



Middle Housing Code Amendments

City Council Meeting
January 25, 2021



Presentation Outline

- House Bill 2001 Project Update/
Values and Principles
- Fall Outreach Highlights
 - Q&A
- Economic Feasibility Analysis
- Policy Choices and Next Steps
 - Q&A





Middle Housing Project Goals

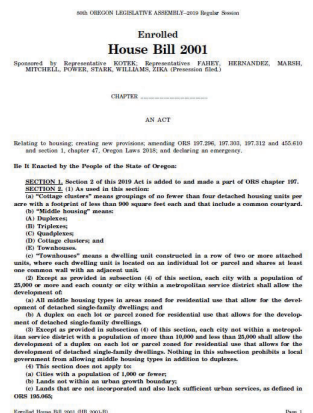
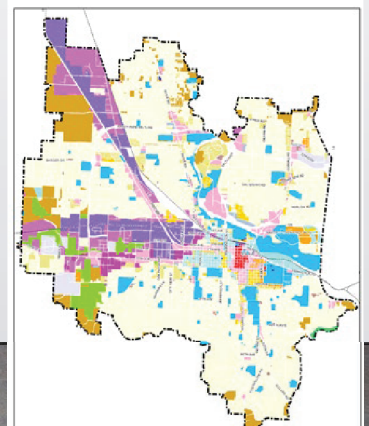
- Comply with House Bill 2001
- Further equity and long term affordability
- Enable housing availability and diversity of type



House Bill 2001

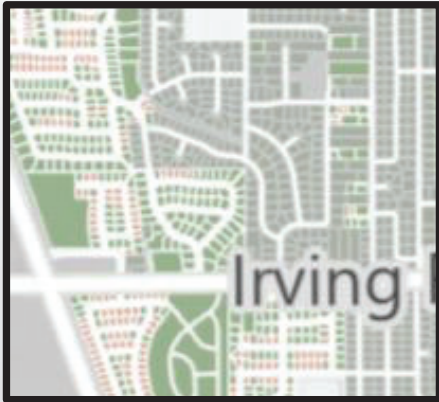
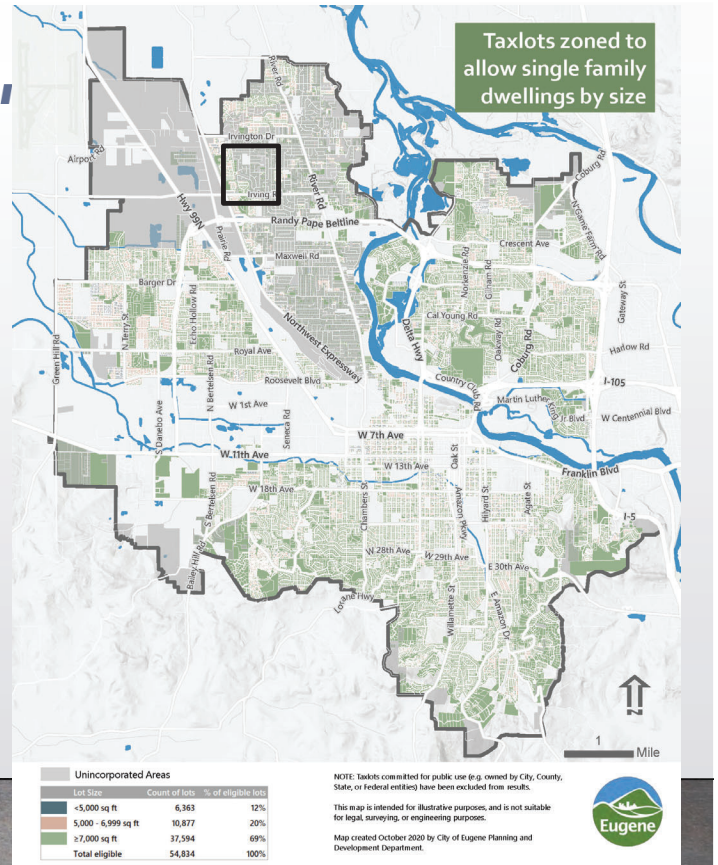
The City of Eugene must allow:

