



Middle Housing Code Amendments

Eugene City Council

May 24, 2021





Presentation Outline

- Project Goals
- Public Engagement Summary
- Land Use Code Approach
- Next Steps





Middle Housing Project Goals

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

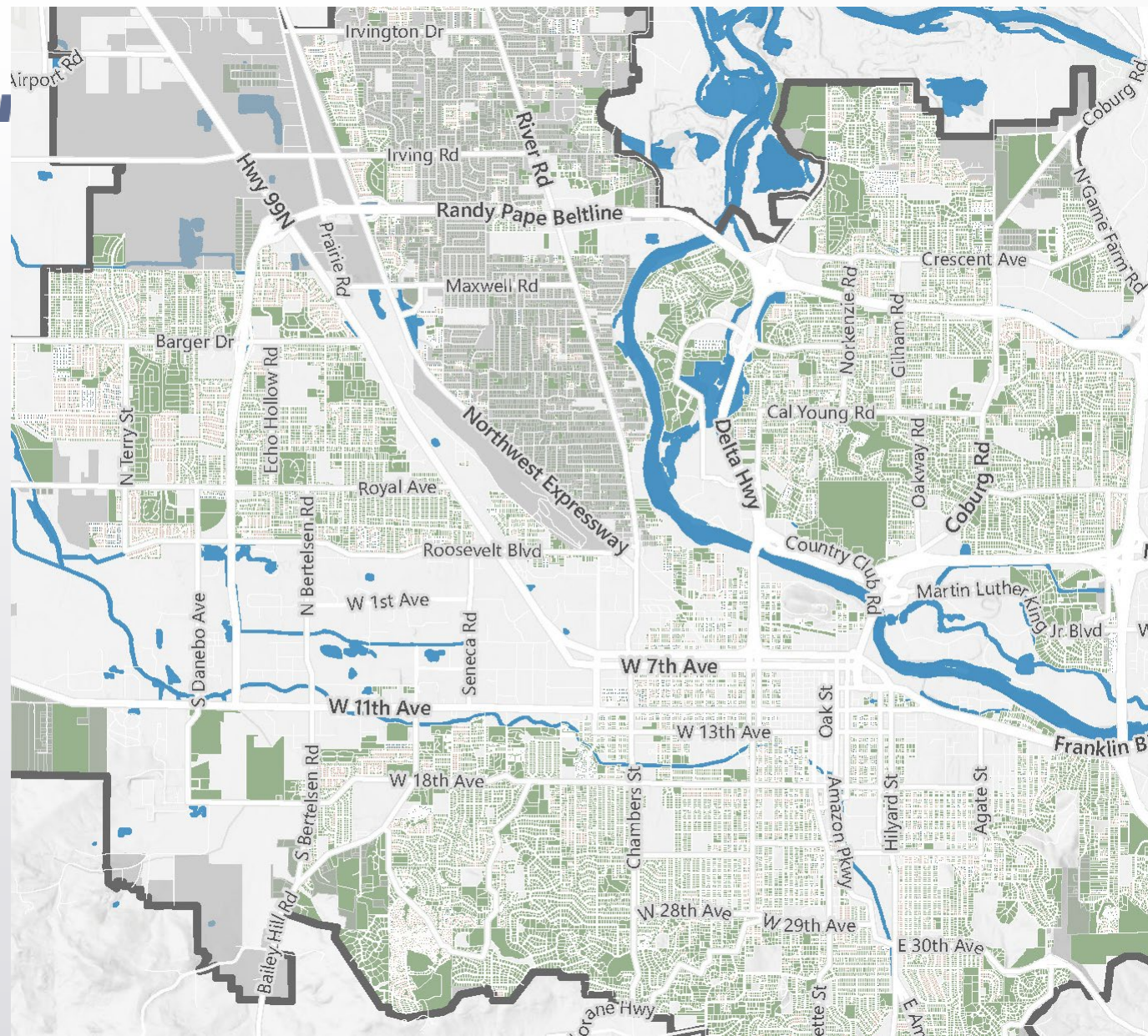




House Bill 2001

The City of Eugene must allow, by June 30, 2022:

- A duplex on each lot
- Triplexes, quadplexes, cottage clusters, and townhouses in residential areas





