ROUGHLY EDITED TRANSCRIPT

CITY OF EUGENE
WORK SESSION
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>> WELCOME TO THE JUNE 23, 2025 CITY COUNCIL WORK SESSION.

THANK YOU FOR JOINING US IN THIS HYBRID MEETING FORMAT.

THERE IS NO OPPORTUNITY FOR PUBLIC COMMENT AND THOSE WISHING TO ACCESS THE MEETING CAN WATCH ON OUR WEBSITE, THE BROADCAST ON COMCAST CHANNEL 21 OR BY CALLING IN TO ONE OF THE PHONE NUMBERS ON THE PUBLIC WEBCAST AND MEETING MATERIALS WEBSITE.

AN AUTOMATED EXTERNAL DEFIBRILLATOR IS ON THE COUNTER BEHIND STAFF ON THE WEST SIDE OF THE ROOM.

EMERGENCY EXITS ARE THROUGH THE DOUBLE DOORS AT THE BACK OF THE ROOM, THE DOORS TO THE PATIO CAN ALSO BE USED AS NEEDED.

THANK YOU ALL AGAIN FOR JOINING US TONIGHT.

I NOW CALL THE JUNE 23, 2025 CITY COUNCIL WORK SESSION TO ORDER.

I WILL TURN TO THE CITY MANAGER TO INTRODUCE OUR FIRST TOPIC OR OUR TOPIC FOR THIS EVENING, WORK SESSION ON URBAN GROWTH STRATEGIES.

>> LOOKING FORWARD TO THIS TOPIC.

THERE'S BEEN A LOT OF CONVERSATION OVER THE LAST FEW MONTHS ABOUT HOW TO INCREASE ECONOMIC DEVELOPMENT, HOW DO WE INCREASE HOUSING, WHAT'S YOUR STRATEGY, WHAT'S YOUR VISION?

IT COMES BACK TO THE WORK WITH URBAN GROWTH STRATEGIES.

EXCITED TO TURN IT OVER TO TERRI HARDING TO LEAD US THROUGH THE PRESENTATION.

>> GOOD EVENING, EVERYONE.

I'M TERRI HARDING.

I'M THE CITY'S PRINCIPAL PLANNING FOR COMMUNITY PLANNING AND DESIGN.

I'M JOINED BY LEAH RAUSCH AND HEATHER O'DONNELL TO PROVIDE YOU THIS UPDATE TODAY.

BEFORE WE BEGIN I WANT TO NOTE THAT THE CHALLENGE OF MEETING OUR COMMUNITY NEEDS AS WE GROW ESPECIALLY HOUSING NEEDS IS SIGNIFICANT.

IT WILL TAKE A CONCERTED EFFORT TO ADDRESS THESE NEEDS FOR CURRENT AND FUTURE RESIDENTS OF EUGENE.

WE HAVE BEEN WORKING ON THIS PROJECT FOR A COUPLE OF YEARS NOW BOTH TECHNICAL AND WORKING OUT IN THE COMMUNITY SO WE HAVE SOME MEANINGFUL PROGRESS TO SHARE WITH YOU.

WE'RE LOOKING TO SHARE UPDATES, ANSWER YOUR QUESTIONS AND GET YOUR FEEDBACK ON DRAFT POLICIES AND ACTIONS.

IF THERE'S ANYTHING YOU ARE CONCERNED ABOUT OR YOU THINK IS MISSING WE WANT TO KNOW ABOUT THAT.

YOUR ACTION TO ADOPT THE FIRST PIECES WOULD OCCUR IN THE FALL OF 2026.

THIS EVENING'S PRESENTATION WE'LL PROVIDE A REFRESHER ON WHAT'S INCLUDED IN THE PROJECT THEN I'LL WALK THROUGH THE NEW POLICIES FOR COMMUNITY REVIEW THEN LEAH AND HEATHER WILL WALK US THROUGH THE TYPES OF THINGS EUGENE WILL NEED TO TAKE TO MEET OUR NEEDS.

THE OVER ALL GOAL IS TO RECEIVE YOUR FEEDBACK ON WHERE THESE POLICIES AND ACTIONS ARE HEADED.

LET'S BEGIN WITH WHAT IS URBAN GROWTH STRATEGIES.

THIS PROJECT IS IDENTIFYING TOOLS, ACTIONS, POLICIES AND LANDS NEEDED FOR THE NEXT 20 YEARS TO SUPPORT LIVING WAGE JOBS AND HOUSING THAT EVERYONE CAN AFFORD.

THE WORK IS LARGELY STATE MANDATED.

FOR EXAMPLE THE HOUSING PLANNING IS FOLLOWING A NEW SET OF STATE RULES.

BUT IT'S ALSO LOCALLY DRIVEN FOLLOWING UP ON ENVISION EUGENE AND YEARS OF PLANNING FOR A COMPACT MIXED USE DEVELOPMENT AND COMPLETE NEIGHBORHOODS.

IT WILL RESULT IN LAND SUPPLY STUDIES, UPDATES TO THE LAND USE CODE AND EVALUATION OF OUR NEED TO EXPAND THE URBAN GROWTH BOUNDARY.

WITH OUR HOUSING NEED AS LARGE AS IT IS WE BELIEVE WE NEED TO EXPAND BUT UNTIL WE COMPLETE OUR LAND SUPPLY STUDIES WE DON'T KNOW BY HOW MUCH. ALTHOUGH A LOT OF THIS PROJECT IS STATE MANDATED THIS ADVANCES MANY OF OUR CITY PRIORITIES SHOWN ON THIS SLIDE AND WILL BE COMPLETED IN SEVERAL PHASES SHOWN HERE.

WE BEGAN WITH COMMUNITY ENGAGEMENT PHASE WHICH CONTINUES OVER THE LIFE OF THE PROJECT.

TODAY WE'LL FOCUS ON PROGRESS ON POLICY DEVELOPMENT AND HOUSING AND JOBS ACTIONS PHASES AND WILL RETURN TO YOU NEXT YEAR TO DISCUSS OUR LAND SUPPLY STUDIES WITH YOU.

QUICK HIGHLIGHT OF OUR COMMUNITY ENGAGEMENT THIS YEAR INCLUDE THAT WE HAVE CONTINUED TO ENGAGE WITH THE COMMUNITY USING BOTH BROAD REACHING AND FOCUSED STRATEGIES.

COMMUNITY ADVISORY PANEL COMPOSED OF MEMBERS FROM UNDERSERVED COMMUNITIES TO CENTER THEIR VOICES IN THE OUTCOMES OF OUR PROJECT WORK.

THAT LAUNCHED IN MARCH OF THIS YEAR.

ATTENDED A SERIES OF MEETINGS WITH THE YOUTH ADVISORY COUNCIL IN THIS ROOM ARE REALLY GREAT

TO BETTER UNDERSTAND THE NEEDS AND PRIORITIES OF YOUNG PEOPLE IN EUGENE.

WE HAVE FACILITATED A COUPLE OF MEETINGS WITH A GROUP OF HOUSING PROVIDERS, ARCHITECTS AND ADVOCATES.

WE HAVE BEEN WORKING WITH THE PLANNING COMMISSION, SUSTAINABILITY COMMISSION AND ACTIVE TERMS COMMITTEE AND LASTLY STAFF HAS BEEN GETTING OUT IN THE COMMUNITY PREVENTING AT EVENTS LIKE THE ANNUAL NEIGHBORHOOD CONFERENCE AND TABLING AT THE WE ARE BETHEL.

A FEW THEMES INCLUDE THE COMMUNITY WANTS MORE HOUSING.

HOUSING THAT IS MORE AFFORDABLE AT ALL INCOME LEVELS IN DESIRABLE LOCATIONS PARTICULARLY HOUSING AFFORDABLE TO LOWER AND MIDDLE INCOME HOUSEHOLDS.

PEOPLE ARE SUPPORTIVE OF THE IDEA OF MIXED USE CENTERS AS PLACES TO ACCESS GOODS AND SERVICES AND BUILD COMMUNITY NEAR WHERE THEY LIVE.

AND DUE TO YEARS OF DISCRIMINATION AND EXCLUSIONARY POLICIES ACCESSING SAFE AND AFFORDABLE HOUSING IS NOT EXPERIENCED EQUITABLY BY MEMBERS OF UNDERSERVED COMMUNITY GROUPS.

AS A RESULT OF HEARING ALL OF THOSE THEMES, YOU WILL SEE POLICIES AND ACTIONS THAT INCREASE HOUSING PRODUCTION, AFFORDABILITY AND CHOICE, ENCOURAGE DEVELOPMENT OF MIXED USE CENTERS CITY-WIDE AND PRIORITIZE NEEDS OF MEMBERS OF UNDERSERVED COMMUNITIES.

I WILL DISCUSS THE PROGRESS ON OUR POLICY DEVELOPMENT PHASE.

I'M GOING TO SHARE A BIT ABOUT EUGENE'S COMPREHENSIVE PLAN WORK IN GENERAL THEN HIGHLIGHT A FEW AREAS FROM THE CHAPTERS WE'RE WORKING ON THAT WERE INCLUDED IN YOUR PACKET.

THOSE LAY THE POLICY FRAMEWORK FOR HOUSING AND COMPACT DEVELOPMENT ACTIONS THAT LEAH AND HEATHER ARE DISCUSSING LATER IN THE PRESENTATION.

HISTORICALLY EUGENE, SPRINGFIELD AND LANE COUNTY HAVE SHARED A REGIONAL COMPREHENSIVE PLAN KNOWN AS THE METRO PLAN.

THEY LOOK TO LEGISLATIVE ACTION THEY HAVE BEEN DEVELOPING THEIR OWN COMPREHENSIVE PLANS TO PROVIDE LAND USE POLICY DIRECTION WITHIN OUR SEPARATE UGBs.

BECAUSE OF THE WORK INVOLVED MOVING FROM ONE PLAN TO ANOTHER THE COMPREHENSIVE PLAN IS BEING DEVELOPED IN THREE PHASES.

THE FIRST PHASE WAS ADOPTED WITH EUGENE'S URBAN GROWTH BOUNDARY IN 2017, A FEW CHAPTERS.

SECOND PHASE IS UNDER WAY NOW AND THE THIRD PHASE WILL BE IN THE FUTURE TO INCLUDE NATURAL RESOURCES AND COMMUNITY RESILIENCE TOPICS.

WHAT IS A COMPREHENSIVE PLAN YOU MIGHT ASK.

IT IS A DOCUMENT THAT SERVES AS A ROAD MAP GUIDING THE CITY FOR ITS PLAN WITHIN THE URBAN GROWTH BOUNDARY.

IT'S INFORMED BY YEARS OF COMMUNITY ENGAGEMENT UPON WHICH THIS WORK IS BASED.

EACH CHAPTER IN THE COMP PLAN HAS A SERIES OF GOALS THAT ARTICULATE THE COMMUNITY'S OVERARCHING AS OPERATIONS AND EACH CHAPTER CONTAINS POLICIES THAT INFORM HOW EUGENE GROWS IN THE FUTURE.

ONCE ADOPTED, THE COMPREHENSIVE PLAN GUIDES THE WORK OF CITY STAFF IN OUR LAND USE PLANNING, UPDATING DEVELOPMENT REGULATIONS, DEVELOPMENT COMMUNITY ENGAGEMENT PLANS AND PRIORITIZING PROJECTS FOR FUNDING.

THESE COMPREHENSIVE PLAN CHAPTERS WE'RE WORKING ON ARE SCHEDULED FOR ADOPTION IN 2026 AND 2027.

THEY COVER COMMUNITY ENGAGEMENT, COMPACT DEVELOPMENT, HOUSING, COMMUNITY HEALTH, PUBLIC FACILITIES AND SERVICES AND LAND USE.

LAND USE CHAPTER 11 WILL ALSO INCLUDE AN EXCITING PARCEL SPECIFIC LAND USE DIAGRAM TO REPLACE AND MODERNIZE THE METRO PLAN DIAGRAM WITHIN EUGENE'S URBAN GROWTH BOUNDARY.

WE HAVE A STORY MAP THAT WALKS YOU THROUGH THAT PROJECT IF YOU'RE INTERESTED IN DETAIL.

THIS WINTER AND SPRING WE HAVE RECEIVED INPUT ON THE FIRST DRAFTS OF THE CHAPTERS INCLUDED IN YOUR AIS.

TODAY I'M JUST GOING TO HIGHLIGHT A COUPLE OF AREAS OF CHAPTER 2, COMPACT DEVELOPMENT, AND CHAPTER 4, HOUSING, BECAUSE THEY PROVIDE THE POLICY SUPPORT FOR ACTIONS WE'LL SHARE WITH YOU.

ALL OF THESE CHAPTERS LISTED ARE IN YOUR PACKET AND WE WELCOME YOUR INPUT ON ANY OF THOSE GOALS AND POLICIES YOU CAN FIND THERE.

WE'LL EXPECT MORE OPPORTUNITIES FOR DISCUSSION IN THE FALL.

OKAY, SO FOR COMPACT DEVELOPMENT AND URBAN DESIGN THIS CHAPTER GUIDES THE FUTURE EFFORTS OF USING LAND INSIDE THE URBAN GROWTH BOUNDARY IN AN EFFICIENT AND ATTRACTIVE MANNER THAT INCREASES OPPORTUNITIES FOR PEOPLE TO LIVE IN COMPLETE NEIGHBORHOODS WITH ACCESS TO GOODS AND SERVICES.

IT ALSO INTRODUCES POLICIES ON PLANNING FOR CENTERS AND KEY CORRIDORS THAT ARE INTENDED TO INCREASE COMMERCIAL AND RESIDENTIAL USES AND ACCESS TO DAILY GOODS AND SERVICES WHILE REDUCING NEED TO RELY ON AUTOMOBILES.

CENTERS ARE ONE CONCEPT INCLUDED IN THIS CHAPTER.

A KEY STRATEGY FOR BUILDING A MORE COMPACT CITY.

WHEN WE THINK OF A CENTER WE THINK OF PLACES THAT RANGE IN SIZE AND ACTIVITY LEVEL FROM THE LARGEST DOWNTOWN TO MID SIZE CORE COMMERCIAL CENTERS AND SMALLER NEIGHBORHOOD CENTERS.

THEY ARE CONVENIENT AND CLIMATE FRIENDLY BRINGING GOODS AND SERVICES CLOSER TO PEOPLE'S DOORSTEPS.

THEY ARE CONNECTED BY KEY CORRIDORS, KEY TRANSPORTATION CORRIDORS, WITH HIGH QUALITY INFRASTRUCTURE FOR PEOPLE WHO WALK, BIKE AND RIDE THE BUS.