- A duplex on each lot or parcel
- Triplexes, quadplexes, cottage clusters, and townhouses in residential areas (but not necessarily on every lot or parcel)

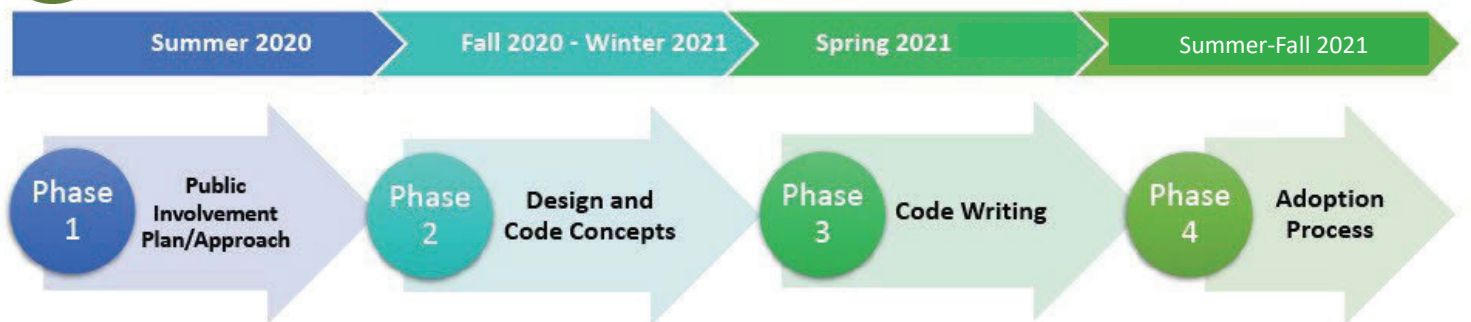




Residential Tax Lots



Middle Housing Implementation Project Timeline

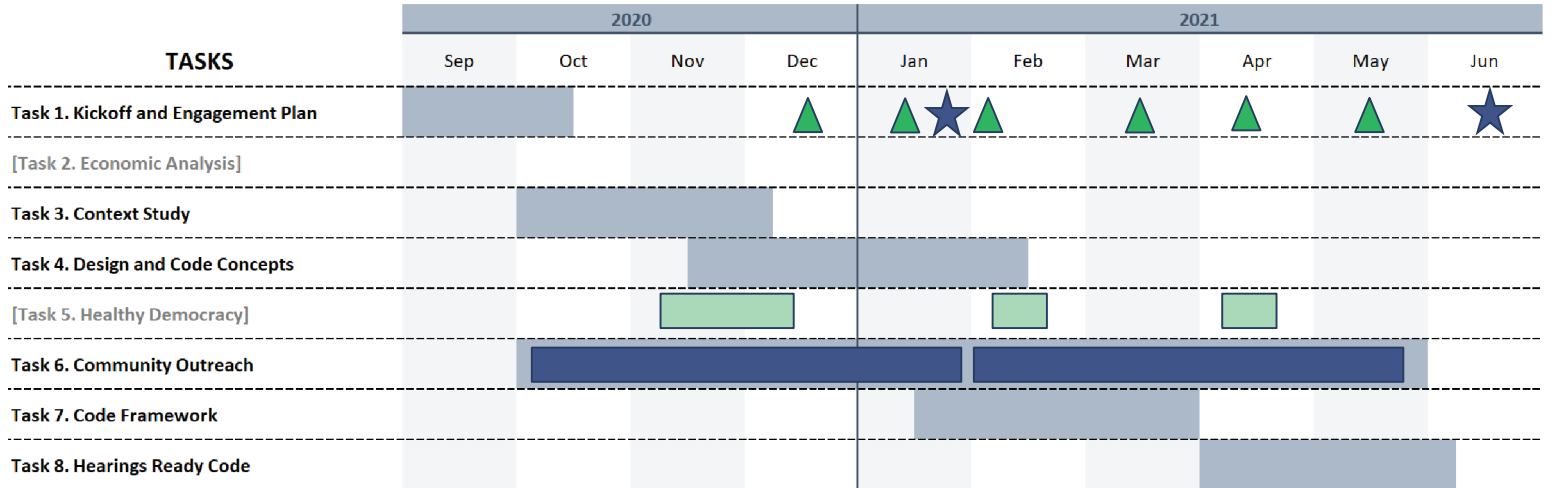


WE ARE HERE



Project Status

▲ PC ★ CC Meetings



Public Involvement Plan

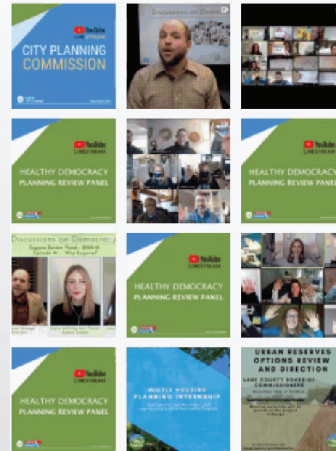
- Focus on Equity and Inclusion
- Online Engagement Strategies
- Boards & Commissions
Local Partners, & Equity RoundTables
- Student Outreach
- Healthy Democracy Panel





Online Engagement

- Fact Sheets
- Frequently Asked Questions
- [Middle Housing project webpage](#)
- [Engage Eugene](#) page
- [Monthly EUG Planning newsletter](#), and
- [EUG Planning Facebook page](#) and [Instagram](#)
- Interested Parties List- tinyurl.com/MHIPList



Values and Principles

Equity and Access to Housing

Broad Dispersal of Middle Housing

Housing Options of All Shapes and Sizes

Compact, Efficient Housing





Values and Principles

Sense of Belonging

Opportunities to Build Wealth

Interconnectedness of Housing Solutions

Vibrant Neighborhoods



Equity RoundTable

- Equity Lens
- Hopes, Fears and Principles for allowing middle housing across Eugene



Equity RoundTable - Participant Organizations

- UO Longhouse
- Sapsik'watá Teacher Education Program
- NAACP (Eugene-Springfield)
- DisOrient Film Festival
- Chinese American Benevolent Association
- Lane Independent Living Alliance
- TransPonder
- Huerto de la Familia



Equity RoundTable

Themes and highlights

Experiences with housing discrimination, racial profiling, accessibility concerns, needs for multigenerational households, and giving renters more housing options they can afford.





We are a nonpartisan nonprofit with one goal:
innovative democratic processes



- Our core principles:
