



URBAN GROWTH STRATEGIES

Homes & Jobs for 2045

City Council Work Session
May 18, 2026



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Agenda

- ▶ Project Refresher
- ▶ Focus on Adoption Package #1
 - ▶ Micro Village Housing & SROs
 - ▶ Middle Housing Standards
 - ▶ Other code changes
- ▶ Next Steps & Discussion

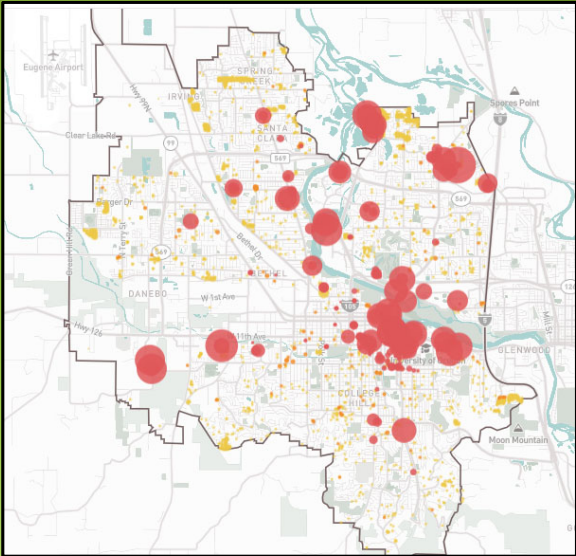


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Homes & Jobs for 2045

Project Overview



*New Dwellings Map
Growth Monitoring Data Dashboard*

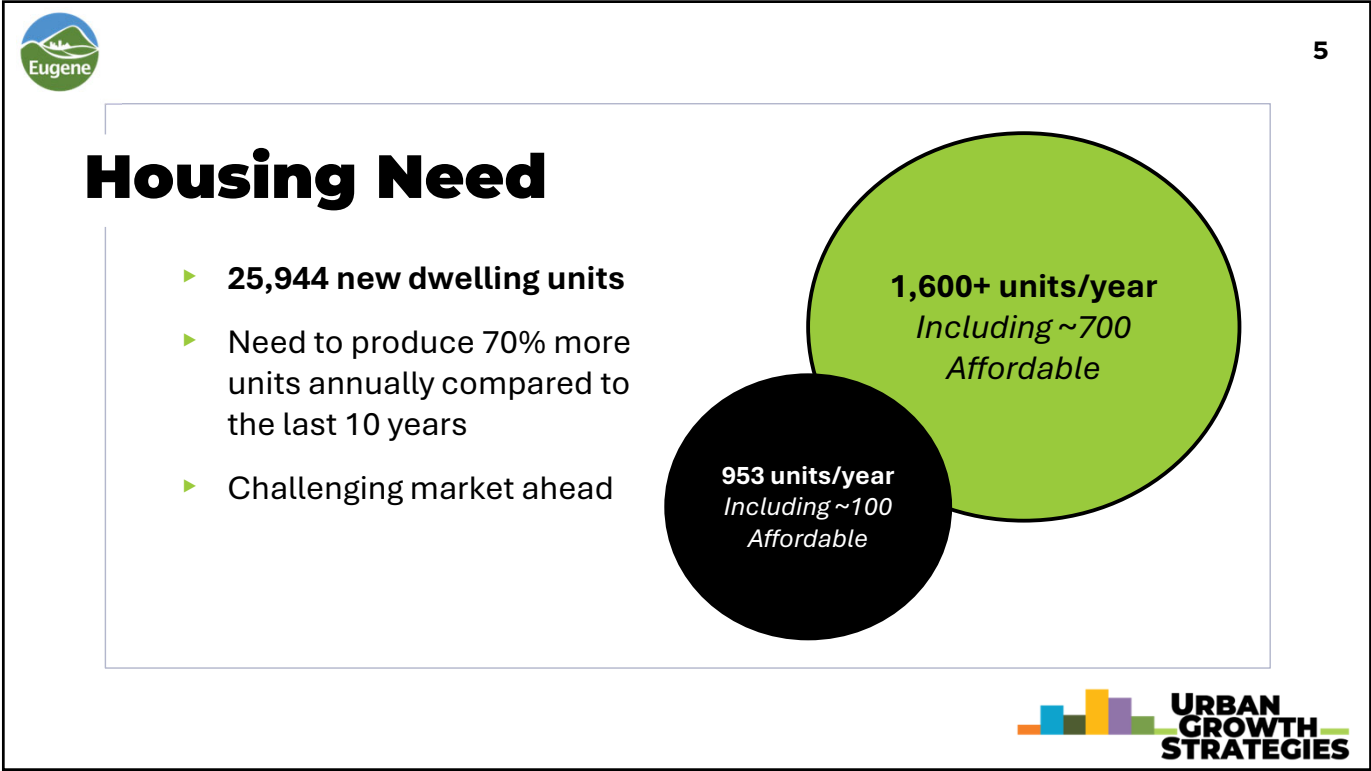
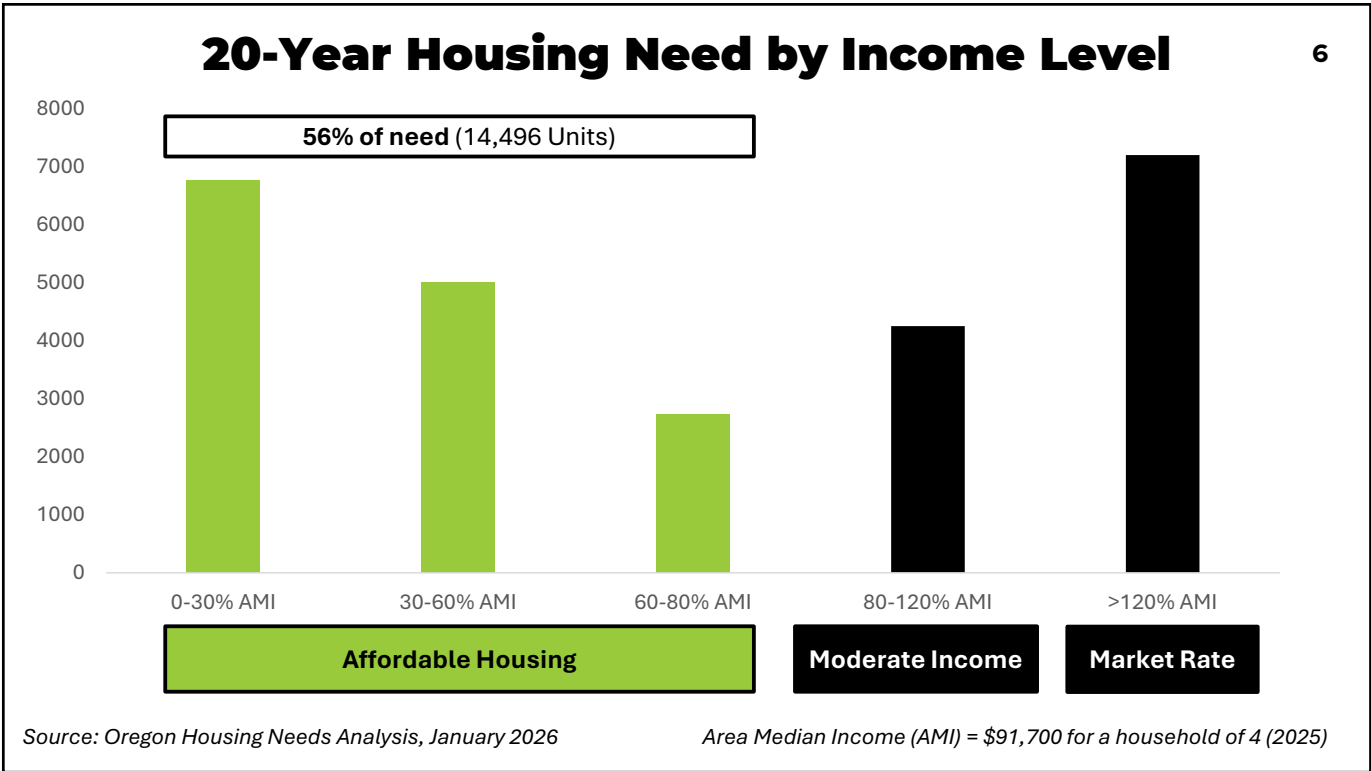


