



MIDDLE HOUSING CODE AMENDMENTS (HB 2001)

CITY COUNCIL MEETING

July 22, 2020

Presentation Outline

- Project Goals and HB 2001 Background
- Process and Timeline
- Draft Public Involvement Plan





Middle Housing Project Goals

- Increase housing options
- Further housing equity and affordability
- Enable housing availability and diversity





House Bill 2001

Requires cities to allow:

- A duplex *on each lot or parcel* in residential zones within the City that allow detached single dwellings.
- Triplexes, quadplexes, cottage clusters, and townhouses *in areas* that allow detached single dwellings.



80th OREGON LEGISLATIVE ASSEMBLY—2019 Regular Session

Enrolled
House Bill 2001

Sponsored by Representative KOTEK; Representatives FAHEY, HERNANDEZ, MARSH, MITCHELL, POWER, STARK, WILLIAMS, ZIKA (Pre-session filed.)

CHAPTER

AN ACT

Relating to housing; creating new provisions; amending ORS 197.206, 197.303, 197.312 and 455.610 and section 1, chapter 47, Oregon Laws 2018; and declaring an emergency.

Be It Enacted by the People of the State of Oregon:

SECTION 1. Section 2 of this 2019 Act is added to and made a part of ORS chapter 197.
SECTION 2. (1) As used in this section:
(a) "Cottage clusters" means groupings of no fewer than four detached housing units per acre with a footprint of less than 900 square feet each and that include a common courtyard.
(b) "Middle housing" means:
(A) Duplexes;
(B) Triplexes;
(C) Quadplexes;
(D) Cottage clusters; and
(E) Townhouses.
(c) "Townhouses" means a dwelling unit constructed in a row of two or more attached units, where each dwelling unit is located on an individual lot or parcel and shares at least one common wall with an adjacent unit.
(2) Except as provided in subsection (4) of this section, each city with a population of 25,000 or more and each county or city within a metropolitan service district shall allow the development of:
(a) All middle housing types in areas zoned for residential use that allow for the development of detached single-family dwellings; and
(b) A duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings.
(3) Except as provided in subsection (4) of this section, each city not within a metropolitan service district with a population of more than 10,000 and less than 25,000 shall allow the development of a duplex on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings. Nothing in this subsection prohibits a local government from allowing middle housing types in addition to duplexes.
(4) This section does not apply to:
(a) Cities with a population of 1,000 or fewer;
(b) Lands not within an urban growth boundary;
(c) Lands that are not incorporated and also lack sufficient urban services, as defined in ORS 195.065;



