

Good evening. I am Father Stephen Ryan living at 1025 North 19<sup>th</sup> Street Cottage Grove 97424. I am the Pastoral Administrator of Our Lady of Perpetual Help Catholic Church.

I speak in favor of the rezoning and density changes requested by Shelter Resources.

To understand Our Lady of Perpetual Help's decision to support this project, we need to consider it within the contexts of our faith community's goals and our history of involvement in the Cottage Grove community.

The property off 16<sup>th</sup> Street was donated in 1969. The last building necessary to fulfill our parish needs was under construction on existing parish property.

Therefore, parishioners asked the question that we have been asking ever since: how can we best utilize this property for our financial needs and to assist Cottage Grove?

I have been able to talk with every president of our Pastoral Council between 1969 and today. Each president stated that the property was seen as a resource to be developed for financial income for the parish and to provide for some to "be identified unmet need" in the community of Cottage Grove.

Over the years, the Parish Councils considered different projects. However, none was ever pursued to the stage of drawing plans.

In 2006, our council again asked how we ought to be using this property. Once more, we concluded that we had more property than needed for our parochial purposes.

We, therefore, appointed a committee to research opportunities for the use of the property which would fulfill the long time held dual goals of creating finances for the parish and meeting some "unmet need of the Cottage Grove Community."

In 2007, we were requested by the Saint Vincent DePaul Society director in Eugene that we consider developing an affordable housing project similar to its Corey Garden development. Saint Vincent DePaul studies continued to show this was a vital need in Cottage Grove.

We pursued this possibility with St. Vincent DePaul but were not able to secure the necessary funding. Therefore, we decided that the best procedure would be to sell the property to a developer who had experience in building and managing good quality projects and who could raise the necessary finances. A project quality similar to Cory Commons remained our conceptual goal.

We always sought to be good neighbors as exemplified by the fact that we extensively participate in community sharing programs. The Tree of Joy, the Christmas community food Baskets, for example, use our buildings. Every day local AA programs meet in one of our buildings. Bi monthly the Akion Club meets on our campus.

Our parish center is used by Garden Grove service organizations for banquets. The High School Graduation for the Al Kennedy School, and the Awards Banquet for the Local Special Olympics Program are held at OLPH. Again this year we will be providing a free Christmas Dinner for anyone in Cottage Grove.

We desire this project to be another statement of our desire to be good neighbors. We want this project to benefit Cottage Grove and have worked closely with city departments to ensure it will be.

After hearing at the land commission concerns of our neighbors, we hosted a meeting with them to hear their concerns and to determine if some design changes were possible to address their concerns. Our architect can speak to this.

The criterion of being a good neighbor led us to carefully evaluate any developer desiring to participate in this project. Therefore, we did considerable research about Shelter Resources' projects.

I personally have visited one in Portland; parishioners have visited one on the Oregon Coast. We also, wanted to assure that the developer would provide ongoing good maintenance of the project. We concluded from our visits that this is a high priority for Shelter Resources.

Shelter Resources gave us the name of the company which would construct and then manage the project. It has a project close to our property, Cottage Grove Housing. Consequently, we were able to interview the company's owner and inspect the project he built and has managed since 1989. It is very well maintained and managed. It has an on site manager.

Therefore we are very comfortable offering full support for Shelter Resources' petitions for zoning and density changes.

We believe that the council's approval enabling this project to go forward will benefit both our parish and the community of Cottage Grove.

Father Stephen Ryan OSM

December 10, 2010

To the City Council:

We are members of the Pastoral Council and the Administration and Finance Council of Our Lady of Perpetual Help Catholic Church.

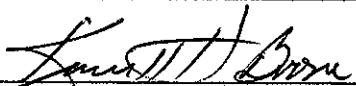

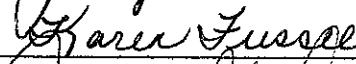

As leaders in our parish, we have been reviewing the best stewardship use of our total campus. We have been asking ourselves how to use the land and buildings to provide for our worship needs; religious education needs; social gathering needs; and also make our land and facilities available for organizations in Cottage Grove to use.

The piece of property being sold to Shelter Resources was donated to the parish in 1967. We have spoken with every president of the Parish Council since 1967. Each stated that at the time the property was donated, the Church had sufficient land and all required buildings to meet its needs. Each president stated that when they held office, their council agreed that this property ought to be used for the long term financial benefit of the parish and to provide for a to be determined social justice need of Cottage Grove. Over the years many different possibilities were considered. But until this proposed project by Shelter Resources became a possibility no specific plans were drawn.