Public Engagement Highlights

MIDDLE HOUSING SURVEY NOW LIVE

Survey open until March 5th
Engage.Eugene-or.gov/middle-housing



27 MEETINGS & EVENTS
5 ROUNDTABLES & PANELS WITH
75 COMMUNITY PARTICIPANTS
741 SURVEY RESPONSES
3,800 SURVEY VIEWS
2 NEW SOCIAL MEDIA PROFILES
26 SOCIAL MEDIA POSTS
5 FACEBOOK LIVE EVENTS
4,000 SOCIAL MEDIA VIEWS



Project Engagement Approach

- Landmark **zoning reform** legislation
- **COVID-19 Pandemic**
- State-mandated **timeline and minimum standards**
- Centering **Equity**
- **History** of single-family zoning
- **Equity in FAQ's** and **Fact Sheets**
- **Equity Roundtable**



MIDDLE HOUSING CODE AMENDMENTS

Expanding housing options for Eugene

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.

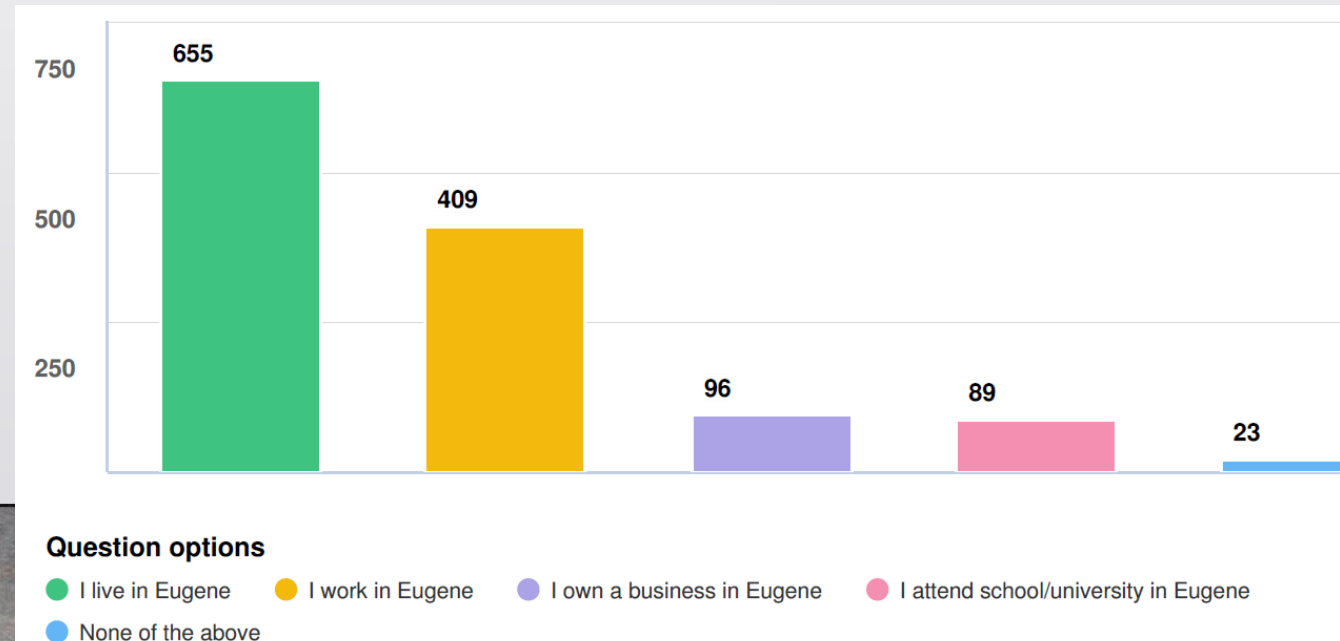
The Mims House





Who We Heard From

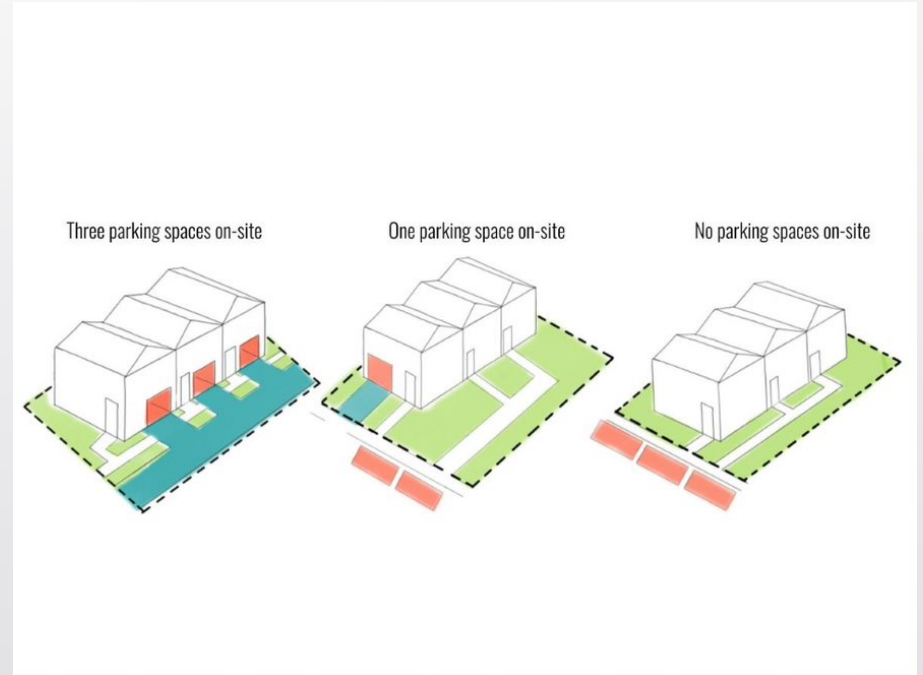
- **Renters** and **homeowners**
- **All ages** and **all wards**
- Various **races and ethnicities** proportional to our **community demographics**
- **Students** and other **young people**
- People who have **never been involved before**





Survey Report

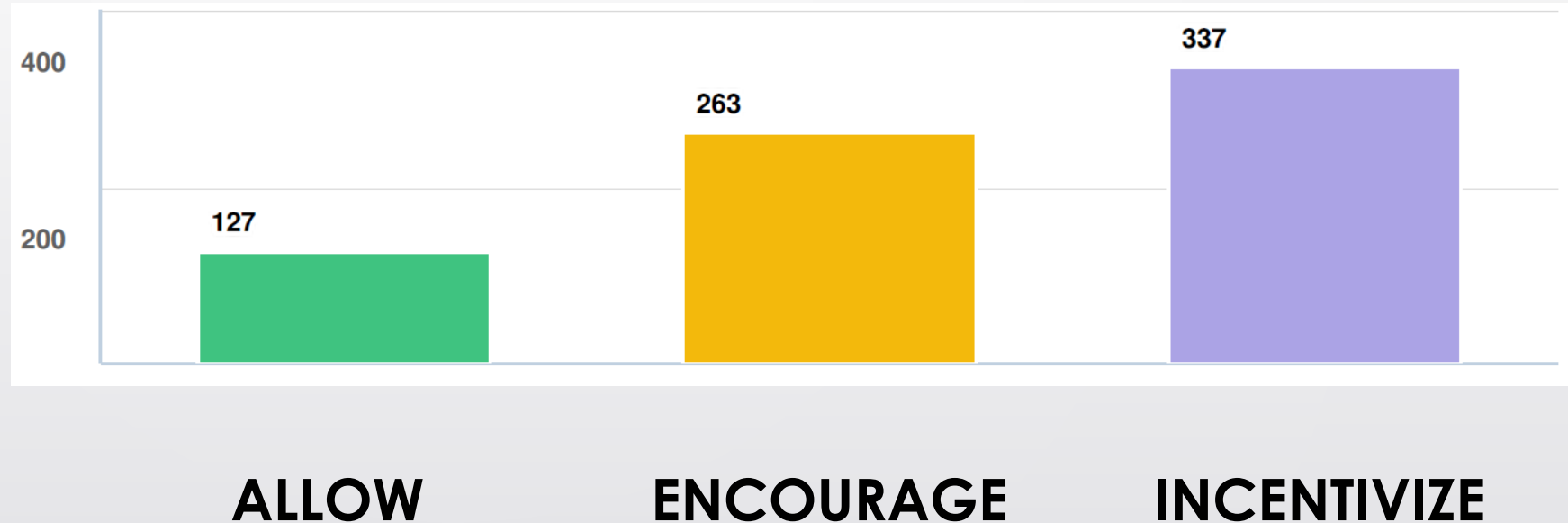
- **741** responses!
- Overwhelmingly encourage the City to go **beyond the minimum standards**
- Open for a **month**
- Available **offline**