State Process

Model Code and Minimum Standards Development

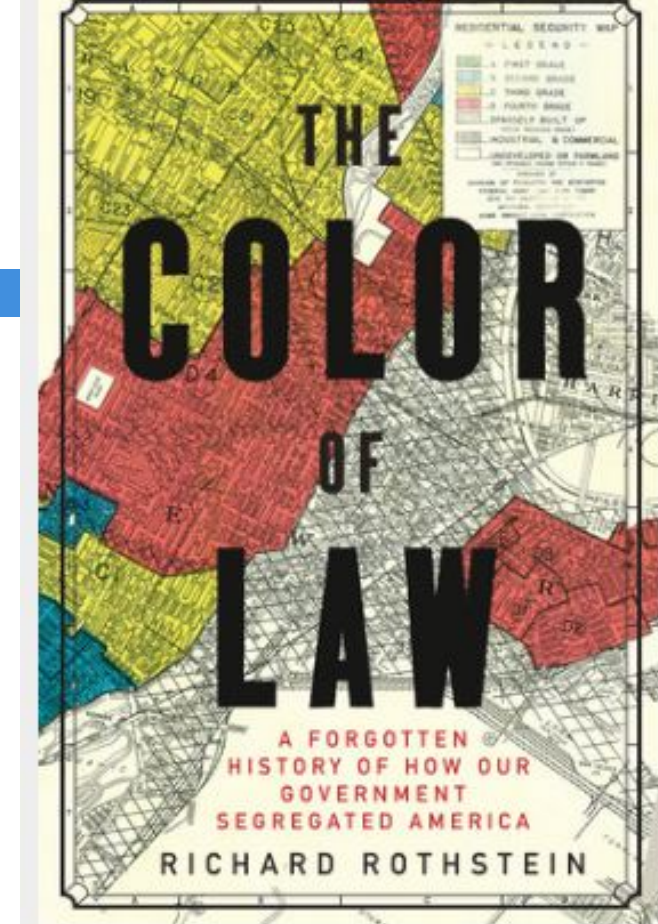
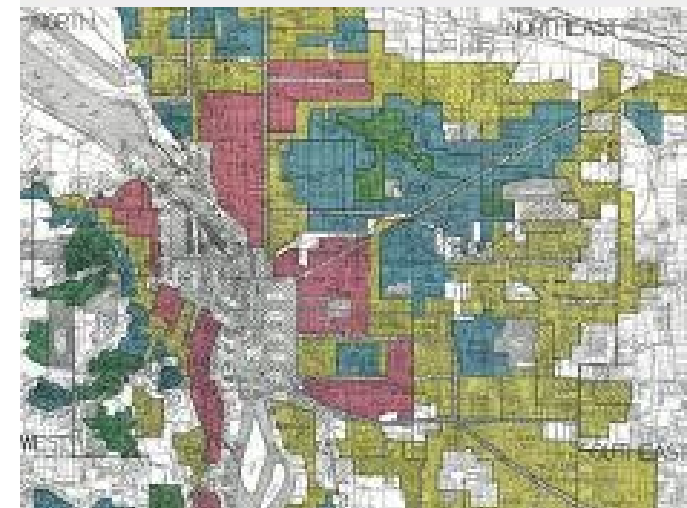
- DLCD Rulemaking Advisory Committee (RAC)
- Technical Advisory Committees (TACs)
- Model Code & Standards to be complete in December 2020
- Amend Eugene's Code by June 30, 2022 or Model Code will apply