WE HAVE HEARD FROM THE PUBLIC THE IMPORTANCE OF CENTERS AS COMFORTABLE AND SAFE PLACES FOR PEOPLE TO GATHER AND BUILD COMMUNITY.

HOW DID WE GET TO THIS MAP OF CENTERS ON YOUR SCREEN NOW?

THIS IS OUR FIRST DRAFT MAP OF EUGENE CENTERS AND KEY CORRIDORS AND THESE PLACES WERE SELECTED BASED ON ALMOST A YEAR'S WORTH OF COMMUNITY INPUT INCLUDING AN INTERACTIVE MAPPING ACTIVITY WHERE WE ASKED COMMUNITY MEMBERS WHERE THEY GO IN THEIR NEIGHBORHOODS FOR THINGS THAT THEY NEED.

WE RECEIVED OVER 600 RESPONSES.

THEY ALSO HELD A SERIES OF FOCUS GROUP STYLE MEETINGS WITH THE HOUSING AND DEVELOPER WORKING GROUP, YOUTH ADVISORY COMMUNITY AND COMMUNITY ADVISORY PANEL.

THE COMMUNITY INPUT IN MIND STAFF THEN RESEARCHED POTENTIAL LOCATIONS FOR CENTERS BASED ON CURRENT LAND USE DESIGNATION AND ZONING TO IDENTIFY AREAS EITHER OPERATING A AS PLACES OF COMMERCE OR COULD BE BASED ON THEIR ALLOWED USES.

THAT EXCLUDED AREAS ADJACENT TO INDUSTRIALIZED ZONES BECAUSE COMMERCIAL ZONES ALLOW FOR RESIDENTIAL USES AND OUR POLICIES ENCOURAGE MORE RESIDENTIAL USES AROUND CENTERS.

LASTLY STAFF INCORPORATED NEIGHBORHOOD PRIORITIES WHERE POSSIBLE FROM NEIGHBORHOOD REFINEMENT PLANS LIKE RIVER ROAD AND SANTA CLARA NEIGHBORHOOD PLAN.

2 INCLUDES GOALS AND POLICIES THAT DIRECT THE CITY TO SUPPORT HIGHER INTENSITY MIXED USE DEVELOPMENT IN OR NEAR KEY CORRIDORS.

THESE ARE SHONE AS DASHED LINES ON THE MAP INCLUDING PORTIONS OF COBERG ROAD, FRANKLIN BOULEVARD, SOUTH WILLAMETTE STREET, WEST 11th AVENUE, HIGHWAY 99, RIVER ROAD AND 6th AND 7th AVENUE AND COULD BE EXTENDED IN THE FUTURE SO THERE'S AN ARROW AT THE END.

KEY CORRIDORS ARE SERVED BY PUBLIC TRANSIT ALREADY ADOPTED IN THE TRANSPORTATION SYSTEM PLAN.

CENTERS POLICIES ARE RELATED TO THEIR DIFFERENT SCALES AND USES.

DIFFERENT SCALES.

ENCOURAGING DEVELOPMENT AND REDEVELOPMENT IN AND AROUND CENTERS.

AND THERE ARE POLICIES ON THE TWO CLIMATE FRIENDLY AREAS, THE LITTLE BLACK STARS ON THE MAPS THAT COUNCIL DIRECTED STAFF TO PROCEED WITH LAST NOVEMBER.

THE LAST TOPIC I'LL TALK ABOUT IS THE HOUSING CHAPTER.

I WANT TO TOUCH ON THIS BECAUSE IT'S IMPORTANT FOR OUR CONVERSATION TODAY.

IT INCLUDES FOUR GOALS AND 29 POLICIES FOR EUGENE, AND IT'S IMPORTANT TO NOTE THE CITY DOESN'T ACTUALLY BUILD THE HOUSING BUT WE DO GUIDE CITY-WIDE EFFORTS FOR INCREASING HOUSING PRODUCTION, AFFORDABILITY, CHOICE AND FAIRNESS.

THE DRAFT GOALS AND POLICIES PLAN FOR HOUSING THAT'S AFFORDABLE TO ALL INCOMES WITH PARTICULAR FOCUS ON LOWER AND MIDDLE INCOME HOUSEHOLDS TO IDENTIFY HOUSING NEED.

THE LAST THING I WOULD LIKE TO SHARE WITH YOU ABOUT THE COMPREHENSIVE PLAN IS ABOUT HOUSING PRODUCTION.

THIS IS ONE OF THE GOALS IN THE HOUSING CHAPTER.

IT'S IMPORTANT BECAUSE PRODUCING MORE HOUSING NOT ONLY IMPACTS OUR SUPPLY BUT IT'S THE MOST SIGNIFICANT WAY WE CAN INCREASE HOUSING AFFORDABILITY.

THE GOAL READS DEVELOP AND FACILITATE TOOLS THAT INCREASE PRODUCTION OF NEW HOUSING, CREATING A SUPPLY OF HOUSING THAT MEETS THE NEEDS OF CURRENT AND FUTURE RESIDENTS.

UNDER THIS GOAL THERE ARE CURRENTLY 11 DRAFT POLICIES THAT HELP ATTAIN THE GOAL OF HOUSING PRODUCTION.

A FEW EXAMPLES INCLUDE REMOVING BARRIERS TO HOUSING PRODUCTION, INCENTIVES TO INCREASE ACCESS TO HOUSING, DEVELOPING NEW AND UPDATED TOOLS THAT ENCOURAGE HOUSING PRODUCTION AND INCREASING HOUSING PRODUCTION IN AND NEAR CENTERS.

I WANT TO HIGHLIGHT POLICY 4.7, NEW AND UPDATED TOOLS, WHICH

DIRECTS THE CITY TO CONSIDER A WIDE ARRAY OF INCENTIVES.

WITH AN EMPHASIS ON INCREASING SUBSIDIZED AFFORDABLE AND MODERATE INCOME HOUSING.

THESE POLICIES ARE THE FRAMEWORK FOR DEVELOPING HOUSING ACTIONS WHICH LEADS US INTO THE NEXT PART OF THE PRESENTATION.

I'LL HAVE LEAH.

>> THANKS, TERRI.

GOOD AFTERNOON, MAYOR, CITY COUNCILORS.

I'M LEAH RAUSCH, SENIOR PLANNER ON THE COMMUNITY PLANNING AND DESIGN TEAM.

AS TERRI SAID TO IMPLEMENT THESE DRAFT CITY-WIDE POLICIES AS WELL AS EXISTING COUNCIL PRIORITIES AND FIND EFFICIENCY IN OUR EXISTING LAND SUPPLY WE WILL NEED CONCRETE ACTIONS TO INCREASE HOUSING PRODUCTION, AFFORDABILITY AND CHOICE AS WELL AS SUPPORT LIVING WAGE JOBS IN EUGENE.

SO AS WE SHARED IN MORE DETAIL IN FEBRUARY THIS YEAR THE NEW OREGON HOUSING NEEDS ANALYSIS REALLY CHANGES HOW CITIES WILL PLAN FOR HOUSING IN THE FUTURE WITHIN OUR URBAN GROWTH BOUNDARY.

USING THE 2025 WE KNOW EUGENE WILL NEED TO SUPPORT PRODUCTION OF MORE THAN 26,000 NEW DWELLING UNITS IN THE NEXT 20 YEARS.

TO PUT THAT NUMBER INTO PERSPECTIVE WE HAVE ABOUT 90,000 DWELLING UNITS IN EUGENE TODAY.

THAT MEANS WE PLAN TO INCREASE OUR HOUSING STOCK BY ROUGHLY 30% OVER 20 YEARS.

TO MEET THIS MORE COMPREHENSIVE NEED EUGENE SHOULD SUPPORT PRODUCTION OF ABOUT 70% MORE UNITS EACH YEAR FOR TEN YEARS AS COMPARED TO THE LAST TEN YEARS.

SO USING DATA FROM OUR GROWTH MONITORING PROGRAM WE KNOW EUGENE SAW AN AVERAGE OF ABOUT 965 NEW UNITS PER YEAR OVER THE LAST DECADE.

OF THOSE ABOUT 100 EACH YEAR WERE SUBSIDIZED AFFORDABLE HOUSING.

OUR NEW HOUSING NEED EUGENE SHOULD SEE CLOSER TO 1600 NEW UNITS EACH YEAR FOR THE NEXT DECADE INCLUDING ABOUT 700 EACH YEAR AFFORDABLE TO HOUSEHOLDS WITH LOWEST INCOMES.

JUST AS IMPORTANT AS THAT TOP LINE NUMBER IS MAKING SURE THE HOUSING THAT'S BUILT MEETS THE NEEDS OF THE PEOPLE IN OUR COMMUNITY.

WE'LL ALSO PLAN FOR HOUSING THAT IS OF COURSE AFFORDABLE TO PEOPLE WITH ALL INCOMES IN EUGENE AND ALSO ADVANCES FAIR HOUSING CHOICE BY PROVIDING A DIVERSITY OF HOUSING TYPES, CHARACTERISTICS AND NEEDED LOCATIONS.

SO IN ADDITION TO THAT 20 YEARS TOTAL TOP LINE NEED THE OWNER SEGMENTS ARE HOUSING NEED BY AFFORDABILITY.

THIS CHART BREAKS DOWN THOSE 26,000 NEW UNITS BY AFFORDABILITY BASED ON AREA MEDIAN INCOME OR AMI.

ON THE FAR LEFT IN GREEN ARE UNITS NEEDED FOR HOUSEHOLDS WITH THE LOWEST INCOMES SO THAT'S MAKING LESS THAN 80% OF THE MEDIAN INCOME WHICH IS TYPICALLY A LEVEL OF AFFORDABILITY PROVIDED THROUGH SUBSIDIZED AFFORDABLE HOUSING.

NEXT IS OUR NEED FOR MODERATE INCOME HOUSING, HOUSEHOLDS EARNING BETWEEN 80 AND 120% OF THE MEDIAN INCOME AND FINALLY ON THE RIGHT IS THE NEED FOR MARKET RATE HOUSING, ALSO SIGNIFICANT AND SERVES HOUSEHOLDS EARNING MORE THAN 120% OF MEDIAN INCOME.

THIS IS A LOT OF DATA BUT BOTTOM LINE THAT IS WE HAVE AN IMMENSE NEED FOR HOUSING THAT'S AFFORDABLE TO HOUSES WITH THE LOWEST INCOMES WHILE SEEING DECLINING FEDERAL RESOURCES AND THE FUNDING WE HAVE ISN'T GOING AS FAR.

AS WAS DISCUSSED DURING YOUR WORK SESSION ON HOUSING IMPLEMENTATION PIPELINE THIS IS MORE REFLECTIVE OF TRUE NEED BUT DOESN'T CONSIDER THE RESOURCES WE CURRENTLY HAVE AT HAND.

FURTHER HIGHLIGHTING THE CHALLENGE AHEAD.

SO HOW THAT FITS INTO OUR URBAN GROWTH STRATEGIES WORK WE HAVE TO DEMONSTRATE HOW WE ACCOMMODATE OUR 20 YEARS URBAN GROWTH NEEDS INCLUDING HOUSING THROUGH A COMPENSATION PROCESS BY

STATE LAW.

FIRST WE LOOKED AT OUR EXISTING LAND CAPACITY WITHIN OUR CURRENT BOUNDARY LOOKING AT VACANT AND PARTIALLY VACANT LAND AS WELL AS THROUGH REDEVELOPMENT.

THEN WE LOOK FOR NEW CAPACITY WITHIN OUR CURRENT URBAN GROWTH BOUNDARY BY TAKING ACTIONS TO INCREASE OUR EXPECTED CAPACITY FOR NEW DEVELOPMENT.

FINALLY OUR REMAINING NEED IS ACCOMMODATED THROUGH AN URBAN GROWTH BOUNDARY EXPANSION.

I HAVE OUTLINED IN BLACK THIS STEP OF FINDING NEW CAPACITY WITHIN OUR URBAN GROWTH BOUNDARY.

THAT'S REALLY WHAT WE'RE TALKING ABOUT WHEN WE TALK ABOUT HOUSING AND JOBS ACTIONS AND THAT'S WHAT WE'LL FOCUS ON HERE FOR THE REMAINDER OF THE PRESENTATION.

WE DON'T YET KNOW THE SCALE OF THESE STEPS.

THAT WILL EMERGE THROUGH OUR LAND SUPPLY STUDY WORK NEXT YEAR.

SO TERRI HIGHLIGHTED THIS A LITTLE BIT.

AND IN YOUR HIP TO YOUR REPORT WORK SESSION THIS IS HIGHLIGHTED FURTHER THAT THE CITY IS ALREADY DOING A LOT OF WORK TO SUPPORT HOUSING ACROSS THE HOUSING CONTINUUM.

WE ACKNOWLEDGE WHAT WE'RE DOING TODAY ISN'T ENOUGH TO MEET OUR COMMUNITY'S TRUE NEEDS AND THE WORK AHEAD WILL BE CHALLENGING AND REQUIRE US TO MOVE QUICKLY AND BOLDLY.

WE'RE GOING TO FOCUS OUR CONVERSATION ON HOUSING AND JOBS ACTIONS THAT WE WILL PROPOSE FOR YOUR ADOPTION IN 2026 AND 2027.

WE DID WANT TO JUST HIGHLIGHT THAT THERE'S WORK MOVING FORWARD TODAY.

THIS YEAR COUNCIL HAS ADVANCED COMPONENTS OF THE DOWNTOWN CORE HOUSING INITIATIVES INCLUDING ACCELERATED MUPTE PILOT, DOWNTOWN FEE ASSISTANCE AND PREPARING THE NORTH BUTTERFLY LOT FOR MIXED USE HIGH DENSITY REDEVELOPMENT.

RECENTLY TOOK ACTIONS TO SUPPORT ANNEXATIONS AND INFRASTRUCTURE INVESTMENT PAVING THE WAY FOR FUTURE HOUSING DEVELOPMENT.

BY THE END OF 2026 WE'LL ASK YOU TO ADOPT A PACKAGE FOCUSED ON REDUCING KNOWN REGULATORY BARRIERS TO HOUSING AND INCREASING THE CAPACITY OF OUR CURRENT LAND SUPPLY ALONG WITH COMPREHENSIVE LAND WORK THAT TERRI DISCUSSED.

