



AGENDA COVER MEMO

Memorandum Date: May 7, 2025

Meeting Date: May 20, 2025

TO: Lane County Board of Commissioners

PRESENTED BY: Eric Mongan, AICP CFM

AGENDA ITEM TITLE: ORDER: In the matter of establishing a limited-duration task force to study and establish draft parameters for a land banking program.

I. MOTION

To direct the County Administrator to establish and appoint members of a limited-duration task force to study and establish draft parameters for a proposed land banking program and to create a report with recommendations for staff to present to the Board of County Commissioners.

II. AGENDA ITEM SUMMARY

The Board is being asked to approve an Order that directs the County Administrator to form a limited-duration task force to study and establish draft parameters for a proposed land banking program. The County Administrator will be responsible for creating the task force, appointing staff to lead the task force, appointing members, and ensuring the task force has the resources necessary to complete its mission.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

At a Work Session was held on April 1, 2025, staff presented to the Board a set of three recommendations with subsequent discussion. One of the recommended action items presented by staff was to establish a countywide land banking program that would seek to acquire lands for the purpose of maximized housing development. The proposed program would identify properties, determine their development potential, acquire, increase potential through land use action, and then dispose of the tracts at lower than market rates

to provide a cost savings to the end user, and maximize housing density. At the conclusion of the meeting staff was given direction to further pursue the establishment of a land banking program.

With guidance from the Board a new proposed line item was included in the draft 2025-2026 Budget. Seeded with funds from Video Lottery Dollars, this proposed \$2 million dollar fund will, if adopted, serve as the funding source for land acquisition.

B. Policy Issues

A task force may be created by the County Administrator following an Order from the Board of County Commissioners delegating the responsibility to the County Administrator (Lane Manual 3.105).

C. Board Goals

Affordable Housing is a part of Lane County's Strategic Plan for FY2022-FY2025 Strategic Priority 2: Vibrant Communities It includes the goal to "Invest in Lane County residents by fostering engaged communities with affordable housing options, equitable opportunities, economic vitality and a healthy environment"

Objective A. Increase housing affordability, diversity and supply serving Lane County's residents in order to address the housing crisis.

1. Implement the Affordable Housing Action Plan.
2. Align housing objectives with all economic, climate, preparedness, and recovery plans.
3. Convene financial collaborations to expand innovative and equitable resource opportunities.
4. Leverage educational institutions (Lane ESD, LCC and UO) to expand skills sets in the construction trades workforce and expand apprenticeship programs to fortify design-build opportunities.
5. Support rural communities by piloting community land trusts and limited-equity cooperatives.
6. Lead faith community housing project, convene a team of faith leaders to identify pilot projects, identify funding opportunities, and conduct pilots.

D. Financial and/or Resource Considerations

The greatest resource will be the staff time required to support the task force, including logistical support, subject matter expert support, and coordination. It is possible the County Administrator will identify an independent facilitator to work with the task force. If that occurs there would be costs associated.

E. Health Implications

Housing has long been recognized as a key Social Determinant of Health, making it one of the key lynchpins in an individual's ability to live a healthy, self-determined life. Without stable housing, people suffer trauma, stress, are at risk of homelessness, and are further pushed to the margins of society as they lack the primary engine to build wealth that has driven the US middle class. Health implications and housing work go hand in hand. There is a critical need for affordable housing and the effects of any policy work we can do to increase local capacity to deliver housing affordability, diversity and supply will be a step in the right direction. Areas of impact are related to employment and livelihood, family and community structure, access to parks and natural space, safety and transportation. Each of the action categories and strategies of this Affordable Housing Action Plan have multiple health implications.

F. Analysis

Engaging a non-partisan, limited-duration task force to study and propose recommended parameters for a land banking program is an important first step to ensure that the community is involved in the development of the land banking program to ensure its benefit to all residents of Lane County.

A task force of Lane County residents and other knowledgeable individuals would include up to seven community members, including those who may represent partner organizations or agencies, and operate with a minimum quorum of four members. The task force chair will be selected by the County Administrator from among the appointees. The task force will include broad, balanced representation of the Lane County community and regional partners with knowledge of housing development and land acquisition.

Community members on the task force must be:

- 18 years of age or older.

Each commissioner will appoint one member of the task force that they have identified as having the relevant knowledge to inform the discussion and drafting of recommendations for the parameters of the land banking program. The County Administrator will select the remaining two members. Selecting individuals identified for their knowledge of housing development and in consultation with housing policy staff.

A reasonable timeline for the task force is as follows:

- June 2025: Task Force Recruitment and Appointment
- June-August 2025: Task Force Meetings
- By September 1st, 2025: Task Force Final Report to County Administrator
- By September 20th, 2025: Presentation to the Board of County Commissioners

The task force, once formed, should determine its meeting schedule and frequency within reasonable parameters; however, staff believes 6–8 meetings would be sufficient.

IV. Alternatives/Options

- a. Adopt the Order as written.
- b. Make adjustments to the proposal outlined in this Board Memo and Order.
- c. Decline to create a task force.

V. RECOMMENDATION

Staff recommends the Board adopt the Order as written.

VI. TIMING/IMPLEMENTATION

If the Order is approved as written, members for the task force will be identified and recruited for participation immediately following approval. Staff will return to the Board upon confirming full membership of the task force for formal appointment to the task force and to adopt the task force's principles and objectives in June of 2025. The task force is expected to begin meeting before the end of June and to conclude its work by the end of August 2025. The task force's report and recommendations will subsequently be shared with the Board by the County Administrator and staff.

VII. FOLLOW-UP

Upon completion of the task force's work, the County Administrator will return to the Board with the task force's report and recommendations for consideration.

VIII. ATTACHMENTS

Draft Board Order: *In the Matter of Establishing a Limited-Duration Task Force to Study and Establish Draft Parameters for a Land Banking Program.*

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO:

In the Matter of Establishing a Limited-Duration Task Force to Study and Establish Draft Parameters for a Land Banking Program.

WHEREAS, the Board of Commissioners has identified for increased housing production and adopted the Affordable Housing Action Plan; and

WHEREAS, the Board of Commissioners have instructed staff to initiate the development of a countywide land banking program to increase housing production and improve housing affordability; and

WHEREAS, public involvement through use of a Task Force to develop new programs reflects the County's dedication to utilizing a Collective Impact Lens to serve all residents of Lane County; and

WHEREAS, Lane Manual 3.105 allows for the creation of a task force under the leadership of the County Administrator.

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS** as follows:

1. The County Administrator shall establish a limited-duration Land Banking Program Development Task Force as outlined in the attached memo identified as Attachment A to this Order, conduct recruitment, and appoint up to seven members.

ADOPTED this 20th day of May 2025.

David Loveall, Chair
Lane County Board of Commissioners



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X. AGENDA ITEM SUMMARY

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