Attachment A

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY

Work Session: Envision Eugene Housing Update

Meeting Date: July 20, 2015
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: A
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ISSUE STATEMENT
Portland State University recently issued a new population forecast for cities in Lane County. The City Council is now asked to decide how to move forward with establishing the residential UGB.

BACKGROUND
On January 28, 2015, Council directed staff to proceed with a UGB expansion for jobs, parks and schools. At your last work section regarding the housing component of the Envision Eugene project (April 27, 2015), you discussed two options for using the new State population forecasts and directed staff to return for direction after the new forecasts were finalized. Those forecasts were finalized at the end of June.

"Option A," presented at your April 27 work session, was to simply finish the UGB work already underway using the 2009 population forecast. "Option B" was to extend the timeline for UGB adoption to update the data based on the new (2015) population forecast. Since your April 27 work session, city staff has continued to talk with interested parties. There now appears to be broad stake-holder support for a third hybrid option.

Hybrid Option

This hybrid option presents the most effective use of the new population forecast to address the community's need for a buildable land supply that is financially accessible to Eugene's workforce population as expeditiously as possible. For reasons rooted in Oregon's complicated land use laws, these community interests are best met by a hybrid option that includes all of the following components:

Establish a Baseline UGB
- Establish a "baseline" UGB for a 2012-2032 planning period to separate Eugene from Springfield. This baseline UGB will be based on the data and analysis gathered and vetted through the Envision Eugene project (including the population forecast adopted by Lane County in 2009).

- Target for City and County consideration of the proposed baseline UGB: 2016. This will require immediate, intense staff work on the residential land UGB analysis to put it back on the same time line as for employment, parks and schools.

Update Needed Housing Regulations

- Update the City's procedures and approval criteria for needed housing applications (applications to develop housing in areas identified for housing in the City's BLI and HNA).
- Target for City consideration of proposed updates: within 1 year of State acknowledgement of the baseline UGB.

Establish Urban Reserves

- Establish urban reserves that identify the land surrounding Eugene that can be used for UGB expansions as needed to meet the City's land needs based on growth from 2012-2062, based on the PSU population forecast finalized in 2015 (a forecasted 2062 population of 267,947).
- Target to initiate City work on urban reserve planning: immediately, beginning with identification of resources to make the establishment of urban reserves a highest priority.
- Target for City and County consideration of the proposed urban reserves: within 2 years of State acknowledgment of the baseline UGB.

Monitor / Report on Residential Growth

- Provide the City Council with a monitoring report that updates the supply of buildable residential land and the community's need based on the most recently finalized PSU population forecast.
- Target for delivery of report to City Council: three years after State acknowledgment of base-line UGB (instead of the five year monitoring interval indicated in the TRG's draft monitoring program).

Action to Address Results of Monitoring

- Expand the UGB to the extent indicated by the monitoring report, to add urban reserve land to the UGB as needed to meet the City's residential land needs for a new 20-year planning period, based on the PSU population forecast in place at the time this UGB work is initiated.
- Target for initiation of work on a proposal to expand the UGB onto urban reserve land (to the extent indicated by the monitoring report): immediately upon State acknowledgment of Eugene's urban reserves.
- Target for City and County consideration of the proposal to expand the UGB (to the extent indicated by the monitoring report): within 3 years of State acknowledgment of urban reserves.

Allocate Funds

- Allocate $750,000 to enable the City to hire consultants and/or staff to conduct the analysis required to create and implement a growth monitoring program and to establish urban reserves while ensuring that long-awaited neighborhood planning can still take place.

COUNCIL OPTIONS

A. Direct the city manager to finish the UGB work already underway using the 2009 population forecast (Option A).

B. Direct the city manager to use the new population numbers in new analysis in order to establish the UGB (Option B).

C. Direct the city manager to move forward with the "Hybrid Option" described in this AIS.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends moving forward with the "Hybrid Option" described in this AIS.

SUGGESTED MOTION

Move to direct the city manager to prepare an urban growth boundary adoption package and to take the other actions that are part of the "Hybrid Option" as described in this AIS.

FOR MORE INFORMATION

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