Because the proposed project meets our long term goals, we fully support the petition by Shelter Resources for a rezoning and density change.

We have researched other projects completed by Shelter Resources. As a result of this research we are convinced that the project will enhance the neighborhood. Additionally Shelter Resources has shown us documentation indicating that it has a long term legal obligation to maintain the high quality of this project. In fact, the Shelter Resources' designated builder who will also be the manager of the project currently manages Cottage Grove Senior Housing, (since 1989) property which he built. Therefore, we were able to easily evaluate the original quality and continual maintenance of the buildings and upkeep of the property.

Based on this research, we recommended to the parish that we enter into this contractual agreement with Shelter Resources and support the requested zoning and density changes required.

Signature	Name	Address	City	Zip
	KENNETH BOONE	1312 B MANT AVE	COTTAGE GROVE	97424
	JERRY VAVERKA	31713 NIGHT HAWK COTTAGE GROVE	CG	97424
	KAREN FUSSELL	318 CLK DR. Cottage Grove		97424
	Carmen Eberle	1711 Solio	CG	97424

Signature	Name	Address	City	Zip
<i>Steph Ryan</i>	STEPHEN RYAN	1025 N. 19 <sup>th</sup>	Cottage Grove	97424
<i>James F. Gilroy</i>	JAMES F. GILROY	746 Blue Sky Dr.	Cottage Grove	97424
<i>Darrel Williams</i>	DARREL WILLIAMS	635 So. Mt	Cottage Grove,	97424
<i>Loni Christensen</i>	LONI CHRISTENSEN	32119 Lynx Hollow,	Newell, OR	97424
<i>Byron C. Rominger</i>	BYRON C. ROMINGER	2175 Clark Ave,	CG	97424
<i>Roberta Rawie</i>	ROBERTA RAWIE	1774 Harvey Rd.	C.G.	97424
<i>JANE THORSON</i>	JANE THORSON	319 N. 20'	CG	97424
<i>Richard Khamis</i>	RICHARD KHAMIS	131 CHAD DRIVE,	COTTAGE GROVE OR,	97424
<i>Carl Frank</i>	CARL FRANK	1475 EDISON	COTTAGE GROVE	97424
<i>Lise A. Colgan</i>	LISE COLGAN	79093 Hwy 99	CG	97424
<i>Fred Colgan</i>	FRED COLGAN	PO Box 1055	C.G.	97424
<i>Stewart Stevenson</i>	STEWART STEVENSON	32633 TAYLOR	CG	97424
<i>Jacques Leguire</i>	JACQUES LEQUIRE	1620 56th	CG.	97424
<i>Marilyn J. Simons</i>	MARLYS J. SIMONS	1204 E	JEFFERSON	C. GROVE
<i>Lynn Ferlin</i>	LYNN FERLIN	223 WATAGUA	city	66000

December 10, 2010

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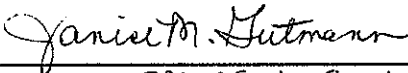

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Signature	Name	Address	City	Zip
	JANICE M GUTMANN	1427 DOGWOOD AVE.	COTTAGE GROVE	97424
	THOMAS J. GUTMANN	1427 DOGWOOD AVE	COTTAGE GROVE	97424

December 12, 2010

Cottage Grove City Council:

When Les Corey, an active member of Our Lady of Perpetual Help Catholic Church and active volunteer with St. Vincent DePaul, passed away, low income housing was built to assist members of the Cottage Grove community. Corey Commons is a reminder of what people working together can do to support their neighbors and friends. Once again, Our Lady of Perpetual Help is looking at ways to support the working poor and sustain our parish.

By working with Shelter Resources, we believe that developing property we own on N. 16<sup>th</sup> street will accomplish both of these goals. Some neighbors have misunderstood the purpose of the proposal. No, this is not a half-way house, nor is it housing for recovering addicts or housing that will not be managed. This development will feature a community room for social gatherings and meetings, duplexes for working individuals and families who cannot afford to buy a home. The property will be managed and strict guidelines for property maintenance will be in place. However, in order to proceed with our plans, zoning needs to be approved for this project.