Overall Code Approach

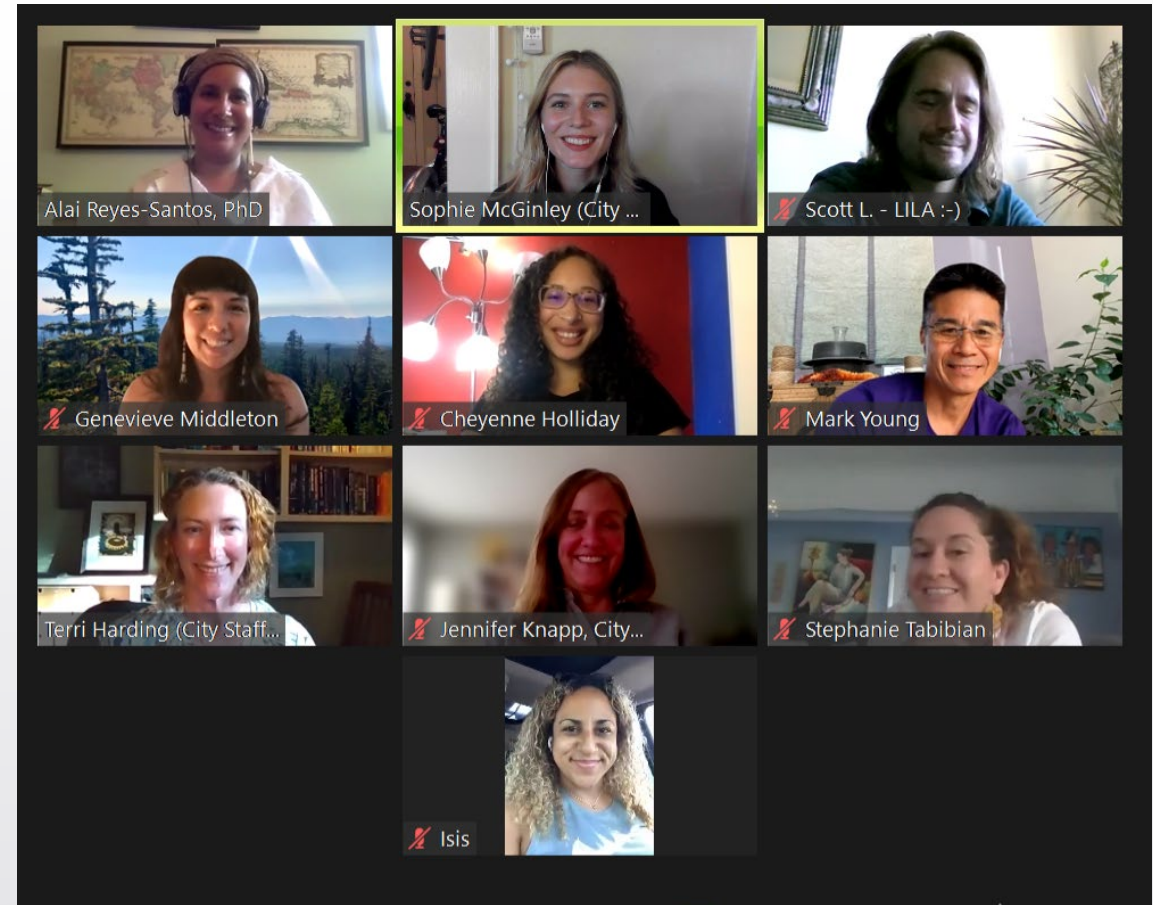
- **17%** Allow
 - **36%** Encourage
 - **46%** Incentivize
-
- **82%** beyond the minimum