Project Phases

- ▶ Community Engagement
- ▶ Policy Development
- ▶ Housing & Jobs Actions
- ▶ Land Supply Studies



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Adoption Timeline

2026	2027	2030
<p>Package 1:</p> <ul style="list-style-type: none">• Housing & Jobs Actions <p>Package 2:</p> <ul style="list-style-type: none">• Housing & Jobs Actions• Comprehensive Plan• Land Use Map	<ul style="list-style-type: none">• Housing & Jobs Actions• Comprehensive Plan• Buildable Lands Inventory• Land Supply Studies• Housing Production Strategy	<ul style="list-style-type: none">• UGB Expansion (if needed)





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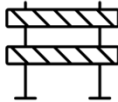
2026-2027 Action Priorities



Increase Capacity
for Housing



Reduce Barriers
to Housing



Reduce Barriers
to Jobs



Encourage
Compact Development





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Package 1: Micro Village and SROs

New development standards for small, shared housing



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Micro Village Housing (New!)

- ▶ Need for deeply affordable units
- ▶ Micro-dwellings
 - Small units with an in-unit bathroom
 - Lower building costs, limited subsidy
- ▶ Village setting
 - Community style living and supports
 - Detached units for safety and comfort



Top Image: Jeffrey Commons, Sponsors
Bottom Image: Peace Village, Square One Villages

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Single Room Occupancies (SRO)

- ▶ Defined in state law
- ▶ Detached or attached
- ▶ Required to be allowed in more places at certain densities
 - 4-6 units where single-unit is allowed
 - All zones where multi-unit is allowed



Image: Polk 2.0, DevNW





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Comparing the Housing Types

- ▶ Rental vs. homeownership
- ▶ Shared facilities
- ▶ Commercial uses
- ▶ Minimum units, site size



Image: Everyone Village Market Garden





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Package 1: Middle Housing Standards