BY THE END OF 2027 WE'LL ASK YOU TO ADOPT A SECOND PACKAGE OF HOUSING AND JOBS ACTIONS AS WELL AS HOUSING PRODUCTION STRATEGY INCLUDING ACTIONS TO BE TAKEN OVER EIGHT YEARS TO HELP MEET OUR NEED.

GIVEN HOW GREAT OUR NEED IS WE ANTICIPATE WE WON'T BE ABLE TO ACCOMMODATE ALL OF THE NEED WITHIN OUR CURRENT URBAN GROWTH BOUNDARY SO OVER THE NEXT SEVERAL YEARS WE'LL WORK ON STEPS OF UGB ANALYSIS WHICH WE'LL PUT FORWARD FOR YOUR ADOPTION BY 2026.

GENERALLY FALL INTO THE FOUR AREAS AS MENTIONED INCREASING OUR CAPACITY FOR HOUSING, REDUCING REGULATORY BARRIERS FOR BOTH HOUSING AND JOBS DEVELOPMENT, AND ENCOURAGING COMPACT DEVELOPMENT FOR JOBS AND HOUSING IN AND AROUND CENTERS.

SOME OF THE ACTIONS WE'LL PROPOSE ARE TRUE EFFICIENCY MEASURES THAT WE CAN QUANTIFY THE IMPACT THEY WILL HAVE ON CURRENT LAND SUPPLY.

OTHERS REDUCE BARRIERS OR COSTS BUT MAY NOT BE AS EASILY QUANTIFIED.

I WILL START WITH THE HOUSING ACTIONS THEN HAND IT OFF TO HEATHER.

THE COMPLETE LIST AND SUMMARY OF THESE ACTIONS IS AVAILABLE AS ATTACHMENT D OF YOUR PACKET.

TODAY I'M JUST GOING TO HIGHLIGHT A FEW.

OF COURSE WE WELCOME YOUR FEEDBACK AND QUESTIONS ON ANY OF THE ACTIONS AS WELL AS YOUR THOUGHTS ON WHAT MIGHT BE MISSING FROM OUR LIST.

SO OUR PROPOSED ACTIONS INCLUDE SEVERAL STRATEGIES TO REDUCE REGULATORY BARRIERS INCLUDING ALLOWING MICRO VILLAGE HOUSING AS A NEW HOUSING TYPE, UPDATING ZONING AND LAND USE DESIGNATIONS FOR

THE ROYAL AVENUE ROAD AND NEEDED CHANGES.

OTHERS ARE FOCUSED ON INCREASING CAPACITY OF LAND SUPPLY, SO LOOKING AT INCREASING AVERAGE DENSITY IN OUR LOW DENSITY RESIDENTIAL AREAS AND ADJUSTING STANDARDS IN OTHER AREAS BASED ON THE RESULTS OF THE LAND SUPPLY STUDIES AS WELL AS SITE SPECIFIC ZONING AND CHANGES.

WE ARE EXPLORING INCENTIVES AS WELL AS ALLOWING DEVELOPERS TO DEVELOP A HOUSING ACCELERATION PILOT.

OTHER ACTIONS INCLUDE A MIX OF TOOLS FOCUSED ON ADVANCING CITY PRIORITIES INCLUDING ENCOURAGING VOLUNTARY ANNEXATION AND SUPPORTING MORE MIDDLE HOUSING DEVELOPMENT.

EACH OF THESE ACTIONS COULD SUPPORT DOZENS TO HUNDREDS OF NEW UNITS, SOME ARE ACTIONS FOCUSED ON A SPECIFIC INCOME BRACKET OR HOUSING TYPE.

PART OF THE STUDY WILL BE QUANTIFY THE IMPACT OF EACH ACTION TO AFFORDABILITY.

JUST TO HIGHLIGHT A COUPLE THE FIRST ONE WAS TO CREATE A NEW HOUSING TYPE IN OUR LAND USE CODE AND LEGALIZE FORM OF HOUSING WE CALL MICRO VILLAGE HOUSINGS.

DEVELOPERS, SHELTER PROVIDERS AND CITY STAFF HAVE IDENTIFIED THIS AS A PRIORITY HOUSING TYPE ESPECIALLY FOR PEOPLE TRANSITIONING FROM HOMELESSNESS.

THESE DEVELOPMENTS WOULD INCLUDE CLUSTERS OF DETACHED VERY SMALL UNITS WITH SLEEPING AREA, TOILET SHOWER AND SINK.

IT WOULD SHARE A MULTIUSE HOUSE WITH LAUNDRY, MULTIUSE COOKING AND OTHERS.

THEY PROVIDE A HOUSING MODEL THAT PROVIDES INDEPENDENCE AND COMMUNITY SUPPORT.

WE HAVE PROPOSED SEVERAL ACTIONS AGAIN LOOKING AT CURRENT LAND SUPPLY.

INCREASING OR ADJUSTING DENSITY STANDARDS IN THE LAND USE CODE IS A MULTI STEP PROCESS TO INCREASE HOW MUCH HOUSING IS BUILT.

LOW DENSITY IS OUR LARGEST ZONE IN EUGENE.

BUMPING UP THE HOUSING CAPACITY WOULD BE A CITY-WIDE APPROACH.

THE INCREASED AVERAGE DENSITY A MINIMUM RESIDENTIAL DENSITY WHICH DOESN'T CURRENTLY EXIST IN J1.

WE THINK OUR LOW DENSITY RESIDENTIAL AREAS ARE IMPORTANT STARTING PLACE AND OF WHAT TYPES OF LAND AND WHAT TYPES OF HOUSING WE'RE MOST LACKING.

TO ADDRESS THOSE SPECIFIC NEEDS WE MAY NEED TO FURTHER ADJUST DENSITY STANDARDS ACROSS EUGENE.

IN ADDITION TO REGULATORY TOOLS WE'RE ALSO LOOKING AT NEW OR EXPANDED FINANCIAL INCENTIVES TO ADOPT BY THE END OF 2027.

DISCUSSING POSSIBLE INCENTIVES WE EXPECT TO PROPOSE A NEW HOUSING ACCELERATION PILOT PROGRAM POTENTIALLY FOCUSED ON SUPPORTING MODERATE INCOME HOUSING WITHIN AND NEAR MIXED USE CENTERS.

THE SPECIFIC TOOL COULD BE LOANS, TAX EXEMPTIONS, SDC REDUCTIONS, ASSISTANCE OR OTHER TOOLS.

WE'RE EXPLORING THE POSSIBLE RESULTS.

ADMINISTRATION OF ANY INCENTIVE WOULD REQUIRE ADDITIONAL STAFFING.

AS I MENTIONED WE'RE ALSO BEGINNING TO PUT TOGETHER A LONGER RANGE SET OF ACTIONS FOR THE HOUSING PRODUCTION STRATEGY, A STATE MANDATED COMPONENT.

EVERY EIGHT YEARS WE'LL PUT TOGETHER A PLAN.

IN COORDINATION WITH THE LAND SUPPLY STUDY WORK STAFF ARE ANALYZING FAIR HOUSING UNITS, CLARIFYING NEEDED HOUSING TYPES, CHARACTERISTICS AND LOCATIONS AND CONTINUING COMMUNITY ENGAGEMENT AND RESEARCH TO DEVELOP A DRAFT WORK PLAN.

WE'LL BRING THIS TO YOU FOR ADOPTION IN 2027.

WE ALSO FELT LIKE IT WAS IMPORTANT TO HIGHLIGHT A FEW THINGS THAT ARE NOT CURRENTLY ON OUR LIST OF PROPOSED ACTIONS OR AT LEAST ARE NOT YET.

THESE ARE CONCEPTS WE WOULD WANT SPECIFIC DIRECTION FROM COUNCIL TO PURSUE OR MAY REQUIRE MORE RESOURCES TO IMPLEMENT.

WE DIDN'T PROPOSE ANY NEW FUNDING SOURCES AT THIS POINT ALTHOUGH WE KNOW THAT'S TOPIC YOU'LL LIKELY TAKE UP AS PART OF YOUR LONG RANGE FINANCE FLAGGING.

WE DIDN'T PROPOSE MORE SIGNIFICANT BUT TEMPORARY REGULATORY RELIEF IN THE VEIN OF WHAT THE CITY OF PORTLAND IS DOING.

OTHER ITEMS THAT HAVE COME UP THROUGH COMMUNITY ENGAGEMENT OR FROM OTHER CITIES BUT HAVE NOT PUT ON THE TABLE YET ARE REMOVING BARRIERS RELATED TO CERTAIN PROCESS REQUIREMENTS LIKE NEIGHBORHOOD APPLICANT MEETINGS.

WE ACKNOWLEDGE THAT SOME OF THE CITY'S CURRENT NEIGHBORHOOD REFINEMENT PLANS AND SPECIAL AREAS ZONES CONTAIN BARRIERS.

ADDRESSING THESE BARRIERS IN THE LONG RUN IS IMPORTANT.

WE'LL PROPOSE SOME CHANGES THROUGH OTHER ACTIONS SUCH AS AMENDING THE ROYAL AVENUE NODE BUT IT'S NOT A CONCERTED EFFORT.

I WILL HAND IT OVER TO HEATHER.

>> GOOD EVENING, MAYOR, CITY COUNCILORS AND AUDIENCE.

HEATHER WITH THE PLANNING DIVISION, SENIOR PLANNER.

I'M GOING TO MOVE US INTO ACTIONS FOR COMPACT DEVELOPMENT AND JOBS TO ADVANCE THE COMPACT DEVELOPMENT POLICIES THAT TERRI DISCUSSED EARLIER. STAFF ARE LOOKING AT ACTIONS TO ENCOURAGE HOUSING AND JOBS DEVELOPMENT IN AND AROUND CENTERS AND KEY CORRIDORS.

IN ADDITION WE HAVE ALSO IDENTIFIED ACTIONS TO REMOVE BARRIERS FOR JOB DEVELOPMENT.

THESE ARE AN IMPORTANT COMPANION TO THE ACTIONS TO REMOVE BARRIERS TO HOUSING THAT LEAH DISCUSSED.

WE'RE PLANNING FOR FUTURE JOBS NOT ONLY FOR EUGENE'S RESIDENTS WHO WORK AND LIVE HERE BUT ALSO BECAUSE EUGENE IS THE REGIONAL EMPLOYMENT CENTER.

SO THE FIRST TWO ACTIONS LISTED HERE ARE COMPACT DEVELOPMENT ACTIONS AND THE LAST THREE THAT ARE LISTED HERE ARE JOB SPECIFIC ACTIONS.

THE FIRST ONE MODERNIZING THE COMPACT DEVELOPMENT OVERLAY ZONE, RECOMMENDED TO IMPLEMENTING THE CLIMATE FRIENDLY AREAS DIRECTION YOU RECENTLY PROVIDED US AND WAS MENTIONED EARLIER.

2 AND 3 I'M GOING TO TALK MORE ABOUT THESE ACTIONS AND THEN THE LAST TWO SITE SPECIFIC ZONE CHANGES AND LAND USE CODE AMENDMENTS ARE BOTH REALLY KIND OF SURGICAL IN NATURE IN THAT WE WILL BE LOOKING AT THE OUTCOMES OF LAND SUPPLY STUDIES TO HELP FORM SITE SPECIFIC ZONE CHANGES AND ALSO SOME SURGICAL AMENDMENTS WE HAVE HEARD ABOUT TO OUR LAND USE CODE.

SO STARTING WITH THE FIRST ONE I'M GOING TO HIGHLIGHT ENCOURAGE COMPACT DEVELOPMENT IN CENTERS AND KEY CORRIDORS.

A CORE COMPONENT OF EUGENE'S COMPACT DEVELOPMENT GOALS AND POLICIES WILL BE THAT MOVING FORWARD WE NEED TO ENCOURAGE DEVELOPMENT IN -- MORE DEVELOPMENT IN AND AROUND CENTERS THROUGHOUT THE CITY.

UNDER THIS ACTION, STAFF IDENTIFIED A SET OF TOOLS TO ALLOW AND/OR ENCOURAGE CENTERS TO DEVELOP IN A COMPACT, WALKABLE AND CONNECTED MANNER.

SO FOR EXAMPLE, CREATE A NEW OR EXPANDED INCENTIVE TO ENCOURAGE MULTI UNIT HOUSING DEVELOPMENT ON CERTAIN PROMISING SITES WITHIN OR NEAR CENTERS, AND THIS CAN ALSO HELP SUPPORT BUSINESSES WHILE ALSO CONNECTING HOUSING TO THOSE BUSINESSES.

ANOTHER EXAMPLE REDUCE RESTRICTIONS ON WHERE AND HOW THE C-1 NEIGHBORHOOD COMMERCIAL ZONING CAN BE LOCATED.

ALLOW MIXED USES TO OCCUR HORIZONTALLY ACROSS C-1 COMMERCIAL DEVELOPMENT SITES, NOT JUST VERTICALLY WITHIN THE SAME BUILDING, FINALLY REMOVE THE SR SITE REVIEW AND/OR PLANNED UNIT DEVELOPMENT TO THE OVERLAY ZONES WHERE THEY CREATE AN UNNECESSARY REGULATORY BARRIER TO HOUSING DEVELOPMENT.

THIS PARTICULAR ACTION WOULD LIKELY BEGIN WITH REMOVING THE OVERLAYS IN CENTERS WITHIN THE WILLAKENZIE AND SANTA CLARA AREAS IN ADDITION TO NEWLY DESIGNATED CLIMATE FRIENDLY AREAS.

AND MOVING TO JOBS, THE MAIN ACTION I WANTED TO HIGHLIGHT IS DIRECTED AT OUR EMPLOYMENT ZONES, SO WHEN SOME OF YOU MAY RECALL WHEN WE LAST ADOPTED OUR URBAN GROWTH BOUNDARY WE ADOPTED NEW EMPLOYMENT ZONES, E-1 AND E-2 ZONES, WHICH WERE INTENDED AT THE TIME TO PROVIDE MORE FLEXIBILITY FOR EMPLOYMENT DEVELOPMENT ALLOWING COMMERCIAL AND INDUSTRIAL USES TO MIX TOGETHER RATHER THAN REQUIRING SEPARATION OR HAVING THEM SILOED.

BUT THROUGH OUR GROWTH MONITORING REPORTING, WHICH I'LL PUT A PLUG IN, WE'LL BE SENDING COUNCIL THE 2024 ANNUAL REPORT LATER THIS WEEK SO KEEP AN EYE OUT, SO THROUGH OUR GROWTH MONITORING REPORTING AND THROUGH CONVERSATIONS WITH DEVELOPERS WE KNOW THESE ZONES ARE NOT WORKING VERY WELL.