 - Guarantee representation across as many diversities as possible,
 - Ensure participation by folks who've never participated before,
 - Foster collaboration & a paradigm shift – the Panel on the dais – and
 - Have the potential for substantial policy influence
- Method: Lottery selection & intensive deliberation
- Best known for the Citizens' Initiative Review
 - Proves everyday people can evaluate the most complex policy issues & write voter info that's accurate and comprehensive



- Eugene is the first City in the NW to fund a lottery-selected deliberative body
- And the first to convene one as part of a major planning project
- Our relationship with Planning staff is as partner, not just consultant
- Hopefully, this Review Panel is the first of many across the state – a new democratic tool in planners' toolboxes across Oregon



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Open to
Anyone



Special
Invitation



Random
Invitation



Randomly Selected & Reflective of the City's Demographics



29 Eugene residents, the City
in one room.

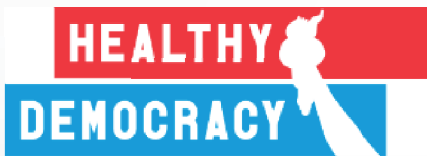
- Geographic Location
- Age
- Race & Ethnicity
- Gender
- Experience of Disability
- Educational Attainment
- Renter/Homeowner



Panel Process

Fall 2020: Guiding Principles

- Sessions 1-3:
Background Experts & Panelist Experiences
- Sessions 4-6:
Stakeholders & Experts Selected by the Panel
- Sessions 7-9:
Drafting & Prioritizing Principles



Eugene Review Panel First Report: Guiding Principles 11 December 2020

The following Guiding Principles were created and ranked by the 29 Panelists of the 2020-21 Eugene Review Panel on Housing. This report exclusively represents the words of Panelists themselves and the language below has not been edited by either City or Healthy Democracy staff. This explanatory text in italics is the only content contributed to this report by staff.

