

Housing Tools and Strategies

Purpose

Think deeply about the challenge of housing affordability in Eugene

Based on above, generate a list of ideas- actions the city can take to improve housing affordability

September 12th – Training, Relationship building, Problem solving, (story)

October 4th – Relationship building, Problem solving, (story, interests, options)

November 14th – Relationship building, Problem solving, (Deliberation and Straw Design)

November 28th – Problem solving, Finish deliberation and draft agreements

Housing Tools and Strategies

Working group recommendations to City Council

Unanimous Agreement (100%)

Agreement (All but 1-3) explain +/- to weigh opposition

Partial Agreement (50% - 85%) “ “ for drawbacks & negative consequences

Considered without agreement (less than 50%)

Housing Tools and Strategies

Housing is a wicked problem

- Quality of life
- Strong economy
- Low traffic
- Beauty
- Equity
- Choices control
- Wages- individual mobility
- Walkability
- Open space- green
- Diversity
- Consistency/tradition- architecture
- Affordable prices/access
- Regulation
- Clean air
- Growth - new
- Sustainability
- Safety
- Farms/forest

Housing Tools and Strategies

Workgroup Expectations

Participate in good faith

Embrace a learning mindset. Listen to learn

Maintain civility and respect

Minimize distractions

Protect the integrity of the team and the process

Balance participation- share the “air space”

Take care of yourself

Collaborative Problem Solving Cycle

Story – September/October

Interests

Options- October

Criteria- November 14

Straw Design/ Evaluation- November 14-28

Agreement- November 28

Housing Tools and Strategies

Agenda (October 4, 2018)

- Welcome and grounding – Feedback, Clarify Outcomes & Process
- Collaborative problem solving cycle- review
- Finish “Story” including insights from last time, challenges to increasing supply, what we love about Eugene.
- Identifying interests
- Brainstorming options
- Questions- requesting info about the options
- Closing and evaluation

Audience Expectations

Listen to learn and understand

Respect the work of the individuals and the team

Do not interfere with the conversation or process

Share your own ideas through the established channels

(Feedback on the website will be shared with the whole team)

Housing Tools and Strategies

Challenges to Increasing Supply

“Story” to understand challenges to increasing supply

- Some builders are still catching up from the housing crash
- To get a construction loan you have to demonstrate strong financial returns or put up more capital equals banks won't lend money without profitability
- Codes/zoning limit the types of housing that can be built
- Many builders calculate that the cost of the land should be equal to 25% of the end cost. Local land prices are high so they build more expensive homes so the 25% figure works out.
- There are some fixed costs in building that are roughly the same for all building- S.P.C., permit fees, etc. Some of these are high- \$15,000- \$20,000 for a moderate home.
- Creating lower cost housing doesn't necessarily cost much less than more expensive housing types. Meaning there's little incentive (money) to build lower cost units.
- In Eugene there is little zoning that allows for more dense/diverse housing options
- Land use to be \$25 square foot, now it's \$80 square foot
- Labor costs are up
- Tariffs are up
- Neighborhood resistance at infill and too many appeal rights to planning decisions
- Challenging land use laws
- Disconnect between code intent and actual outcome
- Eugene has reputation as “difficult” place to work
- Not enough creativity specific to building types and out of the box financing
- Long pre development & construction life cycles
- Incomes low - housing development costs are not
- Lack of clear leadership on Eugene City Council
- TRI-LEMA- high property values and strong economy
- Land use laws/ UGB expansion
- Planning department equals narrow interpretation
- High development costs right now (tariffs, high labor costs and availability) (more laborers needed)
- Codes discourage innovation (containers, tiny houses, MUD/MFTR housing)
- Limited land supply for more dense housing
- Laws in Oregon that make condos prohibitively expensive – hard to build affordable multifamily options that are owned in triplexes & duplexes- legal challenges
- Private market is not going to meet the demand for affordable housing and there is a shortage of public funds
- Land is expensive
- Materials are expensive

- Labor is not available- both skilled and people who want to do it- limited supply of skilled trade
- Local codes require things that are functionally unnecessary but expensive- example a covered garage. Single family home bias code
- Neighborhood opposition many projects that require public input get scuffled
- Commercial use on residential (Airbnb)
- UGB- limits supply of land
- Redevelopment of existing low rise has added cost
- Current land use pattern are low intensity- missing historic /medium density
- High parking counts lead to low intensity
- Insufficient funds for affordable housing
- Need accurate data - research misinformation and fear
- Simpler process for more affordable smaller units
- Fear of changing zoning laws
- Construction cost- lack of affordable land
- Zoning code (600+ pages)- too confusing
- Privileged housing types in zones
- Fees not scaled to project size and affordability
- Appeals and risk of appeals
- Neighborhood opposition
- Transportation
- Lack of adequate/ available infrastructure
- Cost of development put into developer
- Lack of education of homeownership/renting process/language barriers
- Codes not reflective of current housing trends
- Lack of understanding of financial side of building
- Changing federal funding
- Influx of population
- Financial risk to building
- Land use process
- Appeals process equals money and time consuming as costs rise
- Constrained land supply
- SPCs are high
- Financial feasibility
- Most desirable areas (walkable, urban) lack supply/land/steep slope
- Shortages in industry
- Cost of materials
- Neighborhood opposition to new housing
- Not a community with high wages/buying power

