

MINUTES
Eugene City Council
Work Session
Eugene, Oregon 97401

September 9, 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 September 9, 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 provided a brief overview of the upcoming council and budget committee meetings scheduled for Fall 2026 organized by strategic plan focus area.

1. WORK SESSION: City Manager Update

Councilor Discussion:

- Councilor Kashinsky – asked whether an action date had been scheduled for one of the items.
- Councilor Groves – stated he had heard about the projected appraisal value of the development at 1059 Willamette; asked for clarification on plans for the project and emphasized the significance of the site to downtown.

2. WORK SESSION: Projects in the Development Pipeline

City Manager Jenny Haruyama introduced the topic and Alissa Hunter, Executive Director of Planning and Development, along with Kandra Hostetler and Andrew Beattie of the Building and Permit team who provided a brief overview of the development pipeline and current permitting activity within the city.

Councilor Discussion:

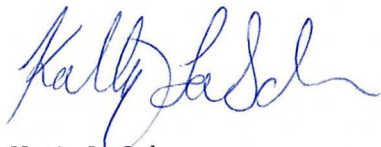
- Councilor Groves – asked whether the public could access the development pipeline materials online; noted community members frequently express concern that no development is occurring and stated that having accessible information would help provide clarity; stated appreciation for staff efforts to simplify the permitting process; noted gratitude for recent decisions regarding the Hynix property and acknowledged the community interest in upcoming council discussions related to it.
- Councilor Kashinsky – stated appreciation for how the presentation clarified the number of affordable housing units under construction; noted current projects

represent nearly 500 affordable units underway and an additional 200 in early phases; asked whether The Ellis is considered student-focused housing; asked whether the number of nearly 5,000 completed projects reported so far in the year includes both small projects and large development projects; asked whether current levels of development align with forecast expectations for housing and revenue projections.

- Councilor Clark – asked for a summary of total new housing units currently completed, under construction, or planned, including a breakdown between affordable and market-rate units; stated that such information would help him respond to constituent inquiries more effectively.
- Councilor Zelenka – noted it would be useful to visualize the broad geographic distribution of projects; asked whether staff could add a map of all development sites to the presentation; stated the number of business projects underway contradicts public perception that development is stagnant; stated interest in understanding why multiple multifamily housing projects are progressing without the Multi-Unit Property Tax Exemption (MUPTe), while a similar project within the boundary received it; stated that this raises questions about the necessity and impact of the exemption program.
- Councilor Kashinsky – asked for clarification on whether The Ellis received a tax exemption; stated the response helps contextualize trends in student-focused housing development.
- Mayor Knudson – stated appreciation for the information and asked for future updates that include the trajectory of housing production, diversity of unit types, and progress toward annual or long-term housing targets; noted interest in tracking local patterns alongside regional development trends to understand how Eugene compares to other communities experiencing slowed private-sector housing construction; stated that such context would support informed policy discussions.
- Councilor Groves – noted support for receiving an annual update on development activity; stated such information would be helpful when speaking with constituents and community groups.

The meeting was adjourned at 12:56 p.m.

Respectfully submitted,



Katie LaSala
City Recorder

(Recorded by Rosa Roach)

Link to the webcast of this City Council meeting [here](#).