WE'RE SEEING VERY LITTLE DEVELOPMENT IN THEM.

SO WE HAVE BEEN GATHERING IDEAS HOW TO REVAMP THEM INCLUDING SIMPLY ALLOWING MORE TYPES OF USES PARTICULARLY IN THE E-1 ZONE, REDUCING RESTRICTIONS ON SOME USES.

SOME USES ARE ALLOWED ONLY ON ARTERIAL STREETS, SOME ARE LIMITED IN SIZE.

AND RELAXING OR REVISING SOME BUILDING AND SITE DESIGN REQUIREMENTS.

>> THANK YOU.

THAT WAS A LOT OF GREAT INFORMATION THAT WE JUST THREW AT YOU.

BEFORE I READ THE QUESTIONS I JUST WANTED YOU TO KNOW WHAT YOUR NEXT STEPS ARE.

WE'LL BE ASKING YOU TO INITIATE A 2026 ADOPTION PACKAGE IN THE FALL WHEN WE COME BACK TO YOU IN THE FALL, AND THAT PACKAGE WOULD INCLUDE COMPREHENSIVE PLAN CHAPTERS FOR HOUSING, COMPACT DEVELOPMENT, AND THE OTHER FROM THE LIST, AS WELL AS THE ACTIONS THAT WE HAVE BEEN DISCUSSING.

SO A PACKAGE OF ACTIONS TO INCREASE HOUSING, COMPACT DEVELOPMENT AND JOBS.

QUESTIONS WE HAVE FOR YOU THIS EVENING ARE SAME WE ASKED THE PLANNING COMMISSION LAST WEEK AT THEIR MEETING.

THEY ARE ARE THE COMPREHENSIVE PLAN POLICIES HEADED IN THE RIGHT DIRECTION AND ARE THE HOUSING AND JOBS HEADING IN THE RIGHT DIRECTION AND IS ANYTHING MISSING.

WHEN WE ASKED THE PLANNING COMMISSION THESE QUESTIONS I'M GENERALIZING BUT THEIR ANSWERS WERE GENERALLY YES, THEY ARE HEADED IN THE RIGHT DIRECTION AND THEY ALSO WANTED STAFF TO CONSIDER ADDING MORE ACTIONS SUCH AS INCREASING BUILDING HEIGHT FOR MIDDLE HOUSING OR MULTI UNIT HOUSING, INCORPORATING SUSTAINABLE DESIGN INTO THE POLICIES AND TAKING BOLDER ACTIONS TO BOOST HOUSING PRODUCTION, COMPACT DEVELOPMENT AND JOB DEVELOPMENT SUCH AS THE ITEMS ON THE NOT YET HERE LIST THAT LEAH WENT OVER.

WITH THAT I'LL TURN IT BACK TO THE MAYOR FOR YOUR Q AND A.

MAYOR KNUDSON: THANK YOU, STAFF, ALL THREE OF YOU, FOR THAT PRESENTATION.

A LOT OF GREAT INFORMATION.

I WILL NOW OPEN THE FLOOR TO COUNCIL DISCUSSION.

WE HAVE COUNCILOR CLARK FIRST THEN COUNCILOR GROVES.

COUNCILOR CLARK: THANK YOU VERY MUCH FOR THE PRESENTATION.

TERRI, I SHOULD HAVE ANSWERED YOUR EMAIL A LONG TIME AGO WHEN YOU OFFERED THE OPPORTUNITY FOR US TO SIT IN ADVANCE OF THIS PRESENTATION AND TALK WITH YOU ABOUT IT A LITTLE MORE.

I DIDN'T DO THAT BECAUSE I LIKE TO DO IT HERE FIRST.

THE REASON IS BECAUSE I'M GOING TO HAVE INITIAL IMPRESSIONS AND QUESTIONS AND IDEAS AND THINGS I WANT TO COMMENT ON.

I WANT THAT TO BE DONE IN THE GENERAL PUBLIC MEETING, NOT PRIVATELY IN ADVANCE.

THAT'S THE REASON I DIDN'T TAKE ADVANTAGE OF DOING THAT.

BUT I'M SURE I WILL HAVE MORE QUESTIONS AND INPUT AS WE GO ALONG.

SORRY WE DIDN'T GET A CHANCE TO DO THAT IN ADVANCE.

THIS HAS AND MAYBE BECAUSE I HAVEN'T READ ALL OF THE DETAILS YET OF EVERYTHING INVOLVED IN THE PLANS FOR WHAT YOU'LL PRESENT IN THE FALL, I AM GOING TO GIVE YOU MY FIRST IMPRESSION.

FIRST IS TO ASK THE QUESTION HOW DOES THIS NARRATIVE PLAN DIFFER IN YOUR ESTIMATION FROM THE IDEA OF ONCE UPON A TIME DEVELOPMENT.

HOW IS IT DIFFERENT?

>> THAT'S A GREAT QUESTION.

HOW DOES THOSE CENTERS DIFFER FROM NODAL DEVELOPMENT?

WE HAVE UPDATED OUR TERMINOLOGY.

THE OTHER PIECE IS THAT IT WAS VERY REGULATORY IN NATURE.

IT DEVELOPED AN OVERLAY ZONE THAT REQUIRED FOR INSTANCE A TWO STORY BUILDING OR A LOT OF DIMENSIONS OF THE BUILDING.

IT WAS A VERY REGULATORY APPROACH.

WE HAVE SHIFTED OUR THINKING ACROSS THE STATE THAT IN ORDER TO GET THE HOUSING THAT WE NEED AND THE DEVELOPMENT WE NEED WE NEED TO REMOVE REGULATORY BARRIERS AT THE SAME TIME AS PROVIDING ZONING AND LAND SUPPLIED WE NEED AND COUPLING THAT WITH DEVELOPMENT INCENTIVES.

COUNCILOR CLARK: ALL RIGHT.

I JUST DIDN'T WANT TO PICK ON HER.

I WANT TO PICK ON EVERYBODY EVENLY.

I WOULD SAY AWESOME, THAT SOUNDS LIKE A GREAT BIT OF LEARNING IN THE PROCESS.

IN WHAT WAYS, TELL ME ABOUT SOME OF THE REGULATORY THINGS YOU LEARNED BUT ALSO ARE THERE OTHER MISTAKES IN THE IDEA OF MODAL DEVELOPMENT THAT WE LEARNED NOW THAT WE'RE USING THE TERMINOLOGY DIFFERENTLY, CALLING THEM CENTERS, WHAT ELSE HAVE WE LEARNED OTHER THAN THE REGULATORY OVERPRESCRIPTION?

>> I WILL ADD ONE THING AND PASS IT ON.

THE OTHER THING I WOULD SAY IS DIFFERENT IS THAT IT'S MUCH MORE CITY-WIDE AND TREATING THE CITY AS A WHOLE, LOOKING AT IT COMPREHENSIVELY.

OVER THE YEARS WE HAVE DONE A LOT OF SPECIAL AREA ZONING, SPECIAL AREA PLANNING, AND THIS IS A SHIFT RECOGNIZING THAT WE HAVE A CITY-WIDE ISSUE IN FRONT OF US, AND IT DESERVES CITY-WIDE POLICIES TO GET ADOPTED AS A FRAMEWORK FOR HOW WE IMPLEMENT THE TOOLS.

WE HAD A LOT OF DISCUSSION ABOUT THIS WAY BACK AS FAR AS HOUSING TOOLS AND STRATEGIES.

IT'S LONGER THAN THAT BUT WE TALKED ABOUT THE NEED TO FINISH THE HOUSING CHAPTER AND THE COMPLEX DEVELOPMENT CHAPTER IN THE COMPREHENSIVE PLAN, NOW WE HAVE A DRAFT OF THOSE.

WE THINK IT'S A GOOD THING TO MOVE OUR CITY-WIDE ACTIONS FORWARD IN A WAY SUPPORTED BY THE POLICY FRAMEWORK.

>> THAT'S A GREAT RESPONSE.

I'LL JUST ADD MAYBE A SPECIFIC EXAMPLE, ONE OF THE ACTIONS IS LOOKING AT RURAL AVENUE NODES SPECIFICALLY IN WEST EUGENE.

THAT WAS ONE OF OTHER NODAL DEVELOPMENT AREAS.

WE HAVE HEARD CONSISTENTLY THE SPECIAL AREA ZONE IS TOO PRESCRIPTIVE.

IF THAT DOESN'T MAKE IT VERY FEASIBLE OR COST EFFECTIVE TO DEVELOP IT.

SO IT'S REMAINED A GOOD PORTION OF IT UNDEVELOPED.

IN THE SPECIAL AREA ZONE IT PRESCRIBES WHERE THE STREETS SHOULD BE AND IT LOCKS US INTO THE WAY OF THINKING WHEN THAT SPECIAL AREA ZONE WAS WRITTEN AND NOW 20 YEARS LATER WE KNOW THAT WE COULD DO THINGS DIFFERENTLY.

SO WE'RE MOVING SOME OF THAT PRESCRIPTIVE NATURE FROM IT AND WRITING POLICY ABOUT WHAT WE WANT TO SEE BUT NOT PRESCRIBING EXACTLY DOWN TO THE ROADWAY MAP.

THAT'S ONE EXAMPLE.

COUNCILOR CLARK: I ENJOYED HEARING THE PRESENTATION.

THERE WERE WHAT I WOULD CALL SEVERAL FILTERS THROUGH WHICH YOU'RE LOOKING AT ALL OF THE THINGS THAT YOU'RE DOING TO MAXIMIZE SOME LONG TERM GOALS.

DENSITY OF EQUITY OF OTHER LARGER GOALS.

THERE ARE TWO THAT YOU DIDN'T MENTION.

I DON'T KNOW HOW WE INCORPORATE THEM BUT IN MY PERFECT WORLD WE WOULD.

I GUESS THIS IS A QUESTION HOW MIGHT WE DO A BETTER JOB CONSIDERING TWO OTHER POTENTIAL LARGER SCOPE GOALS?

NUMBER ONE, OVER HALF OF THE STRUCTURES THAT PEOPLE LIVE IN IN OUR COMMUNITY ARE NOT LIVED IN BY THE PEOPLE WHO OWN THEM.

HOMEOWNERSHIP IS ONE OF THE SINGLE BEST WAYS TO PASS ON LONG TERM GENERATIONAL WEALTH AND CREATE A BETTER ECONOMIC STANDING FOR EVERYONE WHO LIVES IN OUR COMMUNITY.

SO DO WE HAVE A FRAMEWORK TO ANTICIPATE HOW MUCH OF THIS IS GOING TO BUILD RENTALS VERSUS BUILD OWNED HOMES, AND IT LOOKS LIKE I HAVE RUN OUT OF TIME.

I'LL ASK FOR A SECOND ROUND FOR MY NEXT QUESTION.

COULD YOU ANSWER THAT, THOUGH?

HOW ARE WE ADDRESSING OWNERSHIP VERSUS RENTING?

>> I'LL ASK HEATHER TO ADD.

ONE OF THE THINGS YOU PROBABLY HEARD ME SAY A FEW TIMES IS HOUSING TYPES, CHARACTERISTICS AND LOCATIONS, SO A NEW FRAMEWORK COMING FROM THE STATE, BUT IN ADDITION TO THAT TOP LINE NUMBER OF HOW MANY NEW UNITS DO WE NEED IT ALSO IS WHAT HOUSING WILL MEET THE NEEDS OF COMMUNITY MEMBERS, TYPES BEING SINGLE UNIT, MIDDLE HOUSING, MULTI UNIT HOUSING, ARE THEY ACCESSIBLE, COULD YOU AGE IN PLACE, SUPPORT MULTIGENERATIONAL USING.

IT ALSO INCLUDES TENURE.

LOOKING AT HOMEOWNERSHIP, RENTALS, OTHER FORMS OF TENURE THAT ARE EMERGING LIKE COMMUNITY LAND TRUST.

THAT'S ONE THING WE HAVE TO LOOK AT AND PLAN FOR BOTH AFFORDABLE HOMEOWNERSHIP AND AFFORDABLE RENTAL OPPORTUNITIES TO MEET OUR CITY'S NEEDS.

WE ARE HEARING THAT SUPPORTING MORE HOMEOWNERSHIP OF DIFFERENT TYPES OF HOUSING, NOT SOLELY A THREE BEDROOM SINGLE UNIT HOME.

WE HAVE OTHER TOOLS TO ENCOURAGE THAT.

THAT'S WHAT I WOULD SAY.

I'M SURE HEATHER HAS THINGS TO ADD.

>> THAT WAS THE ONLY OTHER PIECE I WAS GOING TO ADD IS THE ACTION COUNCIL TOOK TO ALLOW MIDDLE HOUSING LAND DIVISIONS.

THAT IS NOT THE ONE BUT ONE OF THE STATS THAT I DIDN'T BRING WITH ME TONIGHT.

I CAN LOOK IT UP.

WE HAVE SEEN PEOPLE PARTAKING IN THAT ABILITY TO DO THAT.

THAT LAND DIVISION OF MIDDLE HOUSING, MIDDLE HOUSING DEVELOPMENT AND REMEMBER MIDDLE HOUSING CAN BE DETACHED OR ATTACHED.

THAT LAND DIVISION CAN CREATE TWO LOTS, MIDDLE HOUSING LOTS, FOR OR HOWEVER MANY UNITS THERE ARE, IT CAN CREATE A LAND DIVISION WITH OWNERSHIP FOR EACH OF THOSE UNITS WHETHER THEY ARE ATTACHED OR NOT.

THAT'S PRETTY HOT OFF THE PRESS BUT WE HAVE SEEN A LOT OF ACTIVITY RELATED TO THAT.

I WOULD SAY CONDOMINIUMS IS THE OTHER WE HEARD A LOT ABOUT.

UNFORTUNATELY THERE ARE THINGS THAT ARE RESTRICTING THAT THAT ARE OUTSIDE OF THE LAND USE CODE RELATED TO LEGAL ISSUES AND SO I THINK THAT THERE'S LOBBYING THAT'S HAPPENING ABOUT HELPING FIX THE CONDO CODE.

THE GOOD NEWS IS THAT WE HAVE SEEN CONDOMINIUM DEVELOPMENT PLOTTING HAPPENING AFTER A MULTI UNIT HOUSING DEVELOPMENT HAS BEEN DEVELOPED.

SO YOU DON'T HAVE TO HAVE THE CONDOMINIUMS DONE.

YOU DON'T HAVE TO HAVE IT CONDO-IZED BEFORE YOU BUILD THE DEVELOPMENT.