This project is a partnership between the City of Eugene and Healthy Democracy. The Review Panel prepared these Principles on advice to City staff preparing draft code related to HB 2021. Panelists were randomly selected from across the city including the unincorporated areas within its Urban Growth Boundary to reflect a microcosm of the city in terms of age, gender, race/ethnicity, geographic location of residence, disability status, rental/homeowner status, and educational attainment.

The Principles below were written by the Panel after hearing from seven background experts selected by the project's Steering Committee, 11 stakeholders and experts selected by the Panel from a menu prepared by the Steering Committee, and two additional speakers called by the Panel to answer specific questions. In addition – and of equal importance – the Panel explored the experiences of the cross-section of Eugene residents on the Panel itself. The Panel met for a total of 22 1/2 hours during this portion of the Review. The Panel will meet again for an additional 12 1/2 hours over six sessions in the spring to review the City's draft code related to HB 2021.

Additional Notes

The Principles in this report were placed in order using a weighted score. This score was based on the votes submitted for each Principle by members of the Panel, according to this formula:

- First a raw score was calculated:
 - A vote of "strongly agree" counted for 2 points toward the score of that Principle.
 - A vote of "somewhat agree" counted for 1 point.
 - A vote of "neutral/neutral" counted for 0.5 points.
 - A vote of "disagree" counted for -1 point.
- Then a weighted score was calculated in this way:
 - The raw score / the number of votes cast for that Principle = the weighted score.

Both the overall score and the specific votes have been noted with each Principle below. Ties were broken by a random number generator.

Note that some of the Principles are followed by rationales, also written by the Panel. These rationales are identified by a standard phrase: "why this is important."

The Principles are numbered using the arbitrary numbers assigned to them during the Review. These assigned numbers are preserved here for ease of reference; they never represented any sort of ranking.

For more information on the Panel, please visit: healthydemocracy.org/eugene

1/8

41 Guiding Principles.

Covering topics such as affordability, habitability, policy evaluation, homelessness, housing preservation, environmental impacts, development regulations, equitable access, and diversity of housing types.

Full report at:
healthydemocracy.org/eugene



Panel Next Steps

Spring 2021: Review the City's Work

- Sessions 10-12 (Feb.):
Review Code Concepts
- Sessions 13-15 (April):
Review Code Framework &
Prepare Public Engagement Recommendations

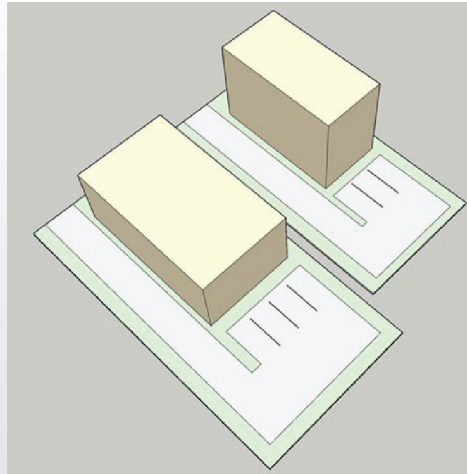


Q&A: Project Update & Outreach





Economic Feasibility Analysis



Economic Feasibility Study

ECONorthwest is evaluating the likelihood of various types of middle housing developing in different areas based on differences in market and site conditions.

Updates for this meeting:

- ❑ Eugene's market for middle housing
- ❑ Which types of middle housing are most likely to be built?
- ❑ Estimated prices for new middle housing compared to new single family housing & how adding more housing helps keep Eugene affordable



Eugene's Market for Middle Housing

- Recent development of all middle housing types (townhouse, cottage cluster, duplex, triplex, fourplex)
- Mixture of for-sale and rental
- Range of prices/rents



Middle Housing Financial Feasibility

- Building for-sale middle housing is more financially viable than rental housing in most areas.
- 2 side-by-side attached units can fit on many Eugene residential lots
 - Builders (and buyers) prefer “fee simple” over condo
- 4 side-by-side attached units are financially feasible in many areas, if there is a market for condo ownership.
- Student-oriented plexes may be feasible near the university.