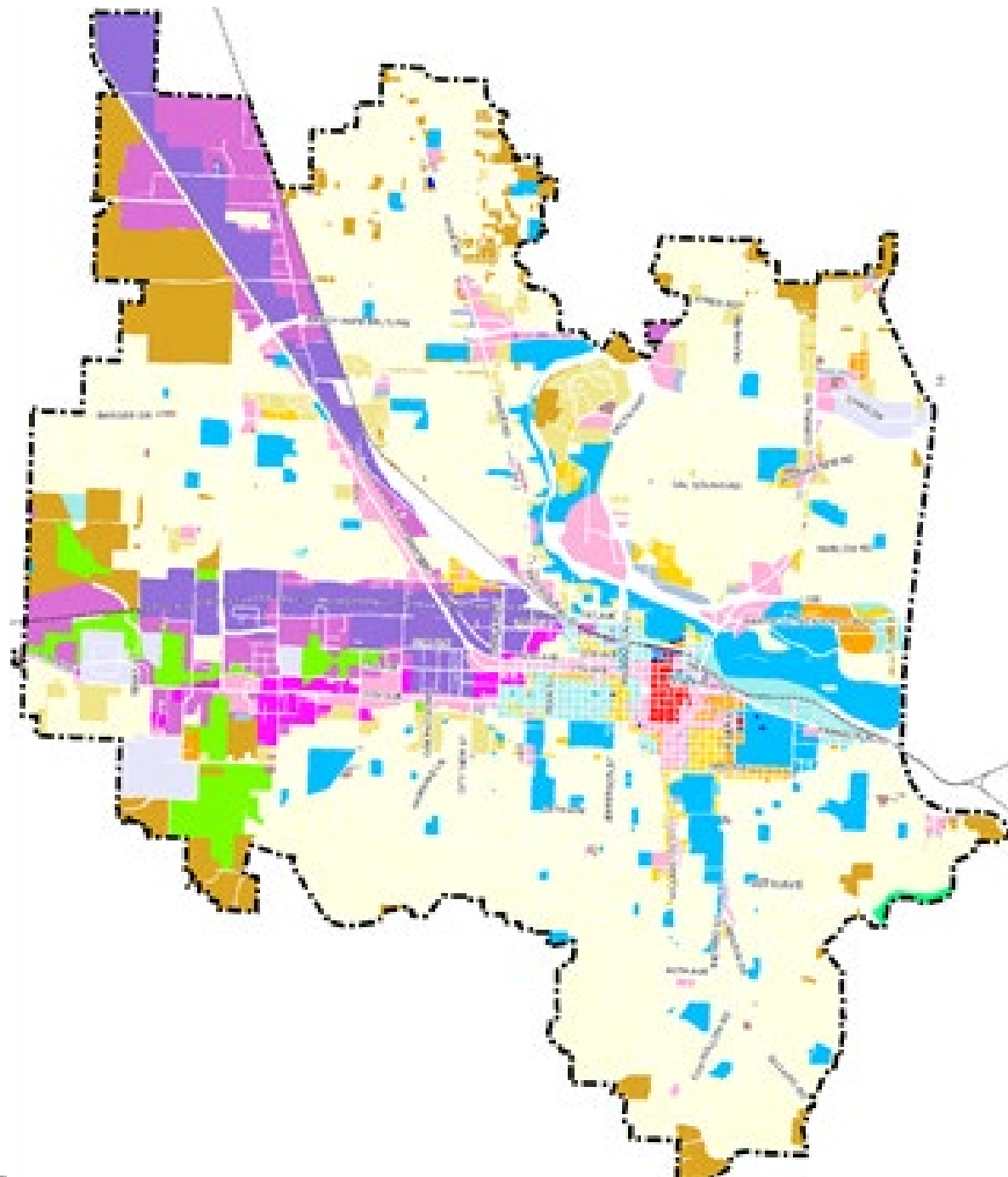




Exclusionary Zoning

- History of US & Oregon exclusionary laws
- Racist roots of zoning
- Planning's Commitment to Anti-Racism





