

Housing Production Incentives

Eugene City Council Work Session
July 15, 2026



1

1

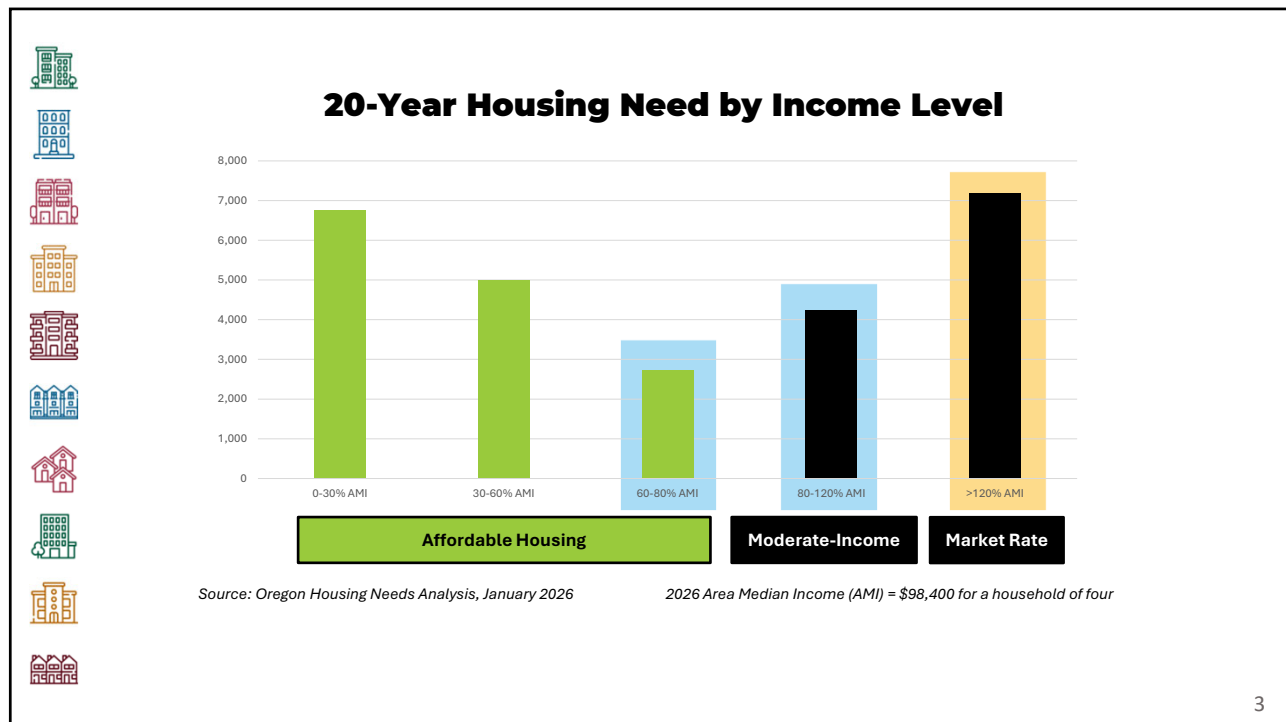


Housing Need

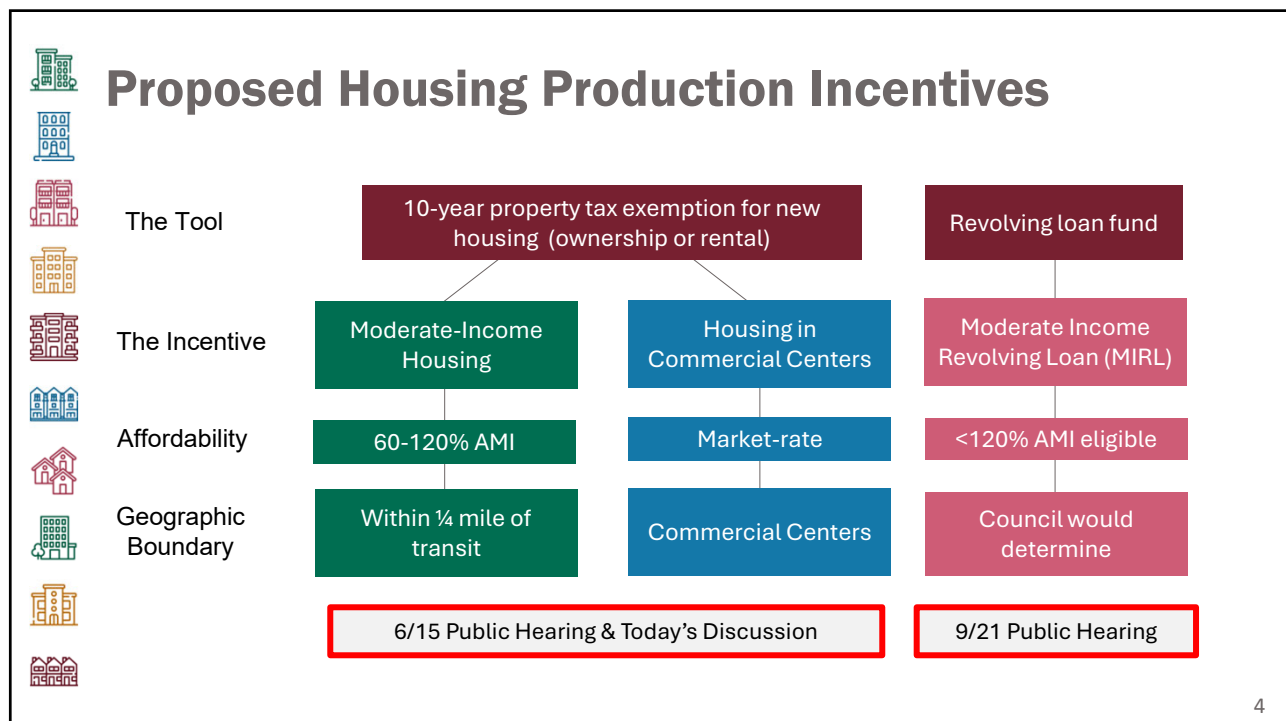
- ▶ Oregon Housing Needs Analysis (OHNA)
- ▶ **25,944 new dwelling units** over the next 20 years
- ▶ Need to produce 70% more units annually compared to the last 10 years
 - ▶ Since 2013: 953 units/year
 - ▶ Current Need: 1,600 units/year