HOPEFULLY WE'LL BE IN A GOOD PLACE GOING FORWARD WHEN WE HAVE MORE CONTINUE TO HAVE MORE HOUSING PRODUCTION WE CAN AND THE CONDO LAWS GET EASIER WE CAN HOPEFULLY PROMOTE CONDO PLOTTING AS EXISTING DEVELOPMENT.

THAT CREATES THAT OWNERSHIP OPPORTUNITY.

>> THANK YOU.

COUNCILOR GROVES.

COUNCILOR GROVES: THANK YOU, MAYOR.

THANK YOU FOR THE PRESENTATION.

I TOO DID NOT TAKE YOU UP ON THE PRE-MEETING.

I APOLOGIZE FOR THAT FOR A DIFFERENT REASON THAN COUNCILOR CLARK.

I WAS JUST BUSY.

I MAY BE MISSING SOMETHING.

IF THIS WORK SESSION WERE ENTITLED URBAN GROWTH STRATEGIES FOR HOUSING I WOULD SAY YOU DID A REALLY GOOD JOB ON THAT.

BUT I FEEL THE BUSINESS SIDE, THE JOBS, EMPLOYERS, THAT FELT ANEMIC TO ME TONIGHT AND THAT NEEDS TO BE CONSIDERED IN OUR URBAN GROWTH STRATEGIES.

THE OTHER HALF OF AFFORDABLE HOUSING ARE LIVING WAGE JOBS.

WE ARE SHORT OF THOSE IN THIS COMMUNITY.

SO SOMEHOW WE NEED TO COME BACK TO THAT.

MAYBE YOUR PLAN IS TO HAVE ANOTHER WORK SESSION FOCUSING MORE ON THAT PIECE BUT I WOULD SAY THE COMMUNITY OUTREACH THAT WAS DONE YOU HIT A LOT OF REALLY IMPORTANT GROUPS TO HIT BUT I KNOW SPEAKING WITH A LOT OF EMPLOYERS THEY HAVE IDEAS ON WORK FORCE HOUSING AND THEY KNOW WHAT THEY NEED TO SUPPORT THEIR WORK FORCE.

SO THAT SHOULD BE A GROUP THAT I THINK IS INCORPORATED INTO THIS AND HAVE REALLY GOOD FEEDBACK

BECAUSE THEY WANT THEIR PEOPLE TAKEN CARE OF TOO.

THAT'S HOW THEY ATTRACT AND RETAIN THE BEST AND THE BRIGHTEST TO DO THE WORK OF THEIR BUSINESSES.

SO ANYWAY, I GUESS I WOULD LIKE A RESPONSE TO THAT AND WHAT YOU'RE THINKING AND WHAT AM I MISSING.

>> I'M HAPPY TO TAKE A STAB AND THEN YOU MIGHT ALSO WANT TO TALK ABOUT OUR COORDINATION WITH THE CHAMBER ON THE HOUSING COMPONENT IF THAT WORKS FOR YOU.

YOU'RE RIGHT, WE HAVE BEEN VERY HOUSING FOCUSED.

NEW RULES FROM THE STATE ARE REALLY CLEAR.

WE'RE TRYING TO -- THEY ARE ALSO BEING DEVELOPED NOW SO WE HAVE A BUNCH OF THINGS GOING ON.

HOUSING IS TOP OF MIND FOR SURE, AND 100% JOBS NEEDS TO GO WITH IT.

MAYBE I DIDN'T SAY THAT STRONG ENOUGH WHEN I READ THAT SLIDE.

WE HAVE BEEN PUTTING THE HOUSING WORK FIRST THEN JOBS WE'RE MOVING JOBS ACTIONS ALONG BUT UNTIL WE DO OUR ECONOMIC OPPORTUNITIES ANALYSIS, WHICH IS ESSENTIALLY OUR STUDY OF WHAT OUR JOBS NEEDS ARE, AND PROJECTIONS, WHICH IS HAPPENING NEXT YEAR, WE DON'T HAVE THE SAME LEVEL OF DETAIL THAT WE DO NOW WITH THE HOUSING WORK AND THE OWNER REQUIREMENTS.

WE HAVE THE PROJECTIONS.

WE HAVE GOT MONEY TO WORK ON THE HOUSING PART OF IT.

THE EMPLOYMENT IS COMING SECOND.

SOME OF THAT IS A CAPACITY ISSUE AS WELL.

SO BUT YOU'RE ABSOLUTELY RIGHT.

IT'S JUST COMING A LITTLE BIT LATER.

COUNCILOR GROVES: THANK YOU FOR THAT.

I DON'T WANT TO TAKE ANYTHING AWAY FROM THE HOUSING EFFORT.

THAT IS JOB ONE HERE.

WE NEED IT NOW FOR THE PEOPLE THAT ARE HERE WORKING RIGHT NOW.

BUT I JUST -- I JUST WANT TO MAKE SURE THAT THAT'S FRONT AND CENTER, THE ECONOMIC PIECE, BECAUSE THAT'S GOING TO HELP US WITH SOME OF OUR BUDGET SHORTFALLS, IT'S GOING TO HELP US IN SO MANY WAYS BE A RICHER, FULLER COMMUNITY.

PEOPLE NEED EMPLOYMENT.

SO THAT'S SOMETHING I WANT TO COME BACK TO.

SOME OF THESE EMPLOYERS THAT ARE LOOKING AT LOCATING HERE I MET WITH ANOTHER GROUP THIS LAST WEEK, THEY WANT 100 ACRE PARCELS.

WE'RE TALKING ABOUT A LOT OF JOBS.

I JUST DON'T THINK WE CAN LOSE SIGHT OF THAT.

THAT ALWAYS NEEDS TO BE RIGHT HERE EVEN IF WERE JUST WORKING ON A HOUSING PIECE.

OKAY, HOW DOES THIS FIT ON THE NEED OVER HERE?

>> WE HAVE HEARD THAT BUSINESS OWNERS HAVE ALSO HAD EMPLOYEES THAT HAVE HAD A HARD TIME FINDING HOUSING, SO AGAIN THAT CONNECTION TO HOUSING, AGAIN, JUST WANT TO EMPHASIZE DEFINITELY NOT FORGETTING ABOUT JOBS BUT HOUSING SEEMS TO BE TOUCHING EVERYTHING.

SO WE'RE JUST ACKNOWLEDGING THAT CONNECTION.

COUNCILOR GROVES: THAT'S EXACTLY WHY I SUGGESTED MAYBE WE

INCLUDE EMPLOYERS IN THAT FOCUS COMMUNITY GROUP.

THEY DO HAVE -- THEY ARE HEARING DIRECTLY FROM EMPLOYEES AND THEY HAVE GOT IDEAS.

I THINK IT'S WORTH REACHING OUT ON THAT.

YOU'RE CONNECTED WITH THE CHAMBER.

THAT WILL GET YOU TO A LOT OF THEM BUT NOT ALL OF THEM.

A LOT OF EMPLOYERS ARE NOT MEMBERS OF THE CHAMBER.

I'LL STOP THERE.

THANK YOU VERY MUCH.

MAYOR KNUDSON: COUNCILOR EVANS.

COUNCILOR EVANS: THANKS FOR THE PRESENTATION.

I REALLY APPRECIATE IT.

SO I HAVE A COUPLE OF QUESTIONS.

HELP ME WITH THIS.

IN PLAIN ENGLISH WHAT IS URBAN FORM?

>> THANKS FOR THE QUESTION.

URBAN FORM IS THE ARRANGEMENT OF BUILDINGS AND IMPORTANTLY HOW THEY RELATE TO THE STREET.

SO WE TALK A LOT ABOUT COMPACT URBAN FORM AND NOT SPRAWL.

AND ITS DEVELOPMENT PATTERN WHERE BUILDINGS ARE ARRANGED IN A WAY THAT'S MORE PEDESTRIAN FRIENDLY.

A LOT OF OUR DEVELOPMENT STANDARDS IN THE CODE REFLECT THAT.

COUNCILOR EVANS: SO THAT WE DON'T GET KIND OF THE SITUATION LIKE WE HAVE HAD ON WEST 11th WHERE WE BUILD RIGHT UP TO THE SIDEWALK AND, YOU KNOW, NOT HAVE THE KIND OF ROOM THAT WE NEED TO MANEUVER AROUND IN THOSE SPACES?

>> YEAH.

I THINK THERE'S ALWAYS ROOM TO ADJUST OUR STANDARDS AS WE SEE HOW THEY PLAY OUT.

THERE WERE SOME MISTAKES WITH DEVELOPMENT ON WEST 11th WITH THE PLACEMENT OF BUILDINGS.

WE DON'T WANT TO REPEAT THAT.

THAT MISTAKE.

WHEN WE TALK ABOUT URBAN FORM AND COMPACT DEVELOPMENT AND URBAN DESIGN, WHICH IS THE NAME OF THE POLICY CHAPTER, WE'RE TALKING ABOUT A SET OF PRINCIPLES AROUND BASICALLY CITY DESIGN FOR HOW A CITY IS LAID OUT, HOW BUILDINGS RELATE TO THE STREET, AND HOW EASY IT IS TO GET FROM ONE PART OF TOWN TO ANOTHER, HOW EASY IT IS TO ACCESS THINGS IN YOUR NEIGHBORHOOD.

HOW SAFE IT IS.

SO WE TALK ABOUT SIDEWALKS TO BUILDING ENTRANCES AND THINGS LIKE THAT.

COUNCILOR EVANS: I DON'T THINK I'M JUMPING THE GUN ON THIS.

I UNDERSTAND WHEN I WAS DRIVING IN THAT WE GOT $6 MILLION TO DEVELOP CLEAR LAKE.

SO WE DIDN'T GET THE TEN WE ASKED FOR BUT WE GOT SOME OF IT.

SO THAT'S GOING TO BE CRITICAL FOR US PARTICULARLY ON THE WEST SIDE, AND GOING INTO THAT THAT LEADS INTO MY QUESTION ABOUT THE ROYAL NODE DEVELOPMENT.

SO I HAVE HEARD THIS FOR SEVERAL YEARS, THAT WE HAVE HAD SIGNIFICANT BARRIERS TO DEVELOPING HOUSING OUT BY PRAIRIE MOUNTAIN SCHOOL, PUSHING OUT WEST ON ROYAL AVENUE, AND A LOT OF IT HAS BEEN BECAUSE OF THE RESTRICTIVE PLANNING PIECES AND CODES THAT HAVE BEEN IN PLACE FOR THAT AREA.

SO MORE SPECIFICALLY, WHAT ARE THE BARRIERS THAT WE ARE REMOVING IN THIS ITERATION THAT IS GOING TO PROMOTE MORE DEVELOPMENT OF HOUSING, MOSTLY I'M GOING TO SAY I SEE IN MY MIND MORE SINGLE FAMILY

UNITS DEVELOPED OVER THERE, PLUS AS WE MOVE NORTH ON GREEN HILL ROAD, THERE'S SIGNIFICANT PIECES OF GREEN HILL ROAD WHICH HAVE BEEN DESIGNATED FOR GROWTH AND EXPANSION AND SPECIFICALLY HOUSING OVER SEVERAL YEARS, AND THEN WE'RE LOOKING AT INFILL OF THE WETLANDS THAT ARE CURRENTLY OVER THERE NOW.

SO IT'S A BIG QUESTION, BUT WHAT DOES THAT PICTURE LOOK LIKE FROM THE ROYAL NODE MOVING NORTH ALONG GREEN HILL IN TERMS OF THAT AREA OF DEVELOPMENT AND WHAT WE CAN DEVELOP IN THOSE AREAS?

>> I MIGHT NOT BE ABLE TO GIVE YOU AS MUCH DETAIL AS YOU'RE LOOKING FOR TODAY, BUT YOU'RE RIGHT THAT THE KIND OF LACK OF DEVELOPMENT NEAR PRAIRIE MOUNTAIN IS THAT ROYAL AVENUE ROAD.

THAT'S IN PLACE FOR THAT AREA THAT'S BEEN IN PLACE FOR QUITE A WHILE.

IT'S PRESCRIPTIVE STANDARDS DOWN TO KIND OF WHAT THE STREETS LOOK LIKE, WHERE THEY WILL BE PLACED AND SO WE HAVEN'T FIGURED OUT ALL OF THE DETAILS YET OF HOW WE WOULD CHANGE THAT BUT REALLY LOOKING AT REMOVING A LOT OF THAT PRESCRIPTIVE NATURE THAT'S THERE NOW, CHANGING THE ZONING, CHANGING THE UNDERLYING LAND USE DESIGNATIONS TO ALLOW FOR LESS CONSTRAINED DEVELOPMENT THERE.

I THINK MOST OF IT IS CURRENTLY DESIGNATED THAT LOWER DENSITY RESIDENTIAL SO I THINK A LOT OF THAT WOULD BE RETAINED WITH THE IDEA OF HAVING A COMMERCIAL SOME COMMERCIAL REMAINING AND SOME MEDIUM DENSITY REMAINING CLOSER TO ROYAL.

BUT WE HAVEN'T FIGURED OUT WE NEED TO DO WETLANDS ANALYSIS IF WE REMOVE THE CURRENT ZONING.

THAT'S PART OF WHY WE'RE PROPOSING THIS IN OUR 2027 PACKAGE RATHER THAN RIGHT UP FRONT TO FIGURE OUT HOW TO DO THAT WETLANDS ANALYSIS.

I'M LESS FAMILIAR WITH THE AREA ON GREEN HILL.

I'M NOT SURE IF IT'S PART OF URBAN RESERVES OR ALREADY IN URBAN GROWTH BOUNDARIES.

>> I'M NOT SURE WHICH PIECE YOU'RE TALKING ABOUT SPECIFICALLY BUT IN REGARDS TO WETLANDS ISSUES IN GENERALLY WOULD MENTION THE CITY OF EUGENE HAS A WETLAND MITIGATION BANK PROGRAM.

NOT EVERY CITY DOES.

WE'RE ACTIVELY LOOKING TO ADD PROPERTY TO THAT BANK SO THERE ARE MORE CREDITS AVAILABLE FOR DEVELOPERS TO PURCHASE AND DEVELOP THEIR PROPERTIES.

SO THAT PROGRAM IS RUN BY PUBLIC WORKS.

AND INDIVIDUAL PROPERTIES ARE SUBJECT TO VARIOUS FEDERAL AND STATE RULES THEY HAVE TO WORK FOR.

AS FAR AS THE CITY WE'RE A PROACTIVE PARTNER IN ESTABLISHING THE WETLAND MITIGATION BANK.