Our parish has a wonderful history in this community. Indeed, the Historical Museum is housed in our first church. We are active participants in Beds For Freezing Nights, Community Sharing events and often use our facilities to host community events. We are trying to continue our history of service in this community. We urge you to approve the appropriate guidelines to allow us to continue with this project.

Thank you for considering the proposal brought forth by Shelter Resources.

Signature	Name	Address	City	Zip
<i>John A. Weber</i>	John A. Weber	1557 Pcs. Hy. N. # 82	COTTAGE GROVE, OREG	97424
<i>Margarita Cantonwine</i>	Margarita Cantonwine	33132 Lloyd Ave	Cottage Grove	OR 97424
<i>PALLA DURADA</i>	Panea Durada	1245 E Jefferson C.G.		
<i>Robert Derrick</i>	Robert Derrick	2526 Curtin Rd	Cottage Grove, OR	97424
<i>Robert L. Onatis</i>	Robert L. ONATIS	2224 W Harmon C	CG	97424
<i>Geraldine Blanche</i>	Geraldine Blanche	572 Alder St	YONKALA, OR	97499
<i>Susan E. Dunn</i>	Susan E. Dunn	76872 Ridge Dr	Cottage Grove, OR	97424
<i>Mary M. Gilroy</i>	Mary M. Gilroy	946 Blue Sky Dr.	CG, OR	97424

Signature	Name	Address	City	Zip
Eva M. Schueller	EVA M. Schueller	<del>36810</del> New River Rd.	Cottage Grove OR.	97424
Susan Derrick	Susan Derrick	2526 Curtin Rd	Cottage Grove	97424
Buel Hessling	BILL HESSLING	3268 5th St	CG	97424
Beverly Cooley	(Beverly Cooley)	497 Thomas Ln	Cottage Grove	97424
Marilyn Cooley	(Marilyn Cooley)	74304 Conifer Ct	Cottage Grove, OR	97424
Cheryl Simons	(Cheryl Simons)	857 Cedar St	Yoncalla, OR	97499
David L. Marks	David L. Marks	1413 Territorial	CG	97424
TOAN PHAM	TOAN PHAM	2527 S 8th St	CG	97424
Sandra Wilkermood	SANDRA WILKERMOOD	3076 Haystack Rd	CG	97424
Arnoldo A. Padilla	Arnoldo A. Padilla	3320 Tate Rd	Creswell OR	97426
James E. Dunn	James E. Dunn	76872 Ridge Dr	CG	97424
Emmalee A. Williams	Emmalee A. Williams	1314 Nikki Pl	CG	97424
Adelaide Kessler	ADELAIDE KESSLER	105 Village Dr.	E. J. O.	97424
Carol A. Land	Carol A. Land	82219 Dawson	Creswell	97426
Harold Schreiber	HAROLD SCHREIBER	1435 Anthony	CG	97424
Francis M. Minary	Francis M. Minary	33838 E. River Rd #33	CG	97424
Charlotte Iven	Charlotte Iven	124 Andrew Dr.	CG	97424
R. E. Iven	RICHARD E. IVEN	124 Andrew Dr.	CG	97424
Marie Land	MARIE LAND	77750 Gilluspie Rd.	CG	97424
Jerry Gates	JERRY GATES	31776 Gowayville Rd	CG	97424
Charles Green	Charles Green	79520 Abbott Ln	CG	97424
Royce A. Nobles	Royce A. Nobles	P.O. Box 641	ELKTON	97438
Julian Goossens	JULIAN GOOSSENS	76283 Martin Crk Rd	Cottage Grove OR	97424
Toni M. Hutchison	Toni M. Hutchison	940 T Ct	CG OR	97424
Shirley M. Carpenter	Shirley M. Carpenter	923 South U St	CG	97424

December 10, 2010

To the City Council:

We are members of Our Lady of Perpetual Helps Parish. We support the petition of Shelter Resources for the zone and density changes necessary for it to build affordable housing on the back part of our property facing N. 16<sup>th</sup> Street.

Over many decades our parish leadership has researched ways in which we can best use this property for the good both of our parish and the civic community of Cottage Grove. This project meets both needs.

The sale of the property will provide finances needed for the continual maintenance of OLPH. It will enable us to continue our participation in service programs both within our faith community and through participating in civic programs assisting people in need. It will also enable us to continue to provide meeting spaces for community organizations.