Eugene's Residential Zoning



R-1 Low-Density Residential



R-2 Medium-Density Residential



R-3 Limited High-Density Residential



R-4 High-Density Residential



Meet the Housing Types



Duplex



Triplex



Fourplex





Meet the Housing Types



Cottage Cluster

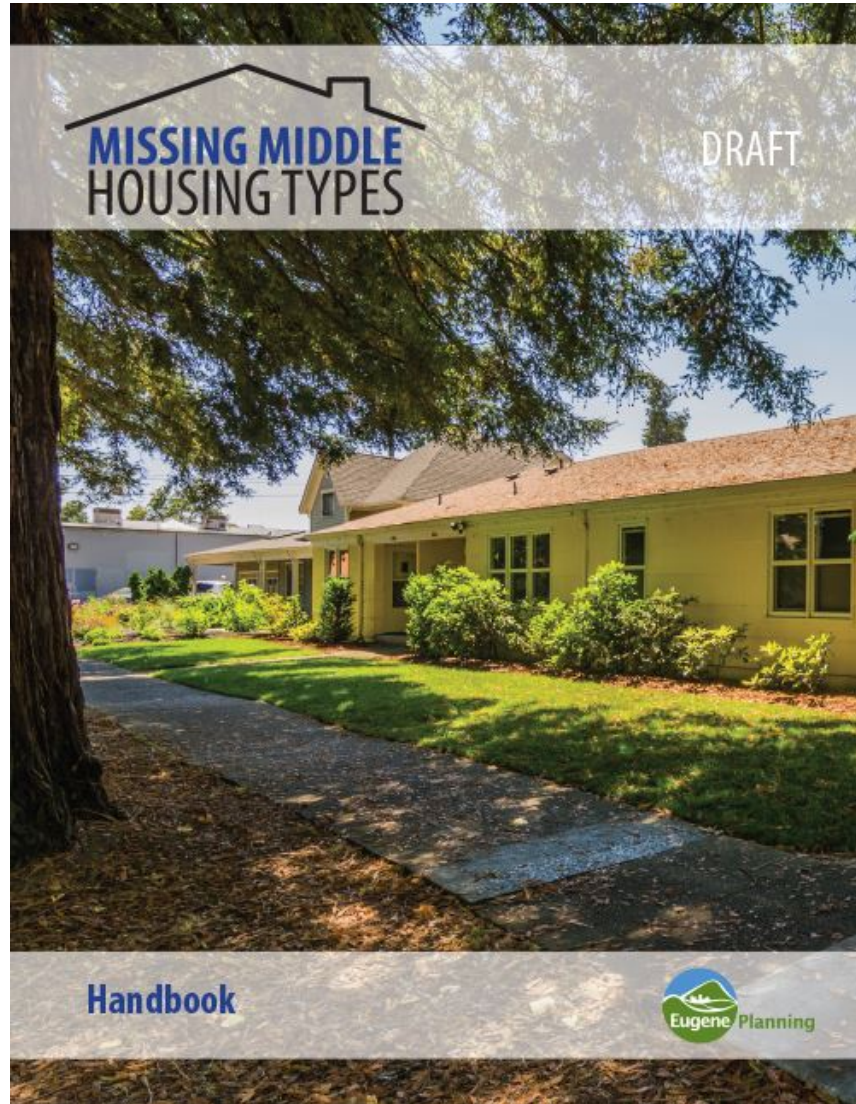


Townhouse/Rowhouse





Missing Middle Handbook



Walking Tour & Map

KEY

- Single-family dwellings - some with secondary dwelling units

A walking tour through one of Eugene's pre-war neighborhoods is a good opportunity to spot Missing Middle types and see how they function "on the ground." Here is a suggested route within blocks of the city center with just some of the types identified - see if you can find more!