COUNCILOR EVANS: THEN ONE OF THE THINGS THAT I DIDN'T SEE IN THE PRESENT OR I DIDN'T SEE IN THE PRESENTATION COUPLE OF THINGS HERE THAT PIQUED MY INTEREST.

AM I OUT OF TIME?

MAYOR KNUDSON: NEXT ROUND.

THANK YOU, COUNCILOR.

COUNCILOR KASHINSKY THEN COUNCILOR KEATING AND COUNCILOR YEH.

COUNCILOR KASHINSKY: THANK YOU.

THANK YOU SO MUCH FOR THE PREPARATION.

I CAN'T TELL YOU HOW EXCITED I AM TO BE ABLE TO READ THESE CHAPTERS.

IT'S BEEN A LOT OF WORK TO GET THEM TO THIS POINT.

TO ANSWER THE QUESTIONS I DO FEEL LIKE THE COMPREHENSIVE PLAN POLICIES, THE HOUSING AND JOB ACTIONS ARE HEADED IN THE RIGHT DIRECTION.

KEEP GOING IN THAT DIRECTION.

THERE MAY BE MORE SPECIFIC FEEDBACK OVER TIME.

AS FAR AS ANYTHING BEING MISSING, WHAT I'LL SAY THIS IS A REALLY HUGE CHALLENGE FOR US TO OVERCOME.

WE'RE NOT ONLY HAVING TO HIT A REALLY HIGH TARGET BUT ALSO UNDO

SOME OF THE THINGS THAT WE MIGHT HAVE DONE IN THE PAST THAT HAVE BEEN COUNTERPRODUCTIVE TO THOSE GOALS.

SO WHEN I REALLY LOOK AT IS ANYTHING MISSING, YOU KNOW, YOU SAID THE PLANNING COMMISSION WAS SAYING YOU SHOULD START LOOKING AT OTHER ACTION LIKE ANY ACTION THAT WE HAVE ON THE TABLE THAT'S A POSSIBILITY WE PROBABLY NEED TO BE -- I THINK IT WILL BE VERY DIFFICULT TO MEET THESE GOALS EVEN IF WE'RE DOING EVERY SINGLE THING WE CAN IMAGINE UNTIL WE SHOULDN'T NOT DO THINGS.

THAT MIGHT HELP.

WHAT I'LL SAY, AND WHEN I READ THROUGH THE POLICIES IN A LOT OF WAYS I SEE A LOT OF COMMON THREADS FROM PAST POLICIES AND PAST PLANS.

YOU ALREADY I THINK ANSWERED THIS A LITTLE BIT.

BUT HAVE WE SEEN LIKE MAJOR SHIFTS IN VISION OR DESIRED OUTCOMES FROM PREVIOUS PLANS AND FROM PREVIOUS SORT OF PHILOSOPHIES OR ARE WE LOOKING AT BETTER WAYS TO ACCOMPLISH GOALS THAT HAVE BEEN -- FOR A LONG TIME.

WE'RE FOCUSED ON KEY TRANSIT CORRIDORS PROBABLY BEFORE I WAS BORN.

THINKING ABOUT THAT, WHERE WE ARE SEEING SHIFTS FROM PREVIOUS PLANS AND WHERE ARE WE SEEING --

[AUDIO NOT UNDERSTANDABLE]

>> DIFFERENT FOR EVERYONE, BUT I WOULD PICK A COUPLE OF AREAS THAT I THINK SHIFTS THE DIRECTION OF THE CITY.

FIRST IN THE HOUSING CHAPTER BECAUSE WE HAVE A WHOLE NEW LANDSCAPE THAT WE'RE DEALING WITH, THE HOUSING POLICIES ARE MUCH MORE AGGRESSIVE AND PROGRESSIVE THAN PREVIOUS POLICIES WE HAVE HAD.

I WOULD ALSO SAY OUR COMMUNITY ENGAGEMENT POLICIES SIMILARLY ARE MORE FORWARD LOOKING AND INCLUSIVE OF THE CONCEPT OF EQUITY THAN WE HAVE HAD IN THE PAST.

THEN I WOULD POINT TO OUR COMMUNITY HEALTH CHAPTER WHICH WE'RE NOT TALKING ABOUT SPECIFICALLY BUT WE DO NOT HAVE IN THE METRO PLAN.

THAT'S A NEW CHAPTER FOR EUGENE THAT IS A SHIFT.

>> I WONDER TOO IF SOME OF IT IS JUST IMPLEMENTATION.

IT'S NOT THAT THEY WERE BAD IDEAS BEFORE.

THEY ARE STILL GOOD IDEAS.

THAT'S WHY WE'RE SEEING THOSE COMMON THREADS CONTINUE NOW, NODES, CENTERS.

IT'S JUST HOW YOU IMPLEMENT IT.

WE'RE TRYING TO FIND NEW WAYS THAT ARE MORE SUCCESSFUL TO IMPLEMENT CONCEPTS LIKE CENTERS AND HOUSING FOR EVERYONE THAT HAVE BEEN IN THE POLICIES FOR A LONG TIME BUT WE HAVEN'T BEEN AS SUCCESSFUL.

>> WE HAVE BEEN DOING COMMUNITY OUTREACH.

I FEEL LIKE SOME OF THE CONCEPTS THAT ARE IN THE PLANS AND HAVE BEEN IN THE PLANS HAVE RECEIVED PUSHBACK WITHIN THE COMMUNITY.

THAT THE RESULT IS ONE REASON WE HAD TROUBLE IMPLEMENTING SOME OF THEM.

I ALSO FEEL LIKE THE LANDSCAPE HAS CHANGED OVER THE PAST FEW YEARS QUITE A BIT PARTICULARLY WHEN WE'RE DEALING WITH THE HOUSING AFFORDABILITY CASES.

HAVE YOU BEEN DOING YOUR PUBLIC OUTREACH AND SEEN A SIMILAR SHIFT OF PEOPLE MIGHT BE LESS RELUCTANT FOR SOME OF THESE THINGS BECAUSE SITUATIONS HAVE CHANGED OR AM I JUST MAKING THAT UP?

>> YOU'RE NOT MAKING IT UP.

I AGREE WITH YOU.

I THINK THE LANDSCAPE HAS CHANGED IN THE LAST SIX TO EIGHT YEARS THAT I HAVE BEEN DOING PLANNING IN EUGENE, NOT ONLY HAS THE WHOLE LANDSCAPE CHANGED BUT WE'RE INVOLVING A LOT MORE VOICES AND THERE ARE IN EXISTENCE WHOLE GROUPS ADVOCATING FOR HOUSING AFFORDABILITY AND FOR EQUITY THAT DID NOT EXIST TEN YEARS AGO.

SO WHEN WE HAVE A NEW POLICY OR A NEW ZONING THING THAT WE'RE TALKING ABOUT THERE ARE MORE PERSPECTIVES DISCUSSING IT NOW.

FOR INSTANCE OUR COMMUNITY ADVISORY PANEL MADE OF BIPOC INDIVIDUALS IN EUGENE HAVE NOT BEEN AT THE TABLE IN THE SAME THE WAY THEY ARE NOW IN PREVIOUS PROJECTS.

SO THAT FEELS LIKE A REAL SHIFT IN THE PEOPLE THAT WE'RE ABLE TO REACH WITH THIS WORK AND THE DIRECTION OF THE POLICIES IN TERMS OF OUTCOMES.

MAYOR KNUDSON: COUNCILOR KEATING.

COUNCILOR KEATING IS NOT THERE.

COUNCILOR YEH.

WE'LL COME BACK TO COUNCILOR KEATING.

COUNCILOR YEH: I'M NOT GOING TO TURN MY CAMERA ON.

I'M STILL GETTING OVER COVID AND YOU DON'T WANT TO SEE THAT.

THANK YOU FOR THE PRESENTATION TODAY.

TO ANSWER THE QUESTIONS ALSO I THINK THIS IS GOING IN THE RIGHT DIRECTION.

I WON'T SAY THAT I UNDERSTAND EVERY SINGLE THING IN THE PACKET.

I'LL PROBABLY HAVE TO READ IT AFTER I'M OVER COVID, BUT IT FELT IT WAS HEADING IN A DIRECTION THAT MADE SENSE AND WAS CONNECTED TO OTHER PRESENTATIONS THAT YOU HAVE GIVEN TO US IN THE PAST.

I'M REALLY GLAD TO HEAR THAT YOU FEEL LIKE YOU ARE BRINGING MORE PERSPECTIVES TO THE TABLE.

I THINK THAT ALWAYS BRINGS US A BETTER FINAL PRODUCT WHEN WE HAVE WHETHER WE TAKE EVERY MAN'S ADVICE OR NOT WE HAVE ALL THE ADVICE FROM DIFFERENT FOLKS AT THE TABLE WHEN DECISIONS ARE BEING MADE.

THAT'S FANTASTIC.

THERE WERE A FEW THINGS, AND YOU COULD ALSO SEND THIS TO ME LATER.

IT DOESN'T HAVE TO BE TODAY IF ONE SOUNDS LIKE A BIG ANSWER.

WE'RE GETTING CLOSE TO 7:00.

MY FIRST ONE WAS ONE OF THE ITEMS WAS TO IMPROVE MIDDLE HOUSING PERMITTING AND COMMUNICATION BY 2026.

I'M WONDERING IF OUR BUDGETED ISSUES ARE GOING TO MAKE THAT DIFFICULT TO ACCOMPLISH BY THAT DATE.

I SEE THAT IT WILL RAILROAD MORE STAFF.

>> THAT'S A GREAT QUESTION.

WE HAVE STAFF IN BUILDING AND PERMIT SERVICES ALREADY WORKING ON THIS.

THEY ARE CERTAINLY CONSTRAINED IN TERMS OF THEIR CAPACITY, BUT I THINK IT'S A PRIORITY TO STREAMLINE THEIR TIME AS WELL KNOWING THE BIG SHIFTS THAT HAVE HAPPENED IN MIDDLE HOUSING OVER THE LAST TWO YEARS, CHANGING BACK AND FORTH BETWEEN OUR CODE AND THE STATE'S MODEL CODE A FEW TIMES.

THEY ARE LOOKING AT HOW TO IMPROVE COORDINATION BETWEEN BUILDING AND PERMIT SERVICES, PUBLIC WORKS, UTILITY PROVIDERS TO MAKE SURE IT'S A MORE -- REDUCE THE BARRIERS IN THE PROCESS FOR FOLKS TRYING TO BUILD MIDDLE HOUSING, IMPROVE THEIR EXTERNAL COMMUNICATION MATERIALS.

HANDOUTS AND FAQ, INFORMATION FOR THE PUBLIC.

THEY HAVE ALREADY STARTED THAT PROGRESS AND ARE MAKING SOME HEADWAY, SO WE WANT TO SUPPORT THEM IN THAT WORK.

WE ALSO WANT TO BE MINDFUL THAT WE'RE CONTINUING TO PAY ATTENTION TO ANY BARRIERS THAT ARE COMING UP AS THE MIDDLE HOUSING CODE IS IMPLEMENTED MORE AND MORE, AND BE AS NIMBLE AS LAND USE CAN BE IN UPDATING IN THE FUTURE AS WELL.

COUNCILOR YEH: THANK YOU.

YOU TALKED ABOUT VERTICAL MIXED HOUSING AND IT WAS IN THE REPORT AS WELL.

VERTICAL -- I ASSUME THAT MEANS COMMERCIAL AND HOUSING NEXT TO

EACH OTHER BUT IN SEPARATE BUILDINGS.

THAT IS RIGHT AND IS THAT SOMETHING THAT'S HARD TO DO CURRENTLY?

>> YES AND YES.

THERE ARE SOME REQUIREMENTS IN OUR CODE REGARDING -- SORRY.

THAT'S ME.

SORRY.

>> REQUIRING IF YOU ARE DOING HOUSING IN THE COMMERCIAL ZONE SPECIFICALLY I THINK IN C-1, IF YOU'RE DOING HOUSING IN THAT ZONE THEN YOU'RE REQUIRED TO HAVE SOME COMMERCIAL OR NONRESIDENTIAL ON THE GROUND FLOOR OF THAT BUILDING.

SO ONE OF THAT'S WHAT WE CALL THAT VERTICAL MIXED USE BECAUSE IT'S TWO USES ON TOP OF EACH OTHER IN THE SAME BUILDING.

OR WITHIN THE SAME BUILDING.

WHAT WE'RE CONSIDERING IS DOES IT NEED TO BE VERTICAL IN THE SAME?

COULD YOU HAVE A MIXTURE OF USES ON THE SITE AND BE A LITTLE BIT MORE FLEXIBLE.

COUNCILOR YEH: INTERESTING.

YOU MAY WANT TO GET BACK TO ME.

YOU MENTIONED REMOVING SITE REVIEWS AND PUD OVERLAYS IN CERTAIN AREAS OF TOWN.

I WAS HOPING SOMEONE COULD GET BACK TO ME ABOUT EXACTLY WHAT THAT MEANS.

THAT WOULD TAKE A LONG TIME TO WRITE IT SEEMS.

I THINK OTHER THAN THAT I JUST WANT TO SAY I'M A BIG FAN OF MICRO VILLAGES.

I'M EXCITED TO SEE THAT MAKE THE LIST OF THINGS WE'RE TRYING TO WORK ON AND I ACTUALLY VERY MUCH AGREE WITH COUNCILOR CLARK THAT ANY WAYS WE CAN SUPPORT HOMEOWNERSHIP WOULD BE GREATLY

APPRECIATED I THINK BY FOLKS IN OUR COMMUNITY.

SO THANK YOU.

MAYOR KNUDSON: COUNCILOR KEATING?

COUNCILOR KEATING: THANK YOU, MAYOR.

CAN YOU HEAR ME NOW?

>> YES.

COUNCILOR KEATING: I APPRECIATE THE PRESENTATION LIKE COUNCILOR YEH, I'M ENTHUSIASTIC ABOUT THE VERTICAL BUILDING, VERTICAL HOUSING PLAN.

I RECOGNIZE THAT THERE ARE SOME COMMERCIAL ZONED SPOTS WHERE IT IS WHOLLY APPROPRIATE TO HAVE A NONRESIDENTIAL BUFFER ON YOUR WAY UP TO THE HOUSING FOR A WHOLE HOST OF LONG TERM SAFETY NEEDS.

I ALSO RECOGNIZE THE DERTH OF INCENTIVES AT THE STATE AND MUNICIPAL REVEL.

