
Welcome

— Begin exploring the **list of interests in your folder** now. —
It's going to be a busy night!



100%

Of us agree that this is **HARD** work,
COMPLICATED work, and **IMPORTANT** work.

Affordable Housing vs. Housing affordability

Household qualifies based on income.

Government or social entity helps pay/support.



Focus on households with lower incomes.

Whether or not market-rate housing units are affordable to households at any income.



Focus on many income levels.

Check-In

1. Review the list of **interests** from last time.
2. Circle your **top 2-3** interests.
3. Put a star by your **top #1** interest.

Name → Role → Top Interest

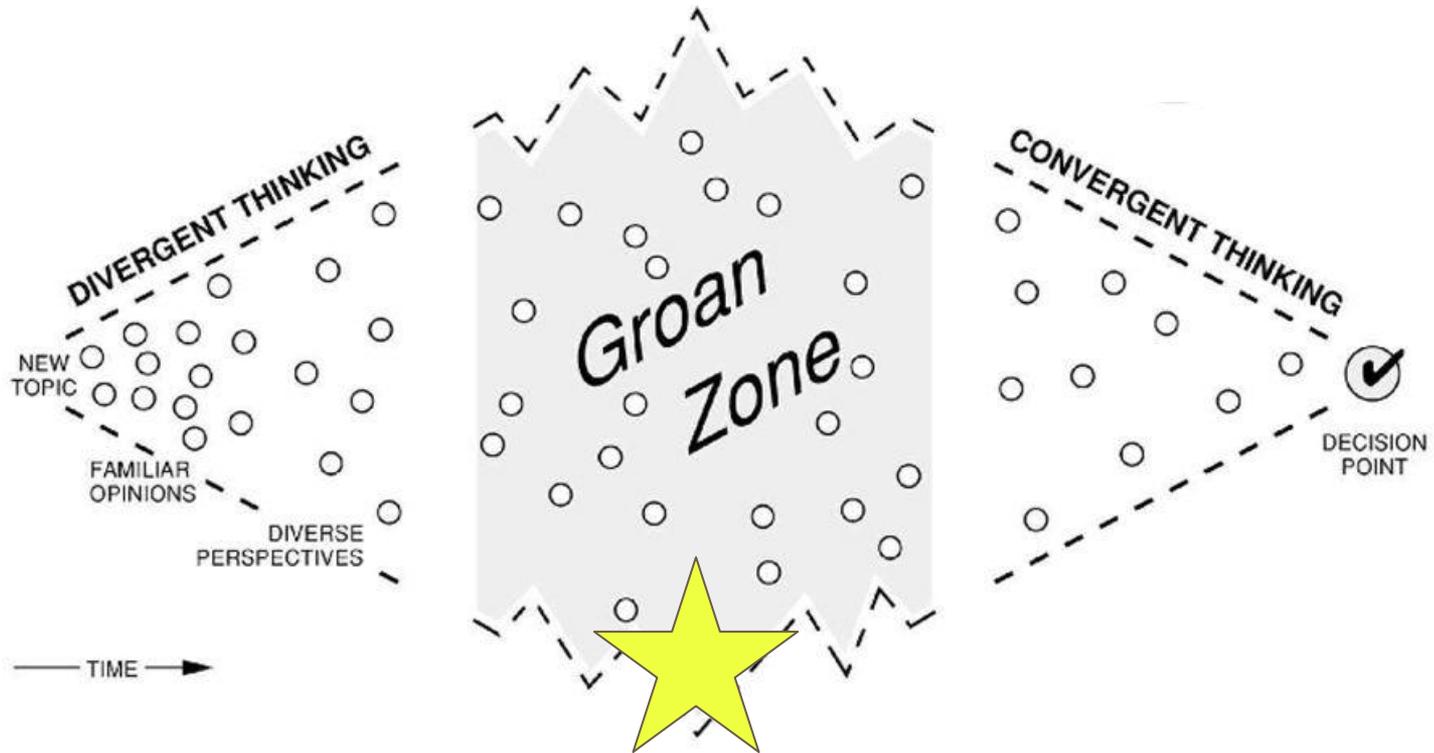
Where are We? What are we doing?