2

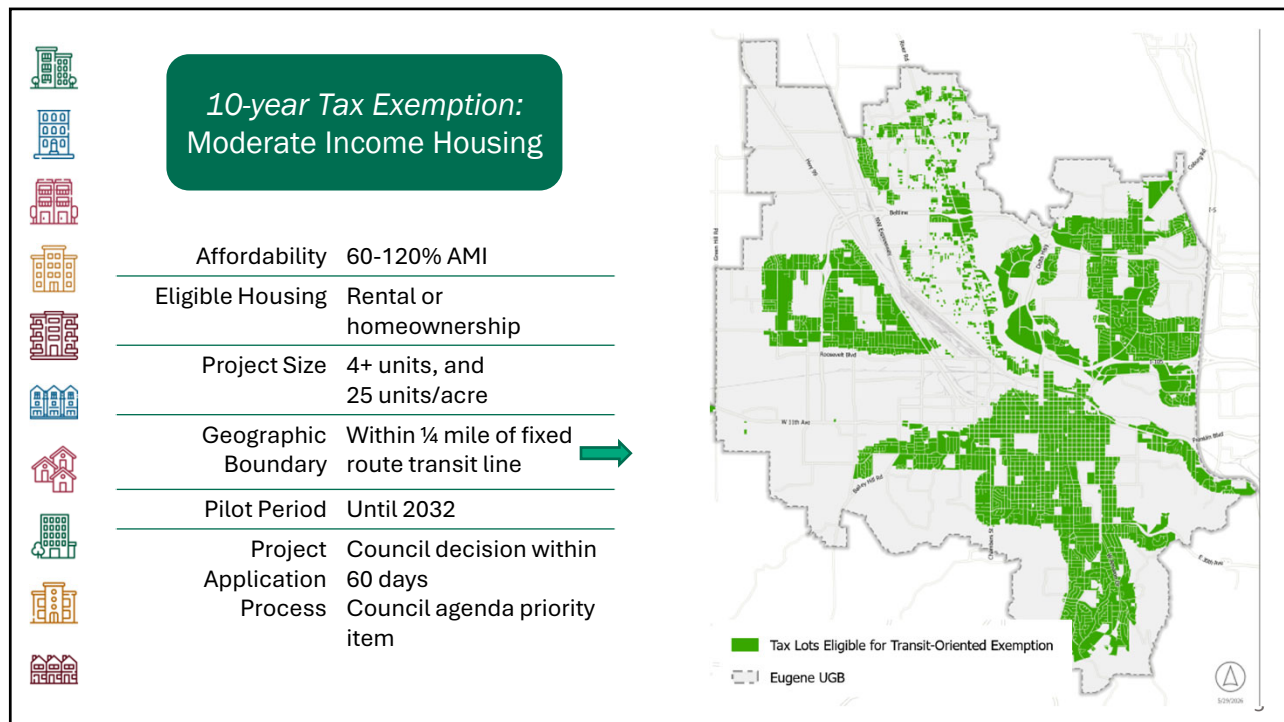
2



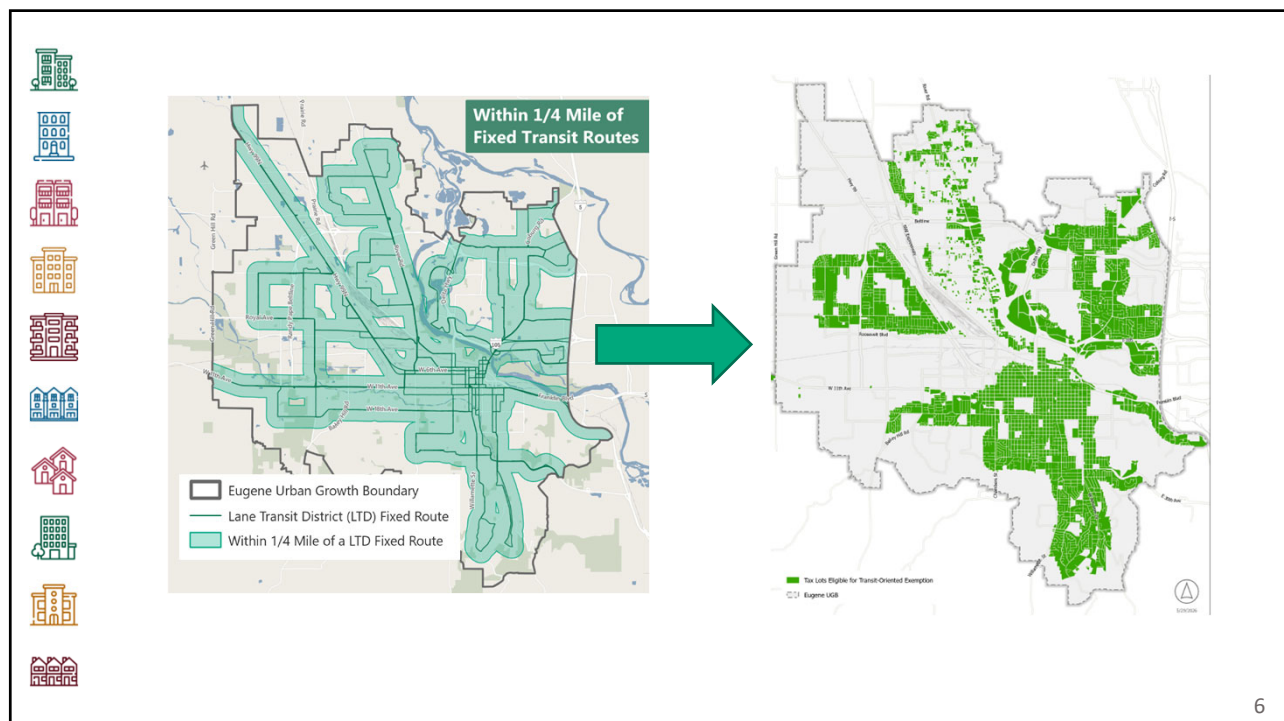
3



4



5



6

6







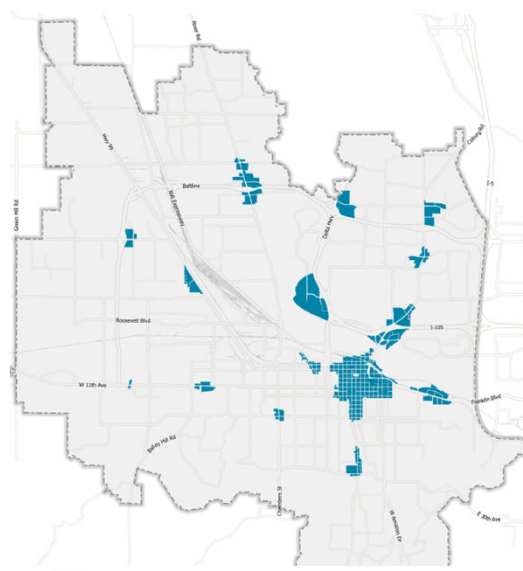






10-year Tax Exemption: Housing in Commercial Centers

Affordability	No restrictions
Eligible Housing	Rental or homeownership
Project Size	4+ units, and 25 units/acre
Geographic Boundary	Commercial Centers & Downtown Center ➔
Pilot Period	Until 2032
Project Requirements & Application Process	Adapted from Accelerated MUPTE: <ul style="list-style-type: none"> 60 day turnaround Consent item Staff review 7 public benefit criteria



■ Tax Lots Eligible for Commercial Centers Exemption
 Eugene UGB