Pricing: Middle Housing & Single Detached



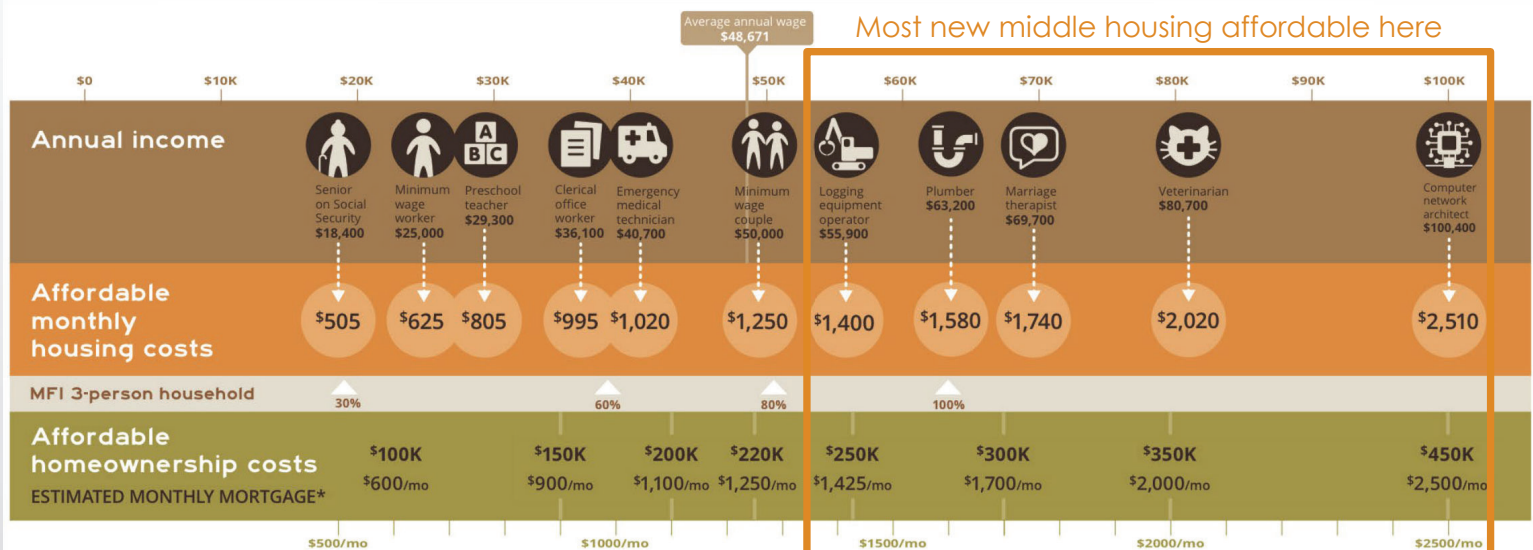
- New middle housing:
 - \$230k-\$485k for sale
 - \$1500-\$2900/mo for rent



- New single detached housing:
 - \$250k-\$1mil for sale
 - \$1700-\$3000/mo for rent



Middle Housing Affordability



Source: Lane County Housing Action Plan



Policy Choices

- Final state rules (OAR 660-046) adopted Dec 9, 2020
- Rules geared toward development feasibility
- Fairly prescriptive but allow some local flexibility



LCDC Adopts the Rules: 12/9/2020



Design and Code Concepts

- What are the City's options for complying with HB 2001 and encouraging middle housing?
- Where is there more flexibility, where are options narrower?
- How can people engage and provide meaningful input?





Levels of Implementation



✓ **ALLOW:** Meet the minimum OAR standards.

✓✓ **ENCOURAGE:** Remove code barriers, increase flexibility.

✓✓✓ **INCENTIVIZE:** Minimal regulation. Apply bonuses and incentives.