The frequent request for help that we received underlies our belief that Cottage Grove is in need of more affordable housing. The current economic situation has created affordable housing needs for persons who previously lived in privately owned homes and now must rent. The Shelter Resources project will provide such needed housing.

This project will transform a non-taxable lot into taxable property which will be advantageous to the City of Cottage Grove. Through research and consultation we are certain that the type of housing Shelter Resources will provide will enhance the area.

Thank you for considering our request.

Signature	Name	Address	City	Zip
<i>Catherin A. Brooks</i>	CATHERIN A. BROOKS	172 VILLAGE	COTTAGE GROVE	97424
<i>Carol J Krull</i>	CAROL J KRULL	1380 #16 PENNOYER	COTTAGE GROVE	97424
<i>Josephine E. Palmer</i>	JOSEPHINE PALMER	78943 THORNTON LN	CG	97424
<i>Albert F. Palmer</i>	Albert F. Palmer	78943 Thornton Ln	CG	97424
<i>Rose Mootz</i>	ROSE M. MOOTZ	705 ARTHUR AVE	CG	97424
<i>James Mootz</i>	JAMES MOOTZ	705 ARTHUR AVE	CG	97424
<i>Ella Lang</i>	ELLANA	80809 Newberry Rd	Creswell	97426
<i>Sharon Rembiszewski</i>	700 Sharon Rembiszewski	Upper Smith River Rd	DRAIN	97435
<i>Silvia Amador</i>	SILVIA AMADOR	33120 Teter Rd	Creswell	97426

Signature	Name	Address	City	Zip
Larry Simelia	LARRY SIMELIAS	83 HIWASSEE WAY	C.G.	97424
Victor Conrad	VICTOR CONRAD	2218 DENVER ST	Creswell	97426
Bertine M. Schreider	BERTINE M. SCHREIDER	1435 Anthony Ave	C.G.	97424
Virian Nguyen	Virian Nguyen	2527 S. 8 Street	Cottage Grove	97424
Christine A. Lee	Christine Lee	PO Box 757	Drain	97435
Gerardine Drager	Gerardine Drager	Box 757	Drain	97435
Melanie Meyer	Melanie Meyer	82380 Butte Rd.	Creswell, OR.	97426
Joetta Smith	Joetta Smith	78514 Cedar PK	C.G.	97424
Kent Smith	Kent Smith	78514 Cedar PK	Cottage Grove	OR 97424
Ethel Moore	ETHEL MOORE	940 HOLLY AVE	C.G.	97424
Bonnie Boone	Bonnie Boone	1312 Bryant	C.G.	97424
Diane Christensen	Diane Christensen	1433 Cooper Ave	C.G.	97424
Ruth Nobles	Ruth Nobles	183 Creek St.	Elletts	97424
Mary Lou Williams	MARY LOU WILLIAMS	635 S. First St Cottage Grove		
Georgia Rychar	GEORGIA RYCHAR	1330 HAWKY Lane Cottage Grove		
Harry J. Krull	HARRY J. KRULL	7406 Lombard Rd Cottage Grove		97424
Jerry T. Mued	JERRY T. MUED	30039 KENNY LN	C.G.	97424
Cynthia Ann Conrad	Cynthia Ann Conrad	78281 Cedar Park Rd	C.G.	97424
Carl E. Ruchardt	CARL E. RUCHARDT	1053 E. Young	C.G.	97424
Gary Moore	GARY MOORE	940 Holly	Cottage Grove	97424
Margaret Prano	MARGARET PRANO	PO Box 582	C.G.	97424
Hugh Buermann	Hugh BUERMANN	34089 LEATHER LN C.G.R.		97424-9942
Marco Giarrusso	Marco Giarrusso	1565 Park Ln Cottage Grove		97424
Carolyn Foerster	Carolyn Foerster	73983 Blok Lane	C.G.	97424
Sherry Arnold	Sherry Arnold	78487 Sears Rd	C.G.	97424