“Trying on”
some ideas
to see how
they fit...

Digging into
details to
understand
the options
better...

The Groan Zone (Sam Kaner)



Since We Last Met... Transforming Options

Options P-2

- Make ADU's easier
- Air B n B ordinance
- Change zoning rules allow easier zone changes
- Reduce Parking Requirements
- Upzoning/density incentives
- Homeless shelter - no barrier
- Missing middle code
- Pathway to homeownership through employer
- Homeowner Assistance
- Streamlined permitting process

Housing Tools and Strategies- OPTIONS (10/05/18)

Land Use/Code	Option(s)	Curiosity
	1. Revise code to allow for more missing middle/diverse housing type development. Enable duplexes, tri-plexes, and ADUs in all single family zones	8
	2. Upzoning/density incentives for new and redevelopment (especially for public benefit-affordable units)	6
	3. Streamlined permitting process, especially for affordable units	6
	4. Options for smaller home ownership- on small lots,	5
	5. Mixed use development – especially on transit lines, MF (?) housing	4
	6. Allow for easier zone changes (especially on major streets, near transit)	4
	7. Reduce parking requirements, especially near transit	3
	8. Improve clear and objective standards/clarify code	3
	9. Increase by-right housing options in neighborhoods (Streamlined regulatory process, pre-approved- not needing a bunch of extra applications, fees, Etc.)	3
	10. Single room occupancy development and preservation	3
	11. Activate "Opportunity Siting Program"- Downzone certain neighborhoods (decrease density) and increase development in other areas. Also called/related to "infill compatibility standards"	3
	12. Adaptive re-use (retrofit)	3
	13. Develop a home sharing program (#31)	2
	14. Review repeal (appeal?) process. Bring equity to this process with shared cost for recovery of legal fees by the prevailing party	2
	15. Form based code (allows for both certainty and flexibility)	2
	16. Make infill easier	1
	17. Create transitional zone as buffer between commercial and residential	1
	18. Inclusionary zoning	1
	19. Pocket neighborhoods/cottage communities	1
	20. Remove neighborhood specific zoning	1
	21. Require that housing meets needs identified by specific populations	
	22. POD communities/municipal/co-housing	
	23. Scrap the zoning code	
	24. Incremental development- Implement changes in limited locations (pilot) and monitor impact.	

Financial- Helping projects get off the ground

	Option(s)	Curiosity
	25. Reduce, sliding scale, or waive SDCs (standing development costs?) based on size and scale/as incentive for affordable units	8
	26. Delay impact fees	1
	27. Reduce proportional fees- Make fees proportional to the impact of the housing? Impact= impact on city services, more people=greater impact.	1
	28. Change the state condo laws- liability for faulty construction on condominiums discourages their construction.	1



How can we increase housing affordability, availability and diversity?

While Eugene is consistently ranked as a top place to live, many people struggle to find housing they can afford. Currently, 54% of renters and 32% of homeowners in Eugene spend more than 30% of their monthly income on housing. Approximately 66% of households in Eugene cannot realistically afford to purchase a home. Living outside the City and commuting in for work helps some, but adds to

traffic congestion, parking challenges, and increased carbon emissions that negatively impact everyone. How can we increase affordability, availability, and diversity in Eugene, so individuals and families can better afford to live here?

This handout presents four strategies for deliberation, along with their trade-offs.

Options suggested during the October Working Group meeting mostly fell into 3 main groups which we will call strategies. You will be asked to consider each one of them, as well as a list of other options that didn't fit into the main strategies.

Strategy	Rationale
1: Increase the supply of a variety of housing types within the urban growth boundary through code/regulatory changes.	Natural beauty, recreation, and agriculture are cherished aspects of life in Eugene. To increase housing units while preserving these qualities, land within the UGB needs to be used more strategically and intensively.
2: Reduce cost and time burden for development of housing units.	Reduce or remove financial and regulatory barriers to housing (reduce fees and streamline processes) to allow for the construction of new homes.
3: Invest public funds to increase inventory of and access to affordable units.	If individuals and families cannot afford housing, it is up to the government, and the community of taxpayers to help them. Ensuring that people are safely housed creates a multitude of public benefits including increased public safety, increased wellbeing for children and families, and decreased carbon emissions from out-of-town commuters.
4. Additional options	Some ideas didn't fit into the main strategies, but may still be impactful.