Equity RoundTable

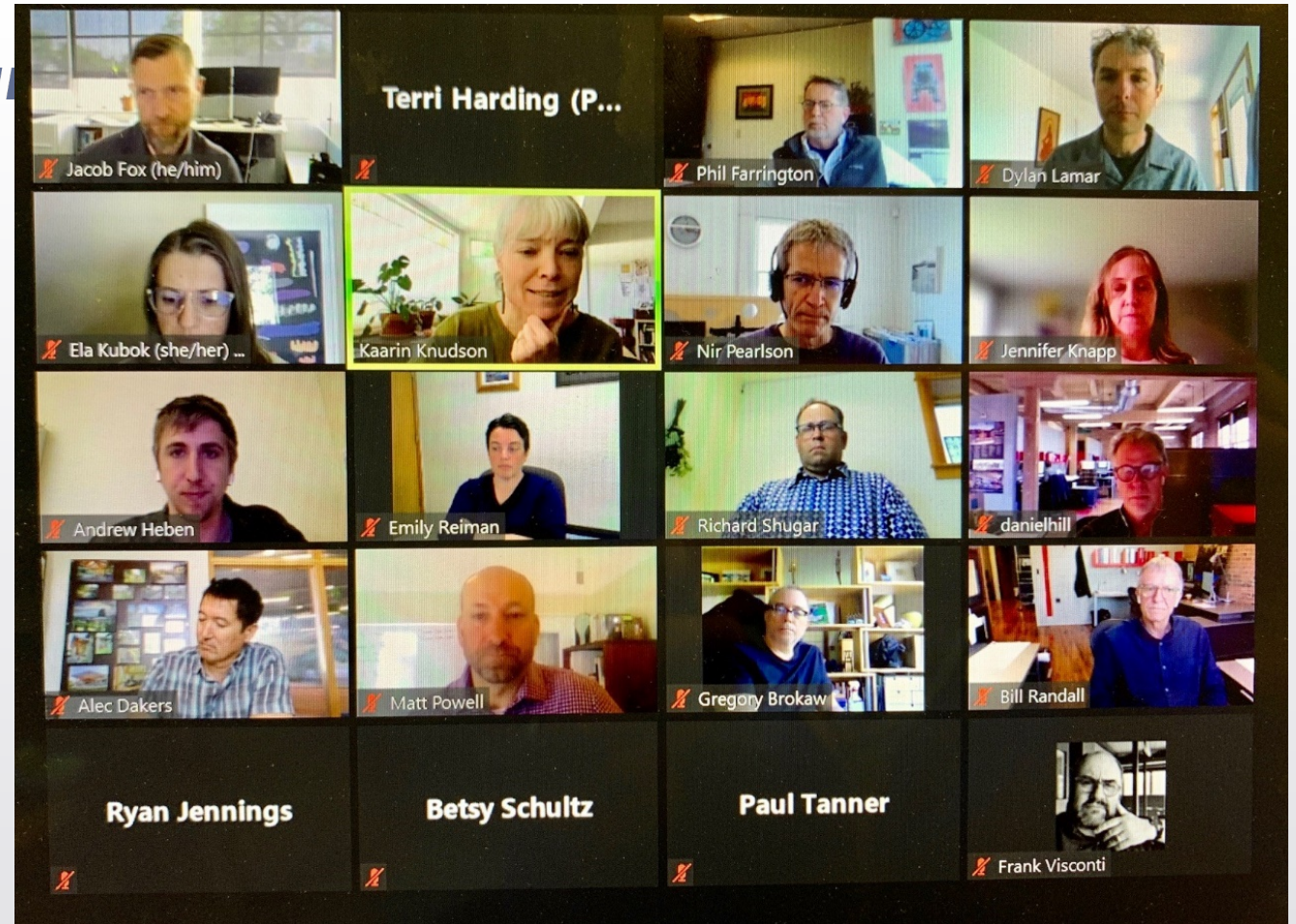
Middle housing considerations for BIPOC community members, people with disabilities, LGBTQ+ people, and low-income renters

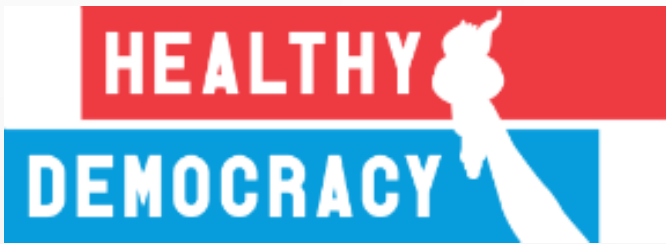




Developer Focus Group

Middle housing considerations for developers, designers, builders and real estate professionals





*Middle housing code and
public engagement
recommendations from
Eugene's first
representative,
deliberative review panel*