Signature Name Address City Zip

Elizabeth A. Krumlauf Elizabeth A. Krumlauf 445 S. River Rd. Cottage Grove 97424

Marjie Vaverka MARJIE VAVERKA 31713 Nighthawk Cottage Grove 97424

Joan E Goossens Joan E Goossens 76283 Martin Ck Rd Cottage Grove 97424

Lynne R. Morrow LYNNE R. MORROW 955 BENJAMIN COTTAGE GROVE 97424

James Eckstine JAMES ECKSTINE 36511 Row River Cottage 97424

Willem M. Eckstine WILLEM ECKSTINE 36511 Row River Rd Cottage Grove 97424

Michael Bassler MICHAEL BASSLER 1205 MEYER JR COTTAGE GROVE 97424

Lauretta Hanks LAURETTA HANKS 77500 S 6<sup>th</sup> ST CG OR 97424

Denise Rebelbeck DENISE REBELBECK 1220 Edgewater CG, OR 97424

Connie Green CONNIE GREEN 49520 Abbott Ln CG, OR 97424

Terry Ruiz TERRY RUIZ 130 Tröge Rd. E. J. OR 97464

Roberta LeCour ROBERTA LECOURE 1620 S 6<sup>th</sup> St, CG, OR 97424

Linda Ferrin LINDA FERRIN 223 Watagua Way, CG, OR 97424

Monica Yoss MONICA YOSS P.O. Box 1127 CG, OR 97424

Don Brooks DON BROOKS 341 N 2nd Creswell OR 97426

Vicki Sheffield VICKI SHEFFIELD 31082 Goudville Rd 97424

Debbie Ferguson DEBBIE FERGUSON PO Box 345 CG 97424

Lisa Anne Somnitz LISA ANNE SOMNITZ P.O. Box 141 Umpqua 97486

City Council members:

As members of the Altar Society of Our Lady of Perpetual Help Catholic church, we wish to make it known that we support the petition of Shelter Resources for the zone and density changes necessary to build affordable housing on the rear portion of our property which faces N. 16<sup>th</sup> Street.

For over forty years many parishioners have looked for ways in which we could make this piece of property useful for both our church family and our home town. It is our belief that this project meets that criteria.

The financial gain from the sale of the property will allow us to provide maintenance of our church campus, and sustain programs necessary for our faith community as well as others in Cottage Grove who are in need of assistance. It will allow our Pre School to operate in a safer manner with the retaining wall Shelter Resources has agreed to build between their project and our facility.

Some of our parishioners have taken the time to visit other projects built and maintained by Shelter Resources, and have found them to be very well built, nicely landscaped and efficiently run. Such a project would be a benefit to Cottage Grove, not only providing safe, affordable housing, but also by becoming taxable property.

Thank you for considering our request.

Signature	Name	Address	City	Zip
<i>Louise Marreuso</i>	Louise Marreuso	1565 Taylor Ave	Cottage Grove	97424
<i>Joyanne Huggins</i>	Joyanne Huggins	35010 BAROUTTE RD	COTTAGE GROVE	97424
<i>Janet Thompson</i>	Janet Thompson	1650 Anthony Ct.	Cottage Grove	97424
<i>Robert R. Alexander</i>	Robert R. Alexander	1300 HARVEY LN.	COTTAGE GROVE	97424
<i>Cynthia Christensen</i>	Cynthia Christensen	32264 Cleveland Cg.		97424
<i>Billey Massey</i>	BILLEY MASSEY	50 HAWKSSCE CB		97424
<i>Beatrice Basler</i>	Beatrice Bessler	1205 Meekwood Ct		97424
<i>Jarilyn R. Krasne</i>	JARILYN R. KRASNE	1020 So. 10 <sup>th</sup> St	C.G.	97424
<i>Deane Krull</i>	DIANE KRULL	74006 London Rd		97424
<i>Violet McKnight</i>	VIOLET MCKNIGHT	76446 London Rd.		97424

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<i>Louise Giarusso</i>	Louise	1565	Cottage Grove	97424
<i>Joanna Higgins</i>	JOANNE HIGGINS	35010 HAROUTTER RD	COTTAGE GROVE	97424
<i>Janet Thompson</i>	Janet Thompson	1650 Anthony Ct.	Cottage Grove	97424
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<i>Cynthia Christensen</i>	CYNTHIA CHRISTENSEN	32264 Cleveland Cg.		97424
<i>Bilue Massey</i>	BILUE MASSEY	50 HAWLASSIE CB		97424
<i>Beatrice Basaler</i>	BEATRICE BASALER	1205 Meekard Ln	CG	97424
<i>Jarilyn R. Krasne</i>	JARILYN R. KRASNE	1020 So. 10 <sup>th</sup> St	CG	97424
<i>Deane Krull</i>	DIANE KRULL	74006 London Rd		97424
<i>Violet McKnight</i>	VIOLET MCKNIGHT	76446 London Rd.		97424