Reducing barriers to middle housing development





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Middle Housing Types



Duplex



Triplex/Fourplex

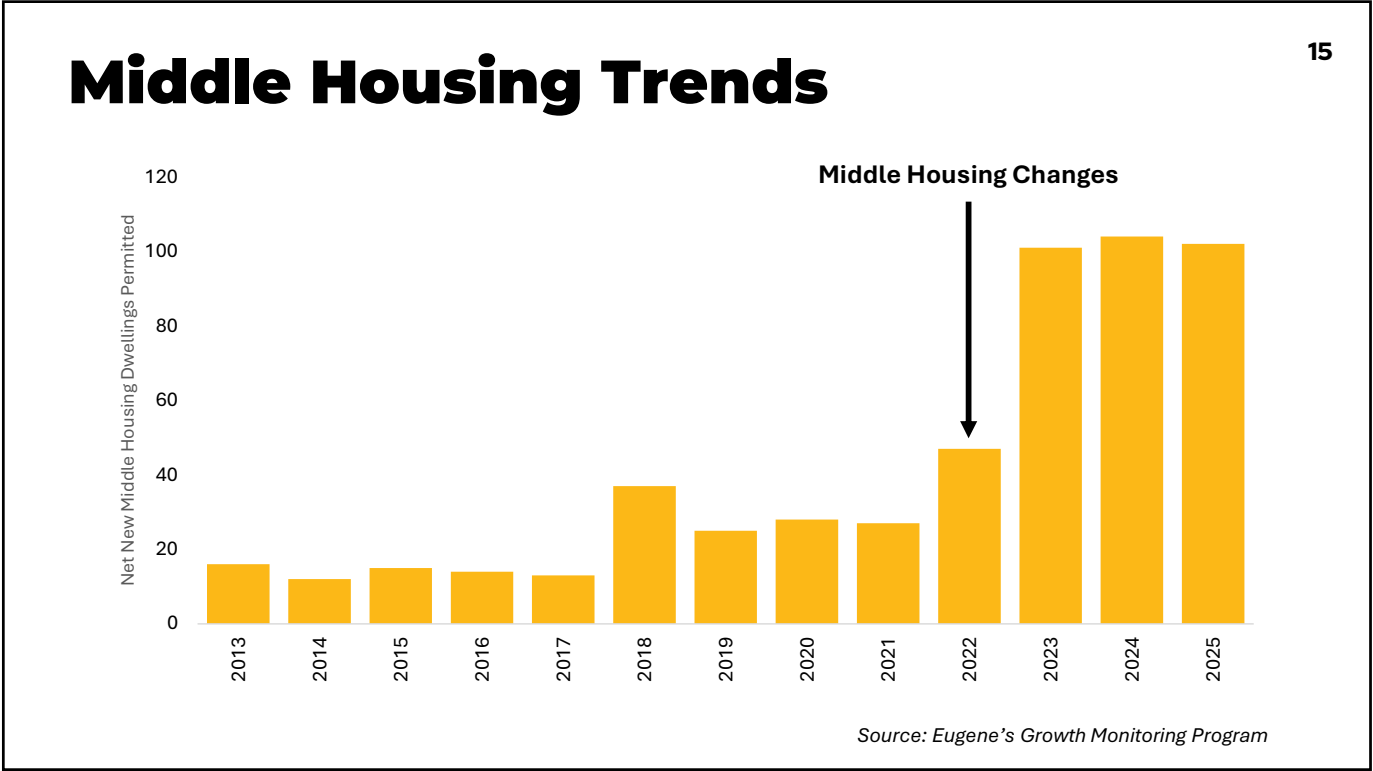


Townhouses



Cottage Cluster







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Support Middle Housing

- ▶ Clarity, consistency, and efficiency of plan/permit review and communications
- ▶ Coordinate with partners on education and resources
- ▶ Land use code changes responding to recent state legislation



Image: a townhouse development





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Middle Housing – Scope of Changes

- ▶ Requirements from HB 2138 (2025)
- ▶ State's Model Housing Code - for Large Cities
- ▶ CFEC Walkable Design Standards
- ▶ Allows more flexibility and reduces barriers
- ▶ Incorporates community feedback
- ▶ Applies across the city, in all allowed zones





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Middle Housing

- ▶ Variety of technical fixes, clarity, model code alignment
- ▶ Allow larger cottages
- ▶ Townhouse design flexibility
- ▶ Prohibit trash and recycling in setbacks

Image: a fourplex on a flag lot







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Middle Housing (cont.)

- ▶ Accommodate existing dwellings
- ▶ Incentives for affordable homeownership and accessible dwellings
 - Allow 1 to 2 bonus units
 - Accommodate: taller building height, more developable area, larger cottage size, smaller courtyards



Image: cottage cluster dwelling

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Package 1: Other Actions to Remove Barriers to Housing and Jobs

Meeting Eugene’s 20-year urban growth needs

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Additional Changes

- ▶ Allow adult and child **day care centers** and **day care homes** outright in more zones.
- ▶ Allow **residential treatment facilities** and **residential treatment homes** outright in more zones.

Image: a caretaker and child at a park

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Additional Changes (cont.)

- ▶ Increase the maximum allowed **building height** in the R-1 Low-Density Residential Zone from 30 feet to 35 feet
- ▶ **Streamline** some residential land use application processes by adding a new expedited application process
- ▶ Temporarily **extend the expiration date** of certain land use approvals

Image: a cottage cluster dwelling

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Next Steps





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Next Steps – Package 1

- ▶ **May 22:** Public notice mailed
- ▶ **May 26:** Planning Commission Work Session
- ▶ **June 23:** Planning Commission Public Hearing
- ▶ **Summer:** Planning Commission Deliberations & Recommendation
- ▶ **Fall 2026:** City Council Work Sessions, Public Hearing and Action