Housing Tools and Strategies

What people love about Eugene?

Nature and Recreation

- Pre's trail
- Buttes
- Access to outdoor recreation
- Access to outdoors
- A river runs through it
- Water resources
- Nature
- Trees, rivers, and outdoor beauty
- Parks
- Clean air and water
- Natural beauty
- Physical location to mountains, oceans, and nature
- Accessible to outdoor activities
- How beautiful it is- rivers/trees/ponds
- Great climate, good for roses
- Great climate
- Mild climate
- So much recreation right outside your door
- Good dog town
- Trees and trails
- Outdoors
- Trees
- Rivers, Mill Race, parks, and recreation
- Ridgeline trail and river access
- Parks and open spaces
- Access to active open space

Nature Preservation (UGB)

- Urban to rural transition (less-ish sprawl)
- Don't sprawl and that represents how we value the natural location and farmland
- UGB (preservation of farms/forests)

Sustainability

- Agriculture- local food grown & available
- Combination of riverfront & urban activity
- Eco-friendly

People

- Hippies
- Demographic diversity
- Communities values aligns with mine
- We are a caring community
- Compassion for people with low incomes
- Haven for people who are looking for help because of amazing social services
- Interesting people
- Pace of life
- Compassionate involvement
- Friendly

University Town

- U of O and LCC
- College town
- U of O
- College town
- U of O (Go Ducks)
- University of Oregon
- Good University
- I love my Ducks
- University town

Size

- Just the right size. Not too crowded, not too small.
- Size matters
- Population
- Vibrant business community
- Size of community
- Proximity- never that far from where you are going
- Accessible size- not too much traffic, but lots of amenities
- Geographic location

Transportation (bike, walk, traffic)

- Bike paths
- Active community
- Easy to get to work
- Bike ability
- Walkability
- Light traffic
- Walkability to daily needs
- Bike and transit access
- Less traffic
- LTD
- Bike paths
- Traffic
- I love that there are four seasons and less traffic

Civic Engagement

- Open accessible government
- Easy to get civically involved
- Opportunities for the community to evolve
- Public involvement opportunities
- Civic mindedness

Schools

- I love the schools
- Schools
- Neighborhood school
- Schools and neighborhoods

Food & Culture

- Local art organizations
- Culture
- Beer and bud
- Cultural arts- Hult, Shedd, U of O
- Great food
- Restaurants- affordable beer
- Food shed

Oddities

- Quality of life is high
- Better than alternatives
- Springfield
- Downtown vitality
- The cool development that happened and is coming (EWEB, Riverfront, 5th St.)

Housing Tools and Strategies

Housing Interests

What values are important to you in looking for a solution to these challenges?

- Inclusive- especially young families and older adults
- Security/stability
- Economic vitality
- Healthy/ safely housed citizens
- Preserve open space- infill/rehab
- People in housing! Solutions that work
- Ease of movement at reasonable cost
- Congruence people's needs and resources
- Variety /choice/diverse options for buyers
- Helping/compassion/practicality
- Equity
- Clarity
- Quality
- Beauty
- Alignment with other city goals (climate, traffic)
- Meeting community needs & desires, support to thrive here
- Justice / fairness
- Diversity
- Preservation of cultural history/community integrity
- Don't make poverty problem worse
- Inclusivity of all residents
- Predictability
- Livability-places people want to live
- Partnership- public/private/all working together
- Mobility increase and decrease/ variety
- Fluidity in building
- Sense of community-closeness
- Security
- Efficiency
- Accessibility to multimodal transport
- Shared responsibility/resources
- Respect for diverse values/needs
- Sustainability- long term thinking
- Dignity
- Intergenerational support

Housing Tools and Strategies

Options

How might we solve the problem while addressing as many interests as possible?

Blue dots were added at the end of the option brainstorming phase to indicate curiosity/an area where people wanted to learn more about an idea. These options will be compiled into one list and the dots counted to focus information gathering and sharing in preparation for the next meeting.

