

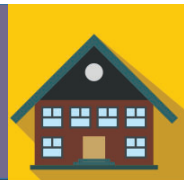


# Housing Tools & Strategies: Inclusionary Zoning

City of Eugene  
December 9, 2020



## Housing Tools and Strategies- Quarterly Updates



**Eugene Community Development**

**To:** Mayor Lucy Vinis and City Council  
**From:** Jennifer Knapp, Urban Design Planner  
**Date:** October 31, 2020  
**Re:** Housing Tools and Strategies update

Mayor and City Councilors,

The Housing Tools and Strategies (HTS) team committed to providing you with quarterly updates on the progress of items that address the affordability, availability, and diversity of housing. This memorandum provides updates on projects since our last update, in the [July 2020 HTS update](#).

### **BACKGROUND**

In 2018, Council directed staff to implement a process that would tie together the overlapping initiatives that address housing affordability, availability, and diversity of type. Staff implemented the Housing Tools and Strategies initiative to meet this Council directive.

In the fall of 2018, staff assembled a Working Group that identified over 80 recommendations to increase the availability, affordability, and diversity of housing in Eugene. Staff consolidated these recommendations into the HTS [Action Inventory](#), a document that is intended to serve as a working list of actions that the City can take.

# Inclusionary Zoning



- Typically refers to programs to build units affordable to low or moderate-income households as part of a market-rate development
  - Mandatory IZ requires a portion of units be Affordable
  - Voluntary IZ offers incentives
- Oregon adopted SB 1533 in 2016, allowing IZ

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## Questions about IZ



*Are units required to be rented to families below median income?*

No. But local governments can set income limits.

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## Questions about IZ



*What percentage of eligible developments in Portland chose to build affordable units under their mandatory inclusionary zoning policy versus pay the fee in lieu?*

100% have built units.

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## Questions about IZ



*Has mandatory inclusionary zoning disincentivized development in Portland?*

It's not yet known.

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## Questions about IZ



*If the affordable units mandated by inclusionary zoning were converted to condominiums, would the affordability requirement go away?*

Not if the units are still in their designated affordability period.

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## Questions about IZ



*Are there other inclusionary zoning programs in Oregon?*

Only in Portland and Ashland.

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# Questions about IZ



*What would a voluntary program look like, if Council wanted to pursue it?*

- Property tax exemptions
- Construction excise tax exemptions
- Systems Development charges exemptions
- Parking requirement exemptions
- Density bonuses

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## Questions



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