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<i>Ausencia Alexander</i>	Ausencia Alexander	645 Meadow Ln	Creswell	OR 97426
<i>Cynthia Valot</i>	Cynthia Valot	82611 Greenwood St	Creswell	97426
<i>Steve Thom</i>	Steve Thom	319 N. 20th	Cottage Grove	OR 97424
<i>Kathleen M. Dooley</i>	Kathleen M. Dooley	595 Whipple Ave	Drain	OR 97435
<i>Tresia Stevenson</i>	Tresia Stevenson	32633 Taylor Butte Rd	CG	
<i>Sharon Scarpell</i>	SHARON SCARPELL	364 ELK DR	CG	97424
<i>Cathy Onaitis</i>	Cathy ONAITIS	2224 W. Harrison	CG	97424
<i>Yvonne M Choate</i>	Yvonne M Choate	496 Rock Cr. R.	Drain	97435
<i>Jackie Ruckwahrt</i>	JACKIE RUCKWAHRT	1053 Quincey	Drain	97435
<i>Sheryl Nied</i>	Sheryl Nied	30639 Kennedy Ln	C.G.	97424
<i>Mary Stumpfhauser</i>	Mary Stumpfhauser	15098 C.G.	P.O. Box 1503	97424
<i>Aileen Van Eman</i>	Aileen Van Eman	1325 E Monroe Ave	Cottage Grove	OR 97424
<i>Cheryl Mclaughlin</i>	Cheryl Mclaughlin	191 E.B. Street	Drain	OR 97435
<i>Charles Mclaughlin</i>	CHARLES MCLAUGHLIN			97435
<i>Charmaen Moss</i>	Charmaen Moss	930 E Benjamin Ave	CG	
<i>Clementine Van Den Broek</i>	Clementine Van Den Broek	13 Hoopact		
<i>Muriel Smith</i>	Muriel Smith	114 Village Dr	Cottage Grove	97424
<i>Ray Bray</i>	RAY BRAY	1327 Village Dr		
<i>M. Crowley</i>	M. Crowley	7404 Center Dr	Cottage Grove	OR 97424
<i>Nancy M. Pepiot</i>	Nancy M. Pepiot	535 Johnson	Cottage Grove	OR 97424
<i>Robert Somvil</i>	ROBERT SOMVIL	PO Box 141	Unwouat	OR 97456
<i>James R. Settelmeyer</i>	James R. Settelmeyer	1365 W Harrison	C.G.	97424
<i>Diane C. O'Renick</i>	Diane C. O'Renick	31762 Nichols Ln	CG	97424
<i>Bob O'Renick</i>	Bob O'Renick	31762 Nichols Ln	CG	97424
<i>Martha Miranda</i>	Martha Miranda	1557 U. Pacific Hwy	CG	97424



# Community Sharing Program

P.O. Box 351 • Cottage Grove, OR 97424 • Ph: 541-942-2176 • Fax: 541-767-0373

November 11, 2010

Hon. Gary Williams  
City Council Members  
City of Cottage Grove, OR 97424

Dear Mayor and Council Members –

On behalf of the Board and staff at Community Sharing Program, I encourage you to consider the current proposal to create low-income housing near Our Lady of Perpetual Help Catholic Church and to vote in favor of allowing this development.

Community Sharing Program provides rent assistance programs and emergency housing funds to low-income residents of South Lane County. We see the effects daily of poor economic conditions in our area as families struggle to maintain housing. Each month, our housing assistance program receives ten times the number of requests we are able to serve. More than 2/3 of these households have incomes that are at least 50% of the federal poverty level. Thus, these families are not totally without financial resources and most likely would qualify for tenancy at the proposed project. One out of five of our clients have a high school diploma and at least some post-secondary education, or is a college graduate.

Maintaining or obtaining housing is one of two Priority Area Outcomes established by the Lane County Human Services Commission. Homelessness is a terrible experience for families, especially those with children. It creates barriers to success that are extremely difficult to overcome and expensive to the community as a whole. By providing affordable housing in our community, we can keep more families in their own homes rather than have them live in a car or move from couch to couch.