SO COUNT ME IN AS AN ENTHUSIASTIC SUPPORTER OF WHATEVER THIS BODY NEEDS TO DO TO HELP EXPEDITE THE BUILDING ALONG TRANSPORTATION LINES OF COMMERCIAL ON THE BOTTOM AND RESIDENTIAL ON THE WAY UP.

I DO WANT TO HONE IN ON THE COMPACT URBAN DEVELOPMENT PIECE COUNCILOR EVANS ALLUDED TO.

WHETHER IT'S THE APPLEBEE'S ON 11th, OR EVEN IN WARD 2 ON THE CORNER OF HILLIARD AND 30th, THE NEW DENTIST'S OFFICE, IT'S AESTHETICALLY, THIS IS SUBJECTIVE, FROM MY ADVANTAGE POINT IT'S AESTHETICALLY DISPLEASING TO HAVE BUILDINGS COME RIGHT UP TO THE SIDEWALK.

MOREOVER LIKE THE BUILDING I MENTIONED ON 30th AND HILLIARD, IT'S A PUBLIC SAFETY CONCERN.

YOU CAN'T SEE WHAT'S HAPPENING BEYOND THAT BUILDING.

IN THE PLANNING COMMISSION OR IN YOUR EXPERTISE, IS THERE AN OPPORTUNITY TO EXPLORE AND EMBRACE AN AESTHETIC URBAN COMPACT URBAN DEVELOPMENT OR DESIGN COMMITTEE SO THERE CAN BE I GUESS A

GUARDRAIL FOR ENSURING THAT THESE BUILDINGS AREN'T BEING BUILT RIGHT UP TO THE CURB?

THERE'S A NEED FOR AESTHETICS, A NEED FOR PUBLIC SAFETY, AND THERE'S A NEED FOR SOME COMMON SENSE.

I HATE TO EDITORIALIZE ON THE FLY BUT HAS THERE BEEN A CONVERSATION ABOUT SUCH AN AESTHETICS COMMITTEE?

>> FIRST THING I THINK I WOULD SAY IS THAT WE WOULD WANT TO REVISIT YOUR DISCUSSIONS.

YOU HAD A WORK SESSION ON C-2 SETBACKS A COUPLE OF YEARS AGO.

WE DON'T CURRENTLY HAVE AN ACTION LIKE THAT INCLUDED BECAUSE IT'S NOT SOMETHING THAT WOULD INCREASE OUR JOBS, COMPACT DEVELOPMENT OR HOUSING.

IT'S NOT AN ACTION THAT WOULD MEET THE TASK AT HAND.

THAT SAID, THERE'S A VARIETY OF WAYS TO DEAL WITH IMPLEMENTATION OF OUR GOALS, SO AS THE COUNCIL CONTINUES TO DISCUSS THAT WE'LL TAKE THE DIRECTION THAT YOU ALL PROVIDE TO US.

COUNCILOR KEATING: GREAT.

I RECOGNIZE THE CONVERSATION TONIGHT IS ABOUT HOUSING AND WORK FORCE DEVELOPMENT AND JOB CREATION, BUT WE CAN'T TALK ABOUT ALL THAT WITHOUT TALKING ABOUT PARKING.

COUNCILOR ZELENKA'S FAVORITE TOPIC.

IT'S A PIPE DREAM FOR ME THAT FOLKS ARE NOT GOING TO DRIVE FOR THE NEXT GENERATION.

HOW DOES PARKING WEAVE TO THE PLANS WHEN IT COMES TO VERTICAL HOUSING OR BUILDING ALONG THESE CENTERS AS THEY ARE BEING DONE?

>> I WILL START.

THIS RELATES TO YOUR LINE OF QUESTIONING AS WELL.

THE STATE IS ACTUALLY AS A PART OF THE CLIMATE FRIENDLY AND EQUITABLE COMMUNITIES WORK YOU'LL RECALL THE FIRST STAGE OF THAT WAS REMOVING PARKING MINIMUMS CITY-WIDE.

THE SECOND PHASE WAS DESIGNATING CLIMATE FRIENDLY AREAS IN DOWNTOWN AND COBERG.

THE THIRD STEP WILL BE CITY-WIDE CODE AMENDMENTS TO ENCOURAGE COMPACT DEVELOPMENT IN A WALKABLE URBAN FORM.

THAT WORK ISN'T DUE UNTIL 2029, WHICH IS WHY WE DIDN'T FOCUS ON IT TONIGHT.

THAT WILL HAPPEN CONCURRENTLY WITH OUR TRANSPORTATION SYSTEM PLAN UPDATE.

WE DID WANT TO MAKE SURE ANY CODE THAT MANY TIMES WE PUT FORWARD ARE CONSISTENT WITH STATE CHANGES AND SOME OF THEM ARE AIMED AT DESIGN, STREET CONNECTIVITY, ACCESS, WALKABILITY, REALLY ALL OF THOSE COMPONENTS WE HAVE HIT ON THROUGH THE COMPREHENSIVE PLAN WORK.

ANY CHANGES WE MAKE MOVING FORWARD WILL HAVE TO ALIGN WITH THAT NEW STATE FRAMEWORK AROUND ENCOURAGING COMPACT WALKABLE DEVELOPMENT.

WE'LL BRING YOU MORE IN THE FUTURE, BUT WE'RE IN ANY CODE CHANGES WE'RE PROPOSING HERE MAKING SURE IT'S IN ALIGNMENT.

IN TERMS OF WHERE PARKING FITS INTO THAT, WE CAN REGULATE WHERE PARKING IS ALLOWED ON A DEVELOPMENT SITE, IS IT BEHIND THE BUILDING, TUCKED UNDER, WHERE THOSE ACCESS POINTS ARE TO GET TO THE PARKING FROM THE STREET OR WHAT THAT PARKING LOOKS LIKE IN TERMS OF PEDESTRIAN CONNECTIVITY TO WALK THROUGH, TREES, SOME OF THE OTHER PIECES THAT WERE INCLUDED IN THAT, THOSE CODE AMENDMENTS YOU LOOKED AT AT THE END OF 2023 NOW.

THAT'S WHAT I WILL SAY AROUND PARKING AND COMMENTS AROUND COMPACT DEVELOPMENT.

MAYOR KNUDSON: OKAY, I'M GOING TO BRIEFLY INSERT MYSELF INTO THE QUEUE.

COUNCILOR KEATING: I HAD A FEW MORE SECONDS.

MAYOR KNUDSON: GO AHEAD.

I THOUGHT YOU WERE DONE.

YOU HAVE TWO SECONDS REMAINING.

COUNCILOR KEATING: I AM FUNDAMENTALLY OPPOSED TO EXPANDING THE URBAN GROWTH INTO THE SOUTH HILLS.

I WANT THAT ABUNDANTLY CLEAR.

MAYOR KNUDSON: I WANT TO PICK UP ON ALL OF YOU APPRECIATING THE REMARKABLE AMOUNT OF TECHNICAL RESPONSIBILITY THAT YOU HAVE IN THIS WORK, WORKING LOCALLY ALSO AT THE STATE LEVEL ALSO THINKING ABOUT OUR COMMUNITY.

VERY INTERESTED TO SEE THE WORK COMING FORWARD AROUND CENTERS IN PARTICULAR.

I JUST WANT TO SAY VERY BROADLY THAT AS WE THINK ABOUT THIS IN RESPONSE TO OUR HOUSING NEED AND TYPOLOGY AND AFFORDABILITY OF HOUSING, DIFFERENT ECONOMIC DEVELOPMENT OPPORTUNITIES WHAT WE'RE TALKING ABOUT ARE NEIGHBORHOOD AMENITIES, PLACES THAT PEOPLE WITHIN NEIGHBORHOODS IDENTIFY AS A HEART TO THEIR OWN NEIGHBORHOOD, THAT ARE WALKABLE LOCATIONS, THAT ARE A PART OF CONTINUING TO DEVELOP OUR SENSE OF OUR OWN IDENTITY AND NEIGHBORHOOD CHARACTER WE CONTINUE TO GROW AND CHANGE AS A COMMUNITY.

I JUST WANT TO EMPHASIZE THE POSITIVE AND NOTE AN ADDITIONAL POINT TO THOSE BULLETS RELATED TO THE CENTERS AND THEIR DESCRIPTION THAT THE PRIORITIZATION OF PROXIMITY OF USES IS INCREDIBLY IMPORTANT.

REALLY THAT TRANSLATES INTO A PRIORITIZATION OF WALKABILITY WITHIN AREAS DESIGNATED AS CENTERS BECAUSE IT WON'T WORK IF THINGS ARE NOT CLOSE TO EACH OTHER SO THAT THERE'S A CRITICAL MASS OF INTEREST AND FUN OR INTERESTING THINGS TO DO OR INTERESTING THINGS WITHIN A NEIGHBORHOOD.

THAT PROXIMITY AND WALKABILITY PIECE JUST REALLY IMPORTANT AND A PART OF MAKING PLACES THAT PEOPLE LOVE.

APPRECIATED THE COMPONENTS OF THE BACKGROUND MATERIALS THAT DESCRIBED THE EXPLORATION OF DEFERRED SDC COLLECTION TO THE POINT OF OCCUPANCY ESPECIALLY FOR SMALLER AND MID SIZED DEVELOPERS.

THAT'S AN INTERESTING AND POTENTIALLY INFLUENTIAL SUPPORT WE CAN OFFER TO GETTING MORE HOUSING TO THE MARKET AND COLLECTING THOSE CHARGES AT A TIME WHEN THE UNITS ARE MOVING INTO RENTAL OR MOVING INTO HOMEOWNERSHIP AND THERE IS CASH FLOW INTO THAT SYSTEM.

IT'S REALLY DIFFICULT TO ESTIMATE SDCs AT THE BEGINNING OF THE PROJECT WHICH MAKE THEM DIFFICULT TO BUDGET FOR WHICH MAKE THEM CHALLENGING FOR ANYONE CHOOSING TO BUILD HOUSING.

THAT HAS A LOT OF PROMISE IN TERMS OF WHAT WE CAN DO TO SUPPORT WORK.

THE RELATED QUESTION I HAD IS WITH THE MICRO VILLAGE STRATEGY, AND WHICH I AGREE WITH COUNCILOR YEH, EXCITING, NOVEL STRATEGY TO BRING SMALL UNITS TO MARKET IN A COLLECTIVE CO-HOUSING TYPE MODEL OR CO-HOUSING ADJACENT MODEL.

IS THERE AN SDC SCALING STRATEGY THAT IS ASSOCIATED WITH THIS GIVEN THE UNIT TYPE?

IT'S NOT A TYPICAL HOUSING UNIT.

>> GREAT QUESTION AND A GREAT POINT.

I DON'T THINK WE HAVE QUITE GOTTEN TO WHAT INCENTIVES WE COULD POTENTIALLY PROVIDE.

I THINK THAT'S SOMETHING OUR AFFORDABLE HOUSING TEAM WANTS TO ACTIVELY LOOK INTO, HOW THEY CAN SUPPORT THESE TYPES OF UNITS.

SO I THINK THAT'S A GREAT SUGGESTION TO THINK ABOUT OUR SCALING.

WE'RE NOT THERE YET.

MAYOR KNUDSON: COULD ALSO BE AN INTERESTING PART OF THIS WORK AHEAD.

LASTLY YOU MENTIONED BRIEFLY SOME STRATEGIES IN THE OTHER IDEAS CATEGORY, TEMPORARY WAIVERS THAT ARE SIMILAR TO SOMETHING THE CITY OF PORTLAND IS LOOKING AT.

CAN YOU DESCRIBE WHAT WE HAVE IN PLACE DOWNTOWN IS SIMILAR OR DIFFERENT FROM THAT AND ALSO HOW THIS PROPOSAL WOULD BE DIFFERENT OR THE SAME?

>> YEAH.

SO RIGHT NOW WE HAVE THE DOWNTOWN FEE ASSISTANCE, WHICH IS WHAT YOU'RE REFERRING TO.

A POT OF MONEY TO SUPPORT BASICALLY COVER THE COST OF CURRENT FEES FOR DEVELOPMENT IN THE DOWNTOWN CORE.

PORTLAND IS ACTUALLY LOOKING AT COMPLETELY WAIVING ALL SDCs CITY-WIDE FOR I THINK TWO YEARS.

SO IT'S MUCH MORE SIGNIFICANT IN TERMS OF THE COST CERTAINLY.

THEY ARE ALSO PORTLAND PRIMARILY LOOKS AT REDEVELOPMENT AS OPPOSED TO GREENFIELD DEVELOPMENT SO IT'S A LITTLE DIFFERENT IN TERMS OF HOW THEY ARE PLANNING FOR THEIR INFRASTRUCTURE.

MUCH MORE SIGNIFICANT IN SCALE AND I ASSUME IN COST THAT THEY WILL BE WAIVING OR DEFERRING.

MAYOR KNUDSON: COUNCILOR CLARK.

ROUND 2.

COUNCILOR CLARK: THANK YOU, MAYOR.

HEATHER, GETTING BACK TO THE ISSUE OF OWNERSHIP, HOMEOWNERSHIP, I APPRECIATE THAT WHAT YOU MENTIONED WAS AT LEAST THERE'S METRICS IN FOR MEASURING HOMEOWNERSHIP IN THE PROCESS OF THIS.

AND THAT THE STATE LAW IS CHANGING IN SUCH A WAY THAT IT ALLOWS FOR GREATER FLEXIBILITY FOR HOMEOWNERSHIP.

MY FOCUS, MY QUESTION, WAS SUBTLY DIFFERENT THAN THAT AND IT WAS PUT A DIFFERENT WAY, IN MANY COMMUNITIES IN THE WESTERN UNITED STATES YOU GET ABOUT 65% HOMEOWNERSHIP IN A CITY AND 35% RENTAL UNITS IN A CITY.

IN EUGENE IT'S 53% RENTAL AND 47% HOMEOWNERSHIP.

IF WE WANTED TO INCREASE THAT NUMBER AND SAY THAT AT THE END OF A MEASUREMENT PERIOD OF WHATEVER IT IS, 15, 20 YEARS, CHOOSE A PERIOD, WE WANTED TO SEE AN INCREASE OVER THAT TIME OF OWNERSHIP, HOMEOWNERSHIP VERSUS HOME RENTALS, ARE WE MEASURING FOR LAND

USE AND FOR ZONING AND FOR EVERYTHING ELSE THAT WE'RE DOING IN PLANNING TO ACCOMPLISH THAT IF IT WAS A GOAL?

IS THERE A METHOD BY WHICH WE MIGHT DO THAT?