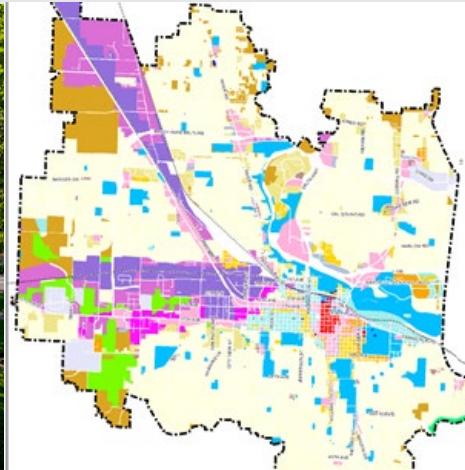
Land Use Code Approach





Overall Middle Housing Code Approach

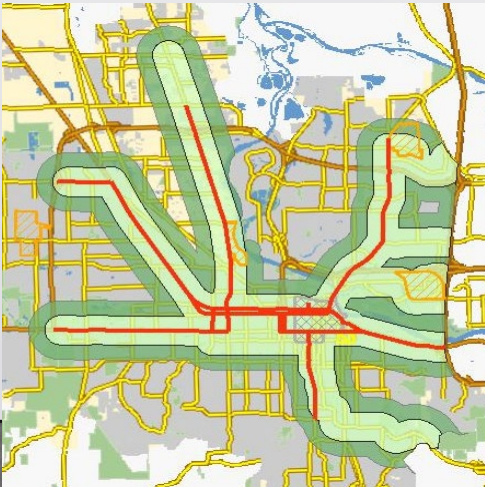
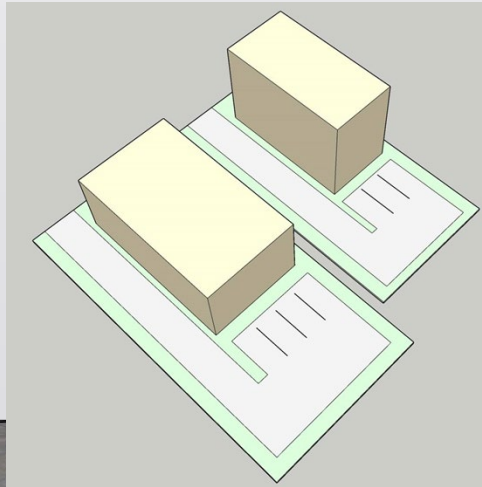
Encourage and incentivize middle housing across Eugene to meet the house bill and support the project's values and principles.





Approach to Compact Development

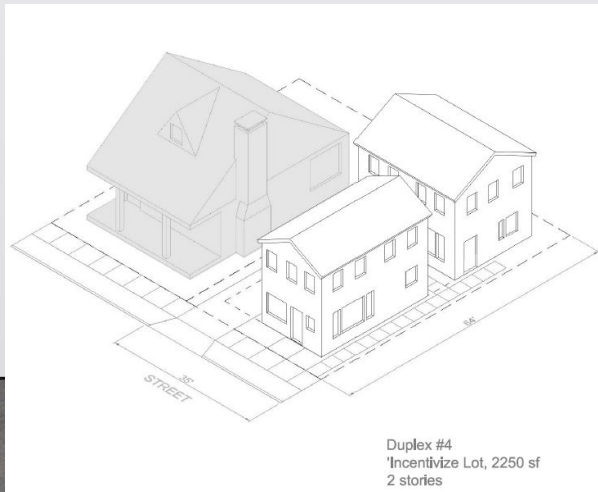
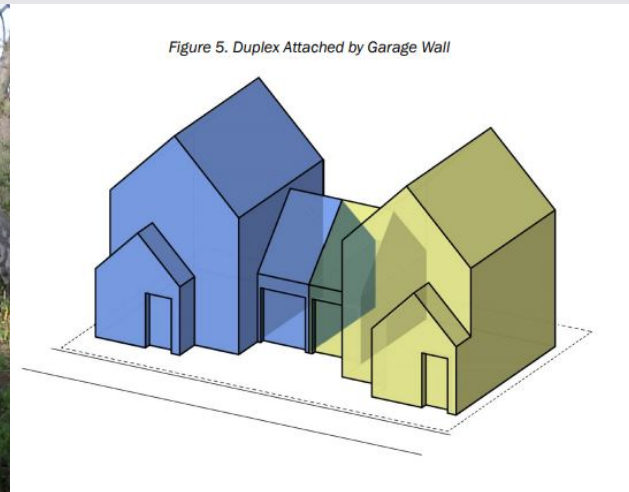
Near frequent transit routes, reduce parking requirements, allow smaller lots, increase building heights and increase lot coverage to meet the triple bottom line of sustainability.





