

EUGENE CITY COUNCIL

Work Session | Middle Housing Remand



January 10, 2024

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Middle Housing | History

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Middle Housing Rules

- ▶ The State Middle Housing rules are intended to increase the availability and access to housing in Oregon's large cities.
- ▶ Cities, including Eugene, must allow:
 - A duplex on each lot or parcel
 - Triplexes, quadplexes, cottage clusters, and townhouses in residential areas
 - Middle Housing Land Divisions

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Eugene's Middle Housing Amendments

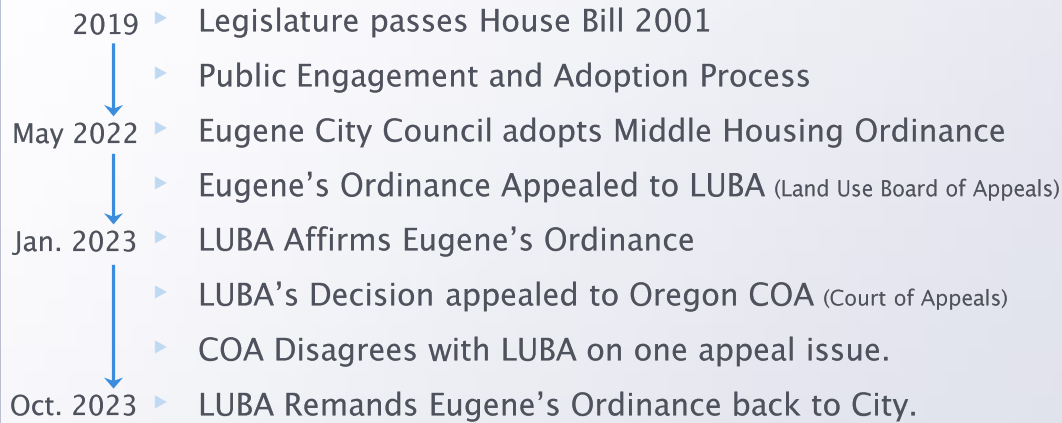
- ▶ Implement House Bill 2001 (2019)
- ▶ Public Engagement
- ▶ Amended Eugene's Land Use Code and Metro Plan
- ▶ Permits Middle Housing in Eugene's Residential Areas
- ▶ Allows for Middle Housing Land Division
- ▶ Included increased flexibility to incentivize Middle Housing Development

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Middle Housing Timeline



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Middle Housing Development

Middle Housing Implementation

	Jan. 1 – Jun. 29, 2022 (Total Dwelling Units)	Jun. 30 – Dec. 31, 2022 (Total Dwelling Units)	All of 2023 (Total Dwelling Units)
Townhouse	7	15	13
Duplex	0	12	26
Triplex	0	9	18
Fourplex	0	0	36
Cottage Cluster	n/a	0	4

Middle Housing Land Divisions: 28

Preliminary Data

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Middle Housing Remand | Impact

- ▶ Once remanded on October 12, 2023, the City is required to apply the Model Code created by the State and rely on state statutes for other Middle Housing related processes.
- ▶ Impacts of this include:
 - Confusion related to applicable code
 - Elimination of Eugene's flexibility and incentives
 - Uncertainty for people looking to develop Middle Housing under Eugene's code

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Middle Housing Remand

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Middle Housing Remand | Appeal Items

- ▶ 3 Appeal Items
 - Goal 11 – Public Facilities and Services
 - Goal 15 – Willamette River Greenway
 - Clear & Objective Standards
- ▶ Remand is only related to a demonstration of the ordinance's consistency with Goal 11

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Middle Housing Next Steps

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Middle Housing Remand | Public Hearing

- ▶ Public Hearing scheduled – January 16, 2024
 - Draft Ordinance includes:
 - Updated findings to address remand issue
 - Updated code provision to account for other code amendments since summer 2022
 - Scrivener error corrections and a change for consistency with state law
- ▶ Deliberations and possible action – January 22, 2024

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Middle Housing Remand | How to engage

- ▶ Speak at the Public Hearing on January 16, 2024
- ▶ Provide written testimony:
 - MiddleHousingTestimony@eugene-or.gov
 - 99 W. 10th Avenue, Eugene, OR 97401
- ▶ Visit our project website:
 - www.eugene-or.gov/middlehousing

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Questions?

Project Website:

www.eugene-or.gov/middlehousing

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