: A Biography*. New York: Bloomsbury Press. ISBN 978-1-60819-710-1.). Please don't let this be the city of Lebanon's, The City That Friendliness Built, be its dark night of the soul too.

Linn county has no declaration of addressing the disparities our state has calculated, by county, as it relates to housing, education, and wage. There is no county-wide racial bias training. There is no new budgeting tool to help make different decisions that factor in racial equity and generational poverty as it relates to housing, health, jobs, education.

There are Lebanon citizens that protested in June for such things; will you wait until they vote for a new city council if they do not see change? Here is an opportunity to not sit on the sidelines of the housing issue.

One apartment complex in this city, purchased in 2019 by an outside LLC, raised rents 21.5 percent in 2019, in 2020, raised rents 11.5 percent and more. They can do this because the property is under 15 years old, but they can also do it because the city hasn't had the impetus to create a safety cushion for its citizens. Here are three basic solutions to a situation like this and other housing disparities in Lebanon:

1. Since this property is located in the only high poverty hot spot in the city of Lebanon, why not create a local ordinance that says something to the effect of: until this area is out of this statistical high poverty bracket, there will be rent control in this geographic area and once gone, the rent control will be lifted.
2. Another local ordinance can be for every new condo, apartment, townhouse development, 15 percent of it must be designated for below the poverty level.; this is a basic ordinance that some cities with housing inequity in both California and Oregon institute.
3. Right now, you have many pending evictions in the city of Lebanon due to people losing their jobs from the COVID-19 virus. Something creative can be done here too, yet the city of Lebanon is doing nothing about that either.

But now, the city of Lebanon has an opportunity to build housing for people gathering the city’s harvest. I would suggest that if the anti-immigration people have anyone in mind that would like to work for this farm outfit and be eligible for this housing, they apply.

I am writing in support of the development of Colonia Paz I, FHDC proposal for 24-units in AR 20-05 that is zoned for multi-family and meets requisite code provisions.

I fear that in sharing my support to Colonia Paz I, I can be silently targeted and discarded. I hope that will not be the case with the friends I have met and served business and fun in this city. After all, I am speaking from personal experience with the issues of housing in the city of Lebanon.

P.S. The following terms (some are used in this letter) are being used in the current dialogue our nation and world is having that are a new part of the global conversation on discrimination and are included because I would like to see these items included in a city-wide and county-wide racial bias training (incorporating concepts of Diversity, Equity and Inclusion (DEI), along with a new budgeting tool in the hopes of creating a gap closure in the generational and racial poverty and opportunity disparities in the city of Lebanon and Linn county.

All the best,

Jennifer Puccio
 City of Lebanon resident
 City of Lebanon Chamber of Commerce member
 Trees & Trails Advisory Committee, City of Lebanon

TERM	DEFINITION
Discrimination	As it relates to people, making a distinction in favor of or against a person based on the group, class, or category to which that person belongs rather than on individual merit.
Harassment	The act or an instance of disturbing, pestering, or troubling repeatedly; persecution.
Diversity	Inclusion of individuals representing more than one national origin, color, religion, class, gender, sexual orientation, etc.

	It has come to refer to the various backgrounds and races that comprise a community, nation, or other grouping — not only acknowledging the distinctiveness of others but appreciating those differences.
Equity	The quality of being fair and impartial. In the context of those from various backgrounds and races, the focus is to provide access to populations that historically have different levels of access to opportunity. For example, creating a building structure in such a way that no additional supports need to be put in place for different groups; the structure is created for all levels of access (i.e., no need to build ramps if all entrances do not have stairs).
Inclusion	Process of bringing traditionally excluded and/or underrepresented individuals and groups into processes, activities, decisions, and policy making.
Racism	Prejudice, discrimination, or antagonism directed against a person or people based on their racial or ethnic group, typically one that is a minority or marginalized. A belief that different races possess distinct characteristics, abilities, or qualities that distinguish them as inferior or superior to one another. Hatred or intolerance of another race or other races.
Institutional racism	Refers to the policies and practices within and across institutions that, intentionally or not, produce outcomes that chronically favor, or put a racial group at a disadvantage. Examples can be found in school disciplinary policies where students of color are punished at much higher rates than their white counterparts, the criminal justice system, and many employment sectors where daily operations and hiring and firing practices can significantly disadvantage workers of color.
Structural racism	A system in which public policies, institutional practices, cultural representation, and other norms work in various, often reinforcing ways, to perpetuate racial inequality. It identifies dimensions of our history and culture that have allowed privileges associated with “whiteness” and disadvantages associated with “color” to endure and adapt over time, becoming a feature of the social, economic, and political systems in which, we all exist. These dimensions shape our attitudes and judgments about social issues, national values, and become a historical accumulation of privilege and culture gaps.
Oppression	Systemic exercise of authority or power in a burdensome, cruel, or unjust manner. As it relates to race, a restraint that curtails opportunity, a person’s life choices and sense of possibility and ultimately, creates a disempowerment of subordinated and/or targeted groups, which permeates most aspects of life in a society and manifests as bigotry, institutional and systemic discrimination, personal bias, etc.
Privilege	A right, immunity, or benefit enjoyed only by a person beyond the advantages of most due to their social group membership (i.e., race, wealth).

White privilege	A phrase used to describe a head start associated with “whiteness” due to hundreds of years of institutional and structural racism that disenfranchises people of color in areas of quality education, decent jobs, livable wages, home ownership, retirement benefits, wealth, etc. It does not say life is not difficult for those with lighter skin but that one’s skin color hasn’t contributed to the difficulty in a white person’s life and generally, this invisible package of unearned assets is not obvious to the person.
Racial equity	A condition achieved if one’s racial identity no longer predicted how one fares and the distribution of society’s benefits and burdens would not be skewed by race. This state would be a reality if a person is no more or less likely to experience society’s benefits or burdens due to skin color. This concept holds society to a higher standard, demanding we pay attention not only to individual discrimination but to overall social outcomes that point to persons of color being more likely to live in poverty, be imprisoned, drop out of high school, be unemployed and in poorer health.
Anti-racism	Active process of identifying and eliminating racism by changing systems, organizational structures, policies, practices, and attitudes so power is redistributed and shared equitably. It is the practice of identifying, challenging, and changing values, structures, and behaviors that perpetuate racism, starting with oneself.
Anti-racist proponent	A person seeking to learn more about how they have been affected by institutional racism, regardless of race, and to actively seek change in societal norms through a variety of means – discourse, changing organizational policies and practices, protesting, etc. – to help build an equitable society.
Ally	A person from a non-marginalized group uses their privilege to advocate for a marginalized group and help change the systems that challenge that group’s basic rights, equal access, and ability to thrive in our society.
Code-switching	In linguistics, it occurs when a speaker alternates between two or more languages or language varieties; one reason is to express group identification. However, due to structural inequality and centuries of segregation, different cultural norms and ways of speaking emerged among white and black American and since the dominant culture is white, and whiteness is acknowledged in institutions as natural, normal and legitimate, there is more incentive for people of color to adapt to the dominant culture to improve their prospects. White Americans rarely, if ever, feel this same pressure in their daily lives. As a result, it can be mentally taxing, even demoralizing, if one must hide or adjust parts of oneself.
Acculturation	Process of adopting the cultural traits or social patterns of another group.
Enculturation	Process whereby individuals learn their group’s culture through experience, observation, and instruction.