We urge you to vote to create well-constructed, well-managed affordable housing in Cottage Grove – a step towards a livable community for all.

Sincerely,

Sherry Duerst Higgins  
Board President

Exhibit F

## Presentation to City Council Regarding OLPH Affordable Housing Proposal

Good evening, Mayor, Council members and staff. My name is Lise Colgan. I live at 79093 Highway 99 in Cottage Grove. I am speaking in favor of the proposed rezone as well as the Shelter Resources project that is envisioned for the property. Although I am employed at Community Sharing Program here in Cottage Grove, **I am speaking as an individual and not on behalf of that agency.** I believe they are submitting a separate letter of support for the proposed rezone and Shelter Resources project.

For those of you who may be unfamiliar with Community Sharing's work, it is a nonprofit agency, funded through government and foundation grants as well as private donations. It provides assistance to people who meet the income guidelines (which vary according to the program) with rent assistance, help with energy bills, food boxes, and various emergency services

The proposed project would help fill a huge gap that exists between the actual number of affordable housing units in Cottage Grove and the demand for these units. Let me provide you some perspective on the need for affordable housing and the sort of people I see in my work at Community Sharing who need it. Most of the information I am sharing tonight is from County data sources and reflects services to approximately 1800 households in the Community Sharing service area, containing some 4800 individuals of all ages, races and ethnicities, during fiscal year 2009-2010.

- Community Sharing operates exclusively from a waiting list for rental assistance. The list is opened to new applicants only two days each month. Despite this extremely restricted window, the housing case manager gets more than 40 calls on those two days, to fill a maximum of 4 possible openings. **Demand for rental assistance is more than 10x available resources.** Much of this demand is driven by the high cost of housing. The average cost of a 2-bedroom apartment in Cottage Grove is \$627, an unaffordable rate for families with only one wage-earner (a situation which is often the case in today's economy). If this were an affordable unit, the family could expect to pay \$435/month, which would be much more likely to be within their means.
- The existing affordable housing stock available to non-senior and non-disabled persons in Cottage Grove is, with one exception, 20 years old at

**least.** The one exception – Cory Commons – usually has a waiting list that is a *minimum* of 6 months long, and frequently up to a year or even more.

- Despite the fact that median incomes are *lower* here than in the Eugene/Springfield areas, according to County data, a one-bedroom affordable apartment in Cottage Grove actually costs *more* than a similar apartment in Springfield, and only marginally less than an apartment in Eugene. [CG = \$350; Spgfld = \$325; Eug = \$375) One bedroom apartments are particularly in demand among Community Sharing's client households. About 60% of these households are either single adults or childless couples. These people also have the fewest resources available to them, since several housing assistance programs and many church-based programs only help families with children.
- Affordable housing for seniors and disabled persons is similarly scarce, with waiting lists of 12 months or more at each of the five subsidized apartment buildings in town.

Thus, there is a documented need for, and shortage of, available affordable housing units in the Cottage Grove area for persons of all ages.

Opponents of this project have expressed concerns about who would live in the development that OLPH seeks to sponsor. They portray them as homeless, jobless, shiftless, drug-abusers and criminals. I would assume that many of Community Sharing's clients will be interested in applying for these units when they become available. So let me share with you what these households *really* look like, not what fear and prejudice *assume* they look like.

- Almost half of Community Sharing's client households are renters, nearly a third are homeowners. Less than one-third are homeless. [Please keep in mind that "homeless" is a very broad term, and includes people who may not be living on the street, but do not have stable, long-term housing, including young adults who are staying with friends or family.]
- 2/3 of Community Sharing's clients' households report having income, and approximately 40% would meet or exceed the income guidelines that this development will require. **Less than 5% are on "welfare" (TANF or General Assistance).**

- Almost half (46%) of Community Sharing's adult clients are high school graduates, and nearly ¼ have at least some college education. I am, sadly, seeing more and more people with college-level and even postgraduate degrees coming into our office for assistance.

These are *our* neighbors, *our* relatives, *our* family members. It is not "us vs. them" because all of us know, or employ, or perhaps are related to someone who needs housing, but cannot afford it through no fault of their own.

I hope you will look at the *facts* of this application and not be swayed by emotion or unsubstantiated opinions. I urge you to approve the application before you.

Sincerely,



LISE A. COLGAN