10. Duplex with courtyard apartment hybrid

11. Duplex (near door in the west is a triplex)

12. Alley access

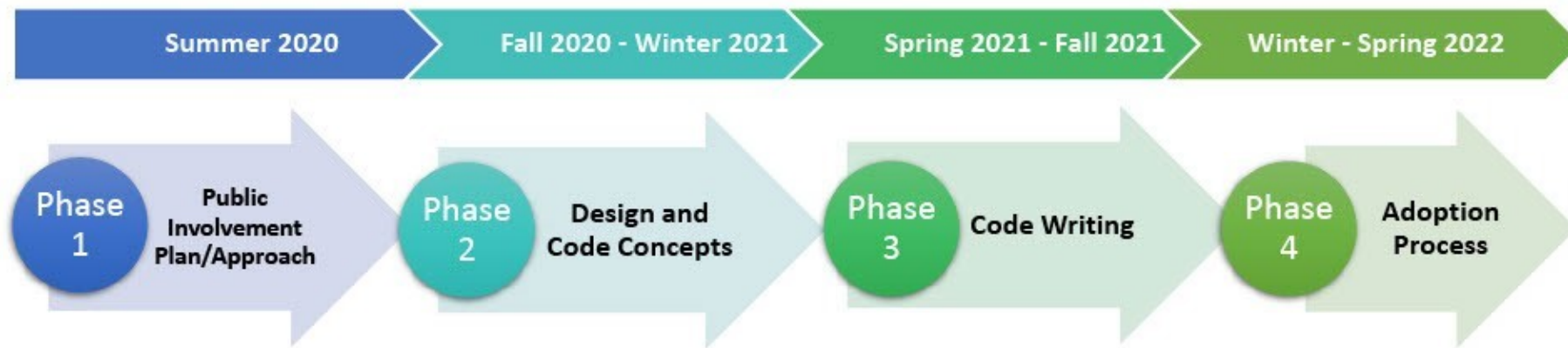
8. Courtyard

30 • Missing Middle Handbook

Missing Middle Handbook • 31



Middle Housing Implementation Project Timeline



Public Engagement Strategies

Phase 1	Phase 2	Phase 3	Phase 4
<ul style="list-style-type: none">•Envision Eugene Newsletter Kick-off•Develop public outreach materials in various formats•Educational Public Outreach•Update Project Webpage•Launch the project Engage Eugene Page•Finalize the Public Involvement Plan/PC & Council Check ins	<ul style="list-style-type: none">•Workshop(s) with Boards, Commissions, and local partners•Public Open House(s) and online engagement opportunities•Healthy Democracy Panel•Updates to general public and key stakeholders•Develop and distribute additional public outreach materials in various formats	<ul style="list-style-type: none">•Update Planning Commission and City Council on status of public engagement, draft policies and code amendments•Notify public of upcoming adoption process•Update project webpage and Engage Eugene page•Healthy Democracy Panel	<ul style="list-style-type: none">•Formal adoption/public hearing process begins•Online engagement opportunities continue•In person engagement as appropriate per public health guidelines



End of Phase Products



Public Involvement Plan

Equity and Inclusion

- COVID-19
 - ▣ Virtual public involvement
 - ▣ Adapting our approach
- Anti-Racism
 - ▣ Eugene zoning research underway
 - ▣ Educational opportunities



BLM Mural on 8th Avenue

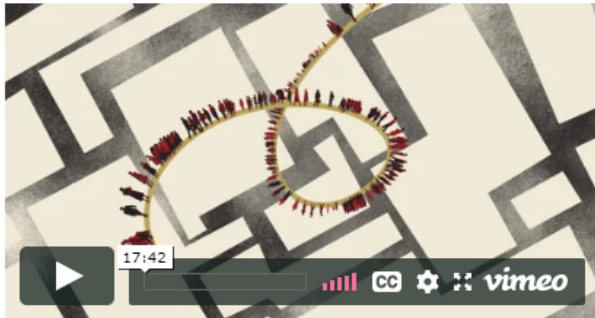


Public Involvement Plan

Equity and Inclusion

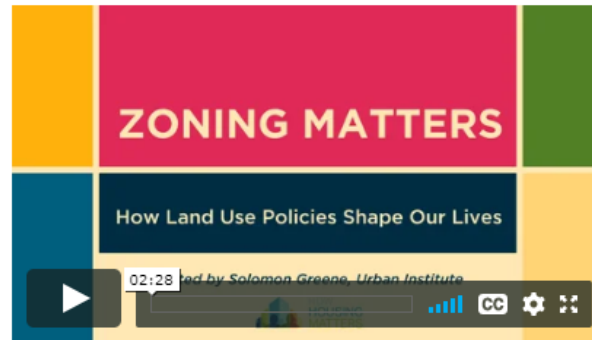
Segregated by Design (video, ~18 mins)

Watch The Color of Law author Richard Rothstein deliver a rapid-fire primer on exclusionary zoning and racist federal policies.



Zoning Matters: How Land-Use Policies Shape Our Lives video (video, ~3 mins)

Watch the video from the Urban Institute below to learn how zoning affects communities.



The Complicated History of Residential Zoning

To move forward, we must first look back and acknowledge actions in the past that have harmed and excluded members of our community. Residential Zoning has a complex history that resulted in exclusion of low-income, black, indigenous, and people of color from certain neighborhoods. In Oregon this history was especially harmful with direct exclusion of non-white people from the state from 1844 until 1926*. Although those exclusions are illegal today, their negative impacts are still affecting our community through the legacy of exclusionary zoning. Housing policy and code changes are an opportunity to mitigate those.