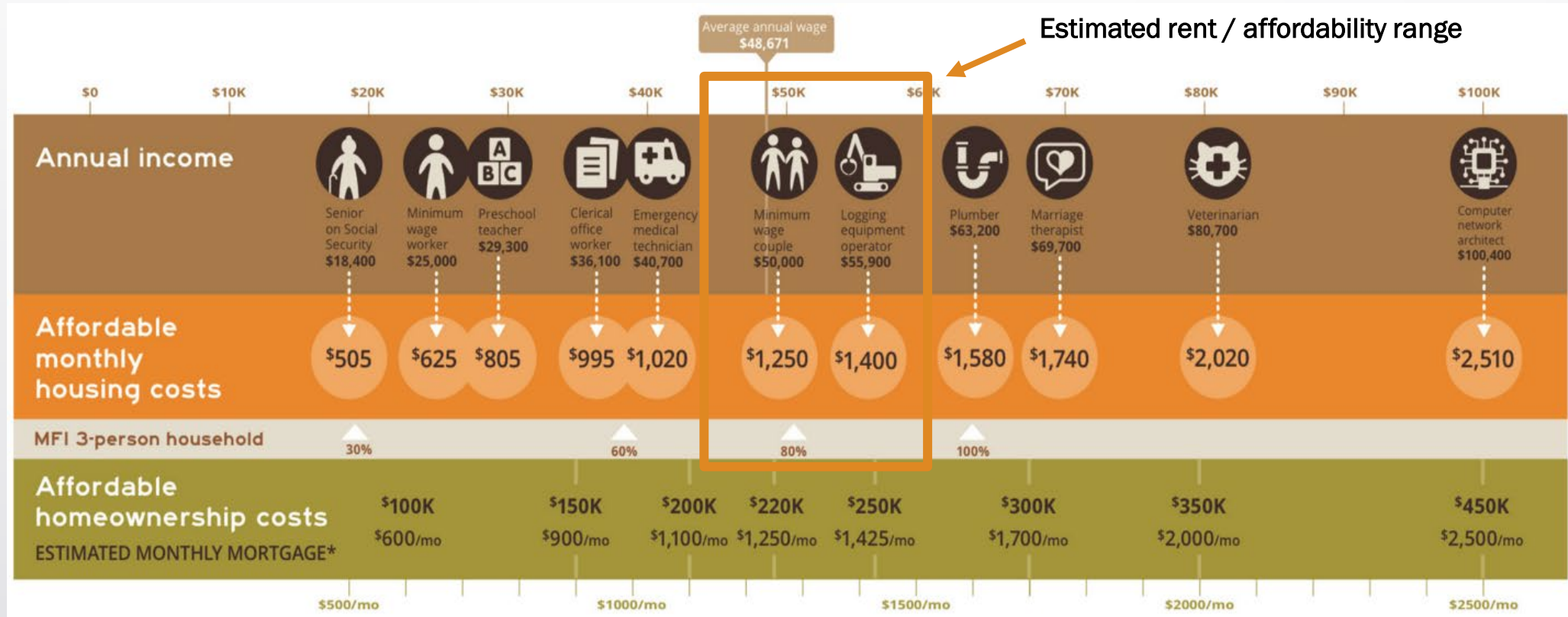
Middle Housing Affordability Strategies

Through the Middle Housing Code Amendments project, choose the incentivize code package to maximize the impact of the code on new middle housing affordability.





Affordability Impacts of Code Packages



Allow

75% - 94% AMI

Encourage

74% - 93% AMI

Incentivize

71% - 89% AMI



Middle Housing Affordability Strategies

- **Through the Housing Implementation Pipeline project, consider:**
 - Fee reductions for middle housing
 - A middle housing tax exemption program
 - Funding middle housing projects through the Construction Excise Tax
 - Creating middle housing pre-approved plans
 - Renter and home buyer assistance programs, especially for BIPOC communities, low-income renters, and people with disabilities
 - Density bonuses for affordable middle housing



Next Steps

- **Planning Commission work sessions in June 2021**
- **Assemble adoption package including complete plan and code amendments**
- **Planning Commission hearing in fall 2021**
- **City Council hearing by the end of 2021**
- **Code in Place by June 30, 2022**





Q&A