7





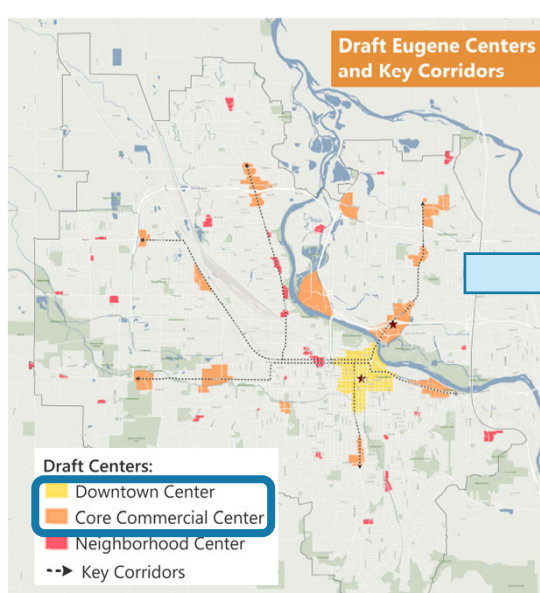




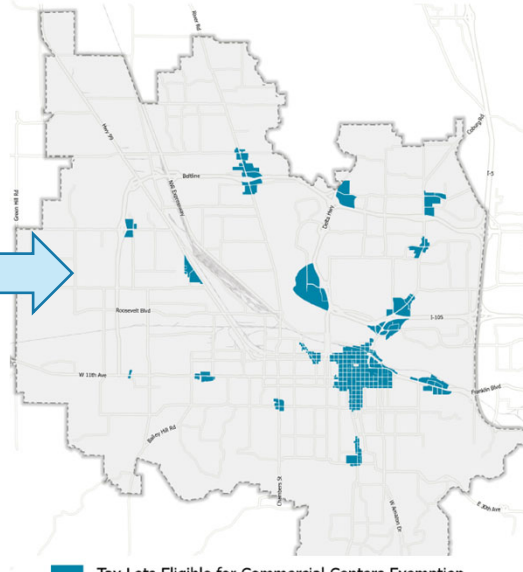




Draft Eugene Centers and Key Corridors



Draft Centers:
 Downtown Center
 Core Commercial Center
 Neighborhood Center
--> Key Corridors



■ Tax Lots Eligible for Commercial Centers Exemption
 Eugene UGB

8



June 22 Public Hearing



- 4 speakers (3 in favor)
- Written comments in Attachment D



Council Options



Housing Production Incentives: Tax Exemptions



- Approve the proposed ordinance
- Modify the programs and bring back ordinance for action
- Do not adopt the ordinance



Reminder: Public hearing on the Moderate- Income Revolving Loan is 9/21