

Multi-family Housing Options - Fact Sheet

What are the multi-family housing strategies?

The multi-family housing strategies are different ways that the City can provide space for about 1,600 new homes over the next 20 years that we currently don't have space for. Many of these strategies could apply across the city, so we are asking for broad public input before City Council makes a decision on which strategies to pursue.

Why are we looking at new multi-family housing strategies now?

We are expected to grow by 34,000 people by 2032, roughly the same growth rate we've experienced over the last 20 years. Whether it's new people coming for jobs or school, or our kids growing up and staying here, these new Eugeneans will need places to live. To adopt our new urban growth boundary (UGB), we have to show that we have space for this next 20 years-worth of new housing. As part of Envision Eugene we're planning for about 15,000 new homes, from single family houses to apartments and everything in between. With over five years of community input and technical analysis we've found that we have space for the vast majority (about 90%) of the new housing within our current UGB, on vacant and partially vacant land, and by continuing existing policies and programs. Now, we just need to find space for the final 1,600 homes.

QUICK FACTS

- We have space for about **90%** of our new housing growth.
- We still need to find space for about **1,600** homes.
- About 1,000 of those are higher density housing.
- About 600 of those are medium density smaller apartments, duplexes and single-family.
- We need to hear from you! Visit: envisioneugene.org



What options have been identified for accommodating our multi-family housing?

We've have a range of options to provide space for these remaining homes; from adjusting our expectations of housing development trends, to actions that would make our land develop more efficiently in the future, to expanding the UGB for multi-family housing. The complete list is below:



Multi-family housing development expectations

- Persons per household (the number of persons assumed per new household)
- Mix (the assumed mix of new housing types, i.e. housing mix)
- Housing allocation (the amount of each new housing type that is assumed for each type of land)
- Density (the number of new homes that are assumed to be built per acre of land)
- Others?



Code or plan amendments efficiency strategies

- Re-designate ~54 acres to medium density residential
- Re-designate ~47 acres to high density residential
- Increase minimum density requirement
- Code amendment to preserve MDR for attached multi-family housing types
- Create a transition zone that promotes attached housing types
- Reduce the minimum lot size requirement for duplexes
- Reduce development standards, e.g. parking minimums
- Require minimum number of homes if building residential in Commercial



Incentives efficiency strategies

- Reduce permit fees (SDCs or other fees) for certain densities, housing types or in certain locations
- Other incentives for certain densities, housing types or in certain locations
- HDR Downtown redevelopment strategy (financial incentives, project coordination, permit facilitation, EWEB code/park/infra-structure)
- Adopt MUPTE in more areas
- Adopt tax increment financing in more districts



UGB strategies

- Expand for 614 medium density homes
- Expand for 1,003 high density homes



While any one or more of these strategies might work from a technical standpoint, other considerations such as compatibility within neighborhoods may impact the likelihood that any of these strategies will work.

Some options, however, rise to the top for a variety of reasons including previous Council direction, State law requirements, and potential compatibility with neighborhoods across the city. After preliminary analysis, we’ve grouped them into tiers. Of these strategies, the City Council specifically asked for input on a handful of the possible options; the Tier 1, the Tier 2 and the “key corridor” strategies.

Tier 1 strategies would make our land develop more housing than we currently see, and appear to most feasible from a technical standpoint. One of the Tier 1 strategies relates to *high density* housing, and proposes that about 1,000 of these homes be located downtown with existing programs and incentives for higher density apartments. That leaves just over 600 *medium density* homes to find space for. Medium density housing includes homes like smaller apartments, townhomes, duplexes and some small lot single-family housing.