This handout was prepared by Carrie Bennett of Learning Through Difference, LLC in cooperation with Strategic Economic and the City of Eugene For more information about the Housing Tools and Strategies Working Group go to www.eugene-or.gov/3960/housing-tools-and-strategies

Community Speak



City Speak

Options P-2

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Interests in the "Translation"

- Respect for Community ideas.
- Clarity- we know what we would be agreeing to.
- Variety of options- expand where appropriate.



How can we increase housing affordability, availability, and diversity?

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For Example....

*“Allow for
more
diverse
housing
types”*

1. Revise code to allow for ADUs

2. Revise code for Single Room
Occupancy

3. Allow for “missing middle” types

3-A: ...in all single family zones

3-B: ... along major corridors

For Example....

*“Make
Infill
Easier”*

Revise land use code to allow for Accessory Dwelling Units (ADUs) in all single-family zones.

Revise land use code to ease development standards for adaptive re-use (converting an existing non-residential building—such as a church—into residential).

Replace current code with a form-based code.

Revise the land use appeal process.

End Goal: From the FULL menu to what we'd actually “eat”

Unanimous Agreement	Consensus	Agreement	Partial Agreement	No Agreement
Option #....	Option #....	Option #....	Option #....	Option #....
Option #....	Option #....	Option #....	Option #....	Option #....
Option #....	Option #....		Option #....	Option #....
Option #....				Option #....

The Market....

See presentation slides from Strategic Economic

Three General Approaches + Dessert



Strategy 1:
Remove
land use
code barriers



Strategy 2:
Reduce cost
and time
burden for
development



Strategy 3:
Invest public
funds to
increase
inventory of
Affordable
units



**Everything
Else**

**Dessert
at NEXT
meeting**

Food For Thought: Strategy 1



Strategy 1:
Remove
land use
code barriers

Food For Thought: Strategy 2



Strategy 2:
Reduce cost
and time
burden for
development

Food For Thought: Strategy 3



Strategy 3:
Invest public
funds to
increase
inventory of
Affordable
units

“Temperature Check”



Capture opinions at this moment in time.

Not fixed. Not final.

Getting a sense of the “will of the group” AND where we will want to spend more time.

“Temperature Check” Process

Paper “ballot”

Strategy 1: Remove land use code barriers

Option			
1. Revise land use code to allow for Accessory Dwelling Units (ADUs) in all single-family zones.			
2. Revise land use code to allow Single-Room Occupancy (SROs) in all residential zones.			
3. Revise land use code to allow for development of more diverse “missing middle” housing types.			
3-A. Enable by-right housing options, (duplexes, triplexes, cottage clusters, and smaller homes on smaller lots) in all single-family zones.			
3-B. Enable by-right housing options along major corridors			
4. Revise land use code to ease development standards for adaptive re-use (converting existing buildings—such as a church—into residential).			
4-A. Improve the adjustment review process for adaptive re-use.			
5. Enable multi-family development along key corridors.			
5-A: Create a ‘transit corridor overlay’ (with design standards), which allows multi-family development on all corridors.			
5-B: Reduce parking requirements for certain multi-family housing types along key corridors			
6. Create a gradual density option			
7. Establish “dynamic zoning”.			
8. Replace current code with a form-based code.			
8-A: Create a city-wide form-based code, which would replace the current land use code.			
8-B: Create form-based codes in certain areas (Eugene near Franklin Blvd and Villard Street).			
9. Remove neighborhood-specific zoning.			
10. Activate “Opportunity Siting Program.”			
11. Complete land use code audit of regulatory barriers to housing.			
12. Align Zoning map with Comprehensive Plan map.			



Yes. Although this may not be my first choice I support it. This solution meets our criteria and satisfