MINUTES

Eugene City Council
Work Session
Eugene, Oregon 97401

July 15, 2026
12:00 p.m.

Councilors Present: Eliza Kashinsky, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Lyndsie Leech, and Randy Groves

Mayor Knudson opened the July 15, 2026, meeting of the Eugene City Council Work Session in a hybrid in-person and virtual format at 500 E. 4th Avenue, North Building, Eugene, OR 97401.

City Manager Jenny Haruyama introduced the topic and Nancy Hetrick of the Raftelis team, who presented revised strategies developed in response to council feedback provided earlier in the week.

1. WORK SESSION: Long Range Financial Planning & Strategic Plan (Cont'd)

Councilor Discussion:

- Councilor Keating – stated appreciation for the revised strategies; noted support for the additions related to first responders; asked for clarity around legal obligations related to animal services; stated support for adopting the updated strategic framework.
- Councilor Zelenka – noted that addressing root causes of homelessness, including access to affordable housing, mental health services, and substance abuse services, is critical for long-term progress; stated the newly added strategy on long-term housing stability reflects those priorities.
- Councilor Clark – asked what the term "access" means within the new homelessness strategy; noted concern it could imply a financial obligation for the City to provide services traditionally funded by other levels of government; stated interest in ensuring the budget implications of the term are clearly understood.
- Councilor Yeh – stated support for the added housing and homelessness language, emphasizing the need for flexibility in supporting partners and service providers; noted the revised community safety strategy implies that prevention and early intervention occur only through partnerships, and stated discomfort with that implication.
- Councilor Groves – noted appreciation for the additions related to first responder resource allocation, especially for fire services; stated support for language addressing long-term housing stability and highlighted the importance of work experience opportunities for individuals transitioning out of homelessness.

- Councilor Kashinsky – stated prevention and early intervention are performed by partners and the City and expressed concern that the revised language suggested otherwise; suggested adding wording that reflects City-provided services.
- Councilor Leech – noted similar concerns regarding the community safety language and suggested adding language acknowledging City-provided services; stated appreciation for the revisions.
- Councilor Zelenka – stated support for using the term "services" rather than "programs" in the revised community safety strategy to ensure broad coverage.
- Mayor Knudson – noted general support for adding the words "and services" to community safety strategy number four.

MOTION: Councilor Leech, seconded by Councilor Yeh, moved to approve the revised strategic plan framework with the amendment adding "and services" to community safety strategy four.
IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves.
OPPOSED: None.

2. WORK SESSION: City Manager Update

City Manager Jenny provided information regarding the Clean Energy Fund initiative petition deadlines and signature verification process.

Councilor Discussion:

- Councilor Leech – asked about the timeline for a potential council-led ballot response to the initiative.
- Councilor Kashinsky – asked for clarification on the four options council would be presented with after certification.
- Councilor Keating – stated having signed the petition and expressed hope that enough signatures would qualify; asked whether additional signatures could be submitted if validation falls short; noted support for the initiative and intent to advocate for adoption.

3. WORK SESSION AND POSSIBLE ACTION: An Ordinance Concerning Housing Production Incentives and Adding Sections 2.950, 2.951 and 2.952 to the Eugene Code, 1971.

City Manager Jenny introduced the proposed ordinance and Anne Fifield, Economic Development Manager and Amanda D'Souza, Development Programs Manager who spoke about the ordinance concerning housing production incentives and noted the item followed a public hearing held the previous month.

Councilor Discussion:

- Mayor Knudson – asked for clarification on the difference between using a tax exemption incentive and providing direct funding for housing production; stated this distinction is often misunderstood in public discussions; noted the presentation effectively linked community housing needs with the policy tools available to the City.
- Councilor Zelenka – asked questions regarding unit density limits; stated moderate-income housing tools are needed because the market does not produce these units without incentives.
- Councilor Kashinsky – noted that earlier Multi-Unit Property Tax Exemption (MUPTE) projects have resulted in housing that is now affordable to moderate-income households; stated support for advancing tools that facilitate development on constrained vacant lots.
- Councilor Clark – asked what state law requires if the City fails to meet future housing production targets.
- Mayor Knudson – asked how the proposed commercial center incentives relate to broader transportation planning work, including bicycle and pedestrian access, walkability, and proximity to schools; noted that neighborhood centers often serve as accessible locations for basic daily needs and stated interest in how development overlays support that function; asked how the development code guides the creation of active and sociable street edges within these centers and how opportunities for mixed-use development are integrated into the proposals
- Councilor Zelenka – asked whether the commercial center tax exemption includes income restrictions; asked which map corresponds to the commercial center proposal and whether it aligns with Exhibit A1; noted the mapped expansion appears substantial; asked how that area relates to the transit-oriented map in the packet; stated the proposed changes represent a significant increase in the use of property tax incentives; asked if council leadership would consider separating the moderate-income and commercial center incentive packages into distinct motions.
- Councilor Groves – asked how commercial uses would be evaluated for public benefit under the incentive program.
- Councilor Keating – asked how the City would evaluate commercial uses if they evolve over time and whether review mechanisms could be added; stated support for periodic program review and noted concerns about transit service reductions affecting eligibility areas.
- Councilor Zelenka – asked for confirmation that adopting the ordinance would only establish the program framework and would not approve any specific projects; noted all individual projects would still be required to return to the City Council for approval.

MOTION: Councilor Leech, seconded by Councilor Kashinsky, moved to approve the ordinance in Attachment A to this AIS: an Ordinance Concerning Housing

Production Incentives and Adding Sections 2.950, 2.951 and 2.952 to the Eugene Code, 1971.
IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves.
OPPOSED: None.

The meeting was adjourned at 1:14 p.m.

Respectfully submitted,

Katie LaSala
City Recorder

(Recorded by Rosa Roach)
Link to the webcast of this City Council meeting here.