Potential Multifamily Housing Strategies per City Council Direction on July 20, 2016	Impact on deficit	Technical Feasibility
Tier 1 – more in-depth analysis:		
<ul style="list-style-type: none"> • High Density Residential (HDR) Downtown Redevelopment Strategy (Quantify the number of additional homes assumed to be built as a result of continuing existing financial incentives, project coordination, permit facilitation, EWEB code/park/infrastructure projects) 	High	High
<ul style="list-style-type: none"> • OPTION A for Medium Density Housing: Amend the zoning code to preserve Medium Density Residential (MDR) land for attached housing types only 	High	High
<ul style="list-style-type: none"> • OPTION B for Medium Density Housing: Amend the zoning code to require single-family detached developments on MDR land to achieve a higher density 	High	High

The idea of adding density along our “**key corridors**” is a central growth management principle of Envision Eugene; the question is whether to use it as a way to demonstrate capacity for the remaining 1,600 homes needed to adopt our UGB. In order to do that, we must take some action to show that more development is likely to occur than we are currently seeing and that action must be adopted ahead of or at the same time as UGB adoption. Our analysis shows development incentives along one or

more key corridor (such as the Multiple Unit Tax Exemption) would need to be adopted to achieve the additional housing. If other ways of accommodating the 1,600 homes are possible, planning along key corridors could be done as time and resources allow, and as conditions in different parts of town warrant.

Potential Multifamily Housing Strategies per City Council Direction on July 20, 2016	Impact on deficit	Technical Feasibility
Strategy added by City Council:		
<ul style="list-style-type: none"> • Increase housing density along key transportation corridors and core commercial areas throughout the city by adopting development incentives 	High	Not determined

The other strategies were either found to have low technical feasibility (**Tier 2**) or were not analyzed (Tier 3) because the analysis would take considerable time and their ability to solve the problem was not as clear and/or they would require expansion or creation of a financial incentive program.

Potential Multifamily Housing Strategies per City Council Direction on July 20, 2016	Impact on deficit	Technical Feasibility
Tier 2 - analyzed but low technical feasibility:		
<ul style="list-style-type: none"> • Re-designate land from one category to another a multi-family or commercial category that can accommodate the unmet need 	Not determined	Low
<ul style="list-style-type: none"> • Increase the minimum density required in the zoning code 	High	Low
<ul style="list-style-type: none"> • Expand the UGB to accommodate the unmet need 	High	Low
<ul style="list-style-type: none"> • Adjust a “baseline” multi-family assumption that impacts how much housing demand or housing capacity we are assuming for the future <ul style="list-style-type: none"> ○ Number of persons per household in each new home ○ The mix of new housing types (i.e. single-family vs. multi-family) ○ The amount of each housing type that is allocated to each type of land use designation ○ Density of new housing (number of homes per acre of land) 	High	Low



When will the multi-family housing strategies be chosen?

Over the summer, we need community members to tell us what you think about these strategies. Your input will help the City Council's decision on which strategies to pursue, which is anticipated for fall 2016. Once Council has made a choice, those strategies will be included with the materials for adopting our UGB. Public hearings on the entire "UGB adoption package" are anticipated to start in January 2017.

How do I give feedback on the multi-family housing strategies?

Summer 2016! This summer, there will be several opportunities to learn more and tell us what you think about these options. Envision Eugene will be coming to events near you this summer. Beginning in July, the Envision Eugene Team will be hosting a booth at community events throughout the City including several of the Party in the Parks, Sunday Streets, and at First Friday in downtown. Go to envisioneugene.org and see the [Get Involved!](#) page for the latest **events** and to watch a **video** and complete a **questionnaire** on the multi-family housing options. You can also request that staff come to your meeting or event.

Fall 2016/Winter 2017: Following the summer outreach, the UGB expansion and full UGB adoption package of materials must go through a formal adoption process anticipated to start in late 2016. Feedback this summer will inform the versions that will go through the formal approval process. This process will include work sessions, public hearings, and an opportunity for public comment before the Eugene and Lane County Planning Commissions followed by the Eugene City Council and Lane County Board of Commissioners. The City Council will eventually decide on the UGB adoption package.

Need more details?

More detailed information about the multi-family housing options is available at envisioneugene.org under [What's New?](#) and the [Multi-family Housing Options](#) page, which includes links to the latest information sent to City Council on the multi-family housing options, preliminary technical analysis, maps, and other details.