Example: Triplex in R-1 Zone Minimum Off-Street Parking



ALLOW

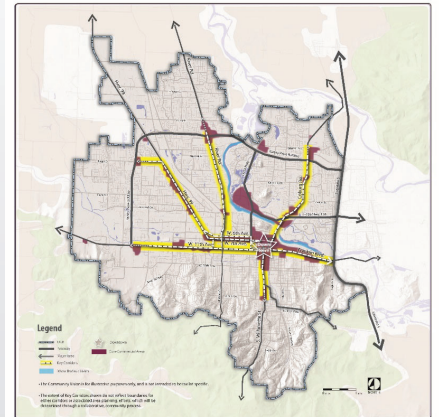
ENCOURAGE

INCENTIVIZE

3 spaces total

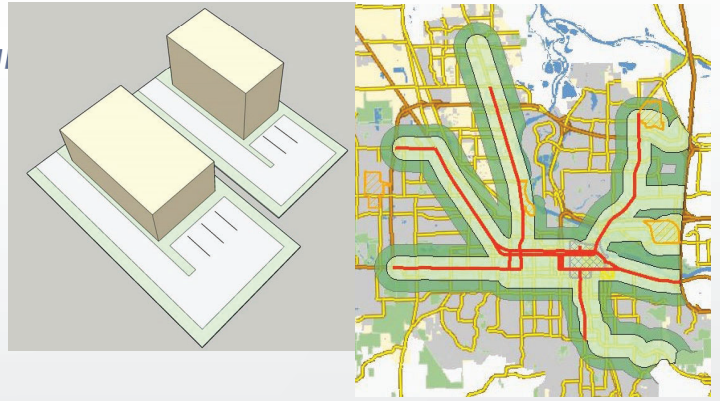
1-2 spaces total
and/or allow
on-street parking

None
(e.g., with affordable
units or near transit)





Example: Triplex in R-1 Maximum Lot Coverage



ALLOW

ENCOURAGE

INCENTIVIZE

50%

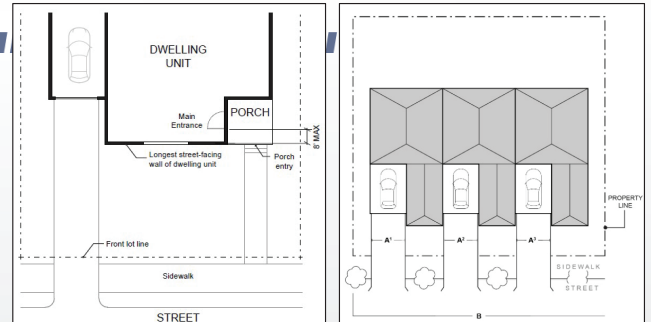
60%

70%

(or no limit with
affordable units or near
transit)



Example: Triplex in R-1 Design Standards



ALLOW

ENCOURAGE

INCENTIVIZE

Model Code
standards for key
features (e.g., entry
orientation,
windows, garage
width)

Less restrictive standards
than Model Code

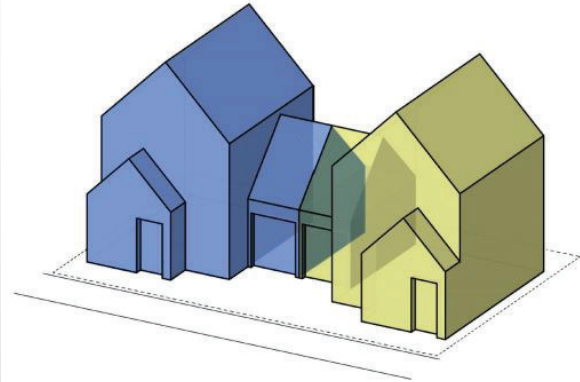
Even fewer or no design
standards



Deep Dive on Rules and Model Code

- Planning Commission meeting
February 1st, 11:30 am
- <https://eugene-or.gov/3360/Webcasts-and-Meeting-Materials>
- <https://eugene-or.gov/4244/Middle-Housing>

Figure 5. Duplex Attached by Garage Wall



Next Steps

- Code Concepts & Outreach Materials
- Broad outreach February – April:
On-line survey, meetings in a box, RoundTable meetings, Healthy Democracy panel and more
- Planning Commission work sessions February-May
- Code and policies are due from the project team by June 30, 2021. In place by June 30, 2022.





Q&A: Economics and Policy Choices