>> SO THE CENSUS TELLS US MAYBE WHAT YOU'RE CITING, THAT BREAKDOWN OF TENURE OWNERSHIP VERSUS RENTAL HOUSEHOLDS AND IT BREAKS IT DOWN FURTHER BY HOUSING TYPE.

HOUSING TYPES DON'T PERFECTLY ALIGN WITH WHAT WE'RE TALKING ABOUT HERE BUT IT'S CLOSE.

THAT WOULD PROBABLY BE THE BEST WAY.

THAT WOULD BE ALL OF EUGENE HOUSING STOCK.

THAT WOULDN'T BE JUST NEW HOUSING.

I'M NOT SURE, YOU'RE TALKING ABOUT OUR PERCENTAGES OVER ALL OVER OUR ENTIRE HOUSING STOCK?

COUNCILOR CLARK: TERRI SAID IT'S MORE OF A CITY-WIDE APPROACH TO LOOKING AT LAND USE.

I'M SAYING IF WE WERE TRYING AS A CITY-WIDE GOAL TO HAVE A BETTER PERCENTAGE OF HOMEOWNERSHIP, IS IT ONE OF THE GOALS OR ONE OF THE METHODS BY WHICH YOU EXAMINE HOW WE BRING ON NEW LAND OR HOW WE ZONE IT TO ACCOMPLISH THAT GOAL?

IS THAT PART OF IT?

>> I THINK I UNDERSTAND THE QUESTION.

COUNCILOR CLARK: IT'S NOT A CLEAR QUESTION.

I'LL TRY BETTER NEXT TIME.

>> WE CAN MEASURE IT IS PART OF THE ANSWER.

THERE'S NOT AN EXPLICIT GOAL TO INCREASE THE PERCENTAGE.

THERE'S A GOAL TO INCREASE HOMEOWNERSHIP OPPORTUNITIES BROADLY.

TO MEET THE NEEDS THAT AS THEY COME OUT OF OUR HOUSING ANALYSIS OVER THE NEXT YEAR IN OUR LAND SUPPLY STUDY.

IT'S A BIT OF A SEQUENTIAL SET THE GOALS, ASSESS THE NEEDS THEN DESIGN THE STRATEGIES TO MEET THE NEEDS AND WE'RE NOT QUITE TO THAT.

COUNCILOR CLARK: LIKE GREG'S QUESTION URBAN FORM TENDS TOWARD A PARTICULAR STYLE OF HOW WE MAKE USE OF THE LAND IN TERMS OF THE BUILDINGS THAT GET BUILT.

IT LOOKS LIKE THE PRETTY PICTURES I SAW AND OBVIOUSLY THIS IS LIMITED, A MAJORITY OF THOSE BUILDING TYPES LOOK LIKE RENTALS AS OPPOSED TO OWNERSHIP OPPORTUNITIES.

THAT'S WHAT I'M SAYING AS WE'RE DESIGNING WHAT NEW LANDS COME IN AND HOW WE'RE MAKING USE OF WHAT CENTERS WE HAVE, ARE WE USING THAT AS A FILTER AND IF THIS COUNCIL SO CHOSE IS THERE A MANNER BY WHICH WE COULD SAY OR COULD DECIDE HOW DO WE INCREASE THE AMOUNT OF HOMEOWNERSHIP IN OUR COMMUNITY?

>> OKAY.

HEATHER HAS SOMETHING TO SAY.

>> I WANTED TO CLARIFY THAT WE DON'T HAVE A GOOD WAY TO MEASURE THAT AT THE TIME OF BUILDING PERMIT.

WE DON'T ASK ARE YOU -- IS THE UNIT YOU'RE BUILDING ARE YOU GOING TO RENT OR OWN IT.

WE DON'T ASK THAT EVEN IF SOMEONE WAS SUBMITTING FOR A SINGLE UNIT HOUSE THERE'S NOTHING TO SAY THAT SOMEBODY ISN'T GOING TO RENT THAT OUT, RIGHT?

SO THAT'S WHY I WAS KEYING IN ON LOOKING AT THE TOTAL HOUSING STOCK THROUGH THE CENSUS OR THE AMERICAN COMMUNITY SURVEY BECAUSE THAT'S THE HOUSEHOLD RESPONDING TO HOW THEY ARE USING THAT UNIT.

ARE THEY RENTING IT OR DO THEY OWN IT.

SO THAT'S OUR BEST WAY TO DO IT THEN WE CAN GET THAT DOWN TO THE BLOCK LEVEL BUT WE CAN'T REALLY -- THAT CENSUS BLOCK LEVEL BUT WE CAN'T GET IT ANY FINER THAN THAT WITHOUT ACTUALLY SURVEYING INDIVIDUAL PROPERTY, INDIVIDUAL UNITS.

COUNCILOR CLARK: LASTLY MY LAST 20 SECONDS I MENTIONED TWO

THINGS.

THAT WAS ONE.

MY PERSONAL GOAL THAT WE HAVE MORE HOMEOWNERS THAN RENTERS IN THE NEXT 20 YEARS.

THE LAST IS WE HAVE A BUDGET PROBLEM.

ARE WE SERVING THE NEW LAND OR AT LEAST LOOKING AT THIS THROUGH A WINDOW OR LENS THAT SAYS HOW DO WE CREATE THE GREATEST AMOUNT OF TAXABLE VALUE IN ANY LAND THAT WE'RE BRINGING IN?

>> I WOULD SAY NOT YET.

COUNCILOR CLARK: BUT CAN WE IS THE QUESTION.

>> IT'S A GOOD QUESTION.

I THINK I MIGHT HAVE TO PREPARE A RESPONSE FOR YOU ON THAT ONE.

WHAT WE BUILD WE NEED ALL OF IT.

SO WE'LL HAVE NO MATTER WHAT LAND WE END UP BRINGING IN WE'LL NEED TO PLAN FOR NEIGHBORHOODS THAT HAVE FIRE STATIONS AND COMMERCIAL AREAS AND --

COUNCILOR CLARK: WE'LL HAVE CHOICES ABOUT --

>> WE'LL HAVE CHOICES ABOUT IT AND NEED TO DO THE PLANNING TO PUT IN PLACE THE ZONING THAT WILL ALLOW THOSE DIFFERENT KINDS OF USES THAT ARE NEEDED.

COUNCILOR CLARK: I WOULD SAY THAT'S A POINT ON WHICH COUNCIL CAN HELP WITH THEIR THOUGHT PROCESSES WHEN THOSE DECISIONS ARE MADE.

THAT CAN BE A CRITERIA THAT WE AT LEAST CAN CONSIDER.

MAYOR KNUDSON: THANK YOU, COUNCILOR CLARK.

COUNCILOR EVANS, THEN COUNCILOR KASHINSKY.

THAT'S ALL THAT I HAVE IN THE QUEUE FOR THIS EVENING.

COUNCILOR EVANS: THANKS, MAYOR.

TERRI AND TEAM, MY QUESTION IS GOING BACK TOWARDS THE WETLANDS MITIGATION ISSUE.

WE HAVE FERN RIDGE AS OUR KEY MITIGATION STRATEGY FOR WETLANDS ON THE WEST SIDE, CORRECT?

OR DO WE HAVE OTHER MITIGATION STRATEGIES WITHIN THE TOOL BOX TO BE ABLE TO DEAL WITH WETLANDS REPLACEMENT, PARTICULARLY THE AREAS THAT WE HAVE TARGETED FOR RESIDENTIAL GROWTH?

>> GOOD QUESTION.

I THINK I MIGHT ALSO HAVE TO FOLLOW UP FOR YOU ON THAT QUESTION.

I'M FAMILIAR WITH THE FACT THAT OUR TEAM OWNS SEVERAL MITIGATION BANK PROPERTIES AND IS ACTIVELY LOOKING FOR ANOTHER BANK SO WE CAN CONTINUE TO SELL CREDITS FOR PROPERTIES THAT NEED TO MITIGATE WETLANDS.

COUNCILOR EVANS: HOW MANY BANKS DO WE HAVE?

>> WE HAVE ONE MITIGATION BANK BUT WE OWN SEVERAL PROPERTIES THROUGH THAT.

WE BUY THE PROPERTY, WE RESTORE IT THEN WE CAN SELL THOSE CREDITS BACK.

WE OWN SOME PROPERTIES NEAR FERN RIDGE, A LOT OF PROPERTIES IN WEST EUGENE WE HAVE USED FOR THIS.

COUNCILOR EVANS: OKAY.

AND A LAST QUESTION WOULD BE, I'M GOING BACK TO SLIDE 20, I NOTED THAT YOU HIGHLIGHTED STEP 2 IN HOUSING AND JOB ACTIONS.

I KIND OF WANT TO TOUCH ON A LITTLE BIT OF MORE TOUCHY SUBJECT, AND THAT IS THE LAST SLIDE IN THERE OR THE LAST BLOCK IN THE SLIDE DOWN THERE, UGB EXPANSION, I KNOW WE HAVE TALKED ABOUT THAT ON SEVERAL DIFFERENT OCCASIONS AND COUNCILOR KEATING MADE IT VERY CLEAR HE WAS NOT FOR UGB EXPANSION IN THE SOUTH AREA.

BUT IT LOOKS TO ME AND ALWAYS HAS LOOKED TO ME THAT WE'RE GOING TO HAVE TO FIGURE OUT HOW WE DO PROACTIVE UGB EXPANSION THAT IS

GOING TO BE HIGHLY CONTROVERSIAL AND WE'RE GOING TO HAVE A LOT OF PUSH-BACK ON BUT IT'S GOING TO BE CRITICAL FOR US TO BE ABLE TO BUILD PERMANENT, SUSTAINABLE HOUSING AS WE MOVE FORWARD AS A COMMUNITY.

SO I DON'T KNOW IF -- YOU KNOW, POSITIONING THAT AS A QUESTION OR A COMMENT, BUT WHAT ARE WE DOING TO ADDRESS A FUTURE
UGB EXPANSION NEED FOR HOUSING?

>> THANK YOU FOR THAT QUESTION.

I WOULD POINT YOU TO THE FACT THAT YOU ADOPTED URBAN RESERVES IN 2023.

YOU DID ADOPT AN URBAN RESERVE FOR EUGENE WHICH AT THE TIME WAS ESTIMATED TO HAVE 27 YEARS OF CAPACITY.

SINCE THEN WE HAVE GOTTEN NEW RULES SO IT MAY NOT LAST 27 YEARS.

YOU HAVE IT ADOPTED AND WE'LL MOVE INTO IT WHEN WE HAVE THAT NUMBER SOMETIME IN 2027 WHEN WE COMPLETE OUR PLANNED STUDY FOR HOUSING WE'LL KNOW HOW MUCH WE NEED TO DO OUTSIDE.

WE'LL BRING YOU THOSE ANALYSES AND OPTIONS.

COUNCILOR EVANS: THAT LAND BANKING INCLUDED UNUSED OR UNDER-USED AG LANDS?

>> THERE ARE SOME LOWER QUALITY AGRICULTURAL LANDS INCLUDED IN THE URBAN RESERVE.

IT DOES NOT INCLUDE CLASS 1 OR CLASS 2 FARM SOILS.

COUNCILOR EVANS: OKAY.

I HEAR A LOT ABOUT THAT FROM PEOPLE IN VARIOUS COMMUNITIES ABOUT WHAT WE NEED TO RECLAIM THOSE AREAS FOR AGRICULTURAL USE AND NOT FOR HOUSING.

>> RIGHT.

MAYOR KNUDSON: AND COUNCILOR KASHINSKY.

COUNCILOR KASHINSKY: THANK YOU.

I THINK ONE POINT I WANTED TO KIND OF DRAW TO IS THAT DIFFERENT PEOPLE HAVE DIFFERENT AESTHETICS AND THINGS THAT THEY FIND VISUALLY APPEALING OR COMFORTABLE, AND SO I THINK AS WE'RE HAVING THESE CONVERSATIONS KEEPING THAT IN MIND THAT JUST BECAUSE WE HAVE A BUILDING THAT SOMEONE FINDS UGLY DOESN'T MEAN THAT THAT FORM IS SOMETHING WE SHOULD NOT ALLOW.

I CAN THINK OF ABOUT 50 BUILDINGS OFF THE TOP OF MY HEAD IN EUGENE THAT GO UP TO THE SIDEWALK.

I THINK THAT'S GREAT.

PRETTY MUCH ALL OUR BUILDINGS DOWNTOWN DO THAT.

THEN I THINK ALSO THINKING ABOUT THE HOMEOWNERSHIP PIECE, I FEEL LIKE THERE WAS A BILL AT THE STATE LEGISLATURE WHERE THERE WERE STATEWIDE HOMEOWNERSHIP TARGETS BEING SOUGHT.

DID I MAKE THAT UP OR IS THAT -- I DON'T NEED AN ANSWER NOW.

IT DOES SEEM IF I'M REMEMBERING THAT CORRECTLY IT SEEMS THERE ARE SOME STATE WORK ON HOMEOWNERSHIP.

I WANT TO BE CAREFUL, I DO THINK THAT THE STRATEGIES YOU TALKED ABOUT REGARDING CONDOS AND MIDDLE HOUSING AND LAND DIVISIONS ARE REALLY, REALLY IMPORTANT TOOL TO HELPING INCREASE HOMEOWNERSHIP.

I LIVE IN HALF A DUPLEX.

IT'S THE MOST BIZARRE CONDO ASSOCIATION YOU COULD THINK OF.

I OWN HALF A DUPLEX.

WHEN I THINK ABOUT WHAT WOULD WORK FOR PEOPLE AS NEWLY CONSTRUCTED STARTER TYPE HOMES I THINK THE ABILITY TO HAVE THINGS LIKE MIDDLE HOUSING AND CONDOS BE OWNERSHIP OPTIONS WILL BE A KEY STRESS.

WHAT WE'RE TRYING TO DO IS EXPAND HOMEOWNERSHIP BY JUST BUILDING DETACHED ONE UNIT HOMES THOSE ARE GOING TO BE A LOT MORE EXPENSIVE THAN SOME OF THE OTHER TYPES THAT WE COULD WORK ON.

THANKS.

MAYOR KNUDSON: THANK YOU TO STAFF FOR THAT PRESENTATION.

THANK YOU, COUNCIL, FOR THE QUESTIONS.

THAT DOES CONCLUDE OUR AGENDA FOR THIS WORK SESSION TODAY.

SO I NOW CLOSE THE JUNE 23, 2025 CITY COUNCIL WORK SESSION.

WE'RE ADJOURNED