- Mixed Use Development on transit lines- 1 blue dot
- POD communities/communal/co-housing- 1 blue dot
- Single room occupancy – 1 blue dot
- Grants for trade school- income more trades people – 2 blue dots
- Stronger tenant protections
- Support for trade education
- Options for smaller homeownership – 5 blue dots
- Loan guarantees
- Construction excise tax
- Residency requirement/incentive owner occupants over investors
- Make ADU's easier
- Air B n B ordinance
- Change zoning rules- allow easier zone changes – 4 blue dots
- Reduce parking requirements
- Up zoning/density incentives – 1 blue dot
- Homeless shelter
- Missing middle code – 4 blue dots
- Pathway to homeownership through employer – 3 blue dots
- Homeowner assistance – 2 blue dots
- Streamlined permitting process – 2 blue dots
- Increase trade education
- Facilitate neighborhood evolution
- Increase incentives for more dense redevelopment – 1 blue dot
- Activate opportunity sting program – 2 blue dots
- Encourage participation in neighborhood associations – 2 blue dots
- Delay impact fees – 1 blue dot
- Revisit HAP (housing assistance program) – 1 blue dot
- Expand UGB
- C.E.T – 1 blue dot

- ADU rules – 1 blue dot
- Make infill easier – 1 blue dot
- Reduce SDC's as incentive
- Clear & objective standards – 1 blue dot
- Create transitional zone as buffer between commercial and residential – 1 blue dot
- Review repeal process – 2 blue dots
- Land bank- to create opportunities for development (affordable, accountable) – 4 blue dots
- Partnership opportunities between private and public – 2 blue dots
- Inclusionary zoning – 1 blue dot
- Density bonus- increase in allowed density in exchange for public benefit (ie affordable housing) – 3 blue dots
- Bonds/levies – 2 blue dots
- Excise tax – 1 blue dot
- Provide incentives- location to transit, density bonus, reduction of SDCs, reduce proportional fees, reduce parking requirement – 1 blue dot
- Objective and clear housing standards- rewriting current code – 1 blue dot
- Different/ variety of housing styles
 - Co-op
 - Condos
 - Multigenerational
 - Apartments
 - Manufactured home parks
 - Townhouses
 - ADUs
 - Downsize options
 - Cottages
 - Small housing
 - Tiny home parks on wheels
- Incentivize mix-use – 1 blue dot
- Adaptive re-use (retrofit) – 3 blue dots
- Incremental development
- Form based code (certainty & flexibility) – 1 blue dot
- Pocket neighborhoods, cottage community – 1 blue dot
- Increase mixed use & multifamily housing – 1 blue dot
- Connectivity & transportation options- walk, bike, bus, drive, scooter
- Rent stability/ protections – 3 blue dots
- Increase in minimum wage
- Data to improve decisions- understand impacts – 1 blue dot
- Targeted use of eminent domain to increase density – 1 blue dot

- 50% set aside of Urban Renewal funds for housing
- Lower parking requirements near transit & small scale units – 2 blue dots
- Increase public/private partnerships
- Create missing middle zoning – 2 blue dots
- Increase by-right housing options in neighborhoods – 3 blue dots
- Affordable housing bond measure – 2 blue dots
- General fund allocation for housing- flexibility – 3 blue dots
- Page 4- many good options to explore
- Land trust – 1 blue dot
- Waive SDCs, permit fees, streamline processing for qualified projects – 4 blue dots
- Diversity of housing types with incentives to build them – 1 blue dot
- Tools to help people up the housing ladder – 5 blue dots
- Community fund to qualify new renters financially (eg. Advance funds for deposits) – 2 blue dots
- Public/ private partnerships to provide land for qualified projects – 2 blue dots
- Landlord/ tenant arbitration/mediation
- Home sharing program(#31) – 2 blue dots
- Scrap the zoning code
- Enable duplexes, triplexes, and ADUs in all single family zones – 2 blue dots
- CET (construction excise tax), Measure 102 Affordable Housing bond
- De-sanction neighborhood associations – 1 blue dot
- Change state condo laws – 1 blue dot
- No neighborhood- specific zones/zoning – 1 blue dot
- Sliding scale SDCs based on size & affordability – 4 blue dots
- Simplify use changes
- Bring equity to appeals process- shared costs, recovery of legal fees by prevailing party
- Remove owner- occupancy requirements for ADUs
- Condo conversion controls – 2 blue dots
- Mobile home park conversion controls
- Single room occupancy preservation – 1 blue dot
- Preservation of naturally occurring affordable housing
- Community land trust
- Short term rental restrictions
- Require housing meets needs identified by specific populations
- Affordable housing mitigation
- Single room occupancy housing units – 1 blue dot
- Allow for split determination by BOLI on mixed commercial/residential – 5 blue dots