*After the passage of the 14th amendment in 1866, this law was rendered moot, however, remained in the Oregon Constitution.

Resources to Learn More

In The Color of Law, author Richard Rothstein tells how early zoning ordinances specifically banned blacks from certain zones. The Supreme Court outlawed that in 1917, but in many cities, Rothstein writes, "To prevent lower-income African Americans from living in neighborhoods where middle-class whites resided, local and federal officials began ... to promote zoning ordinances to reserve middle-class neighborhoods for single-family homes that lower-income families of all races could not afford." **View the videos below and borrow The Color of Law from the Eugene Public Library for more context about the history of zoning.**

The Mims House



[Borrow The Color of Law from the Library](#)

[Learn More About Eugene's History](#)

[Learn About the Mims House](#)

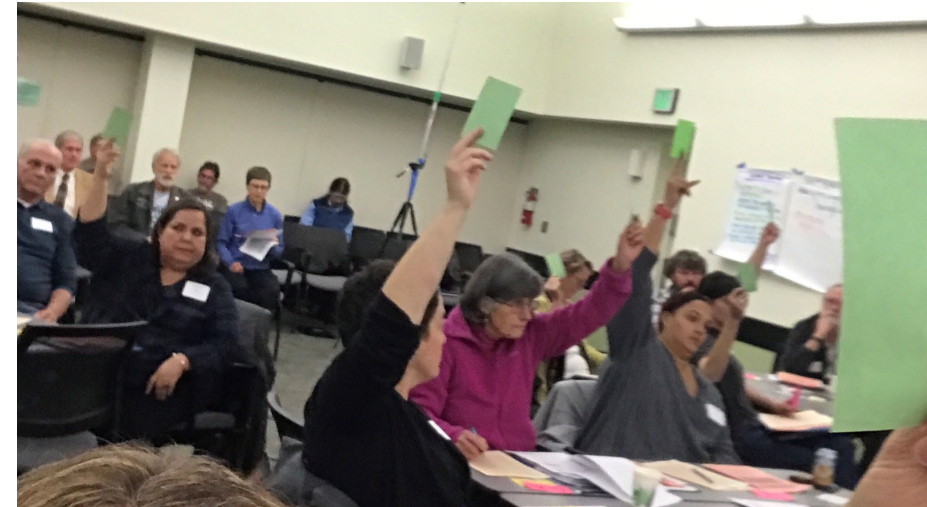
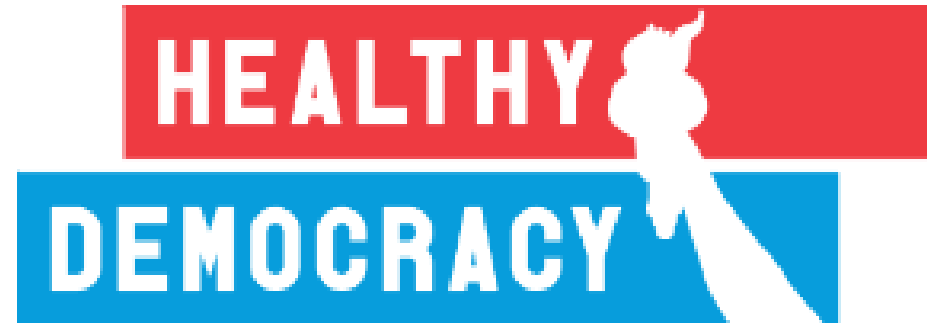
City of Eugene Middle Housing Webpage



Public Involvement Plan

Engagement Activities

- Equity Roundtable
- Boards, Commissions, & Partners
- Community Review Panel





Public Involvement Plan

Engagement Activities

□ Online & Innovative Engagement

Virtual Office
Hours



Edit



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Edit Sign Up



Next Steps

- Planning Commission Approval of Public Involvement Plan
- Launch Public Involvement
- Design Concept and Code Work





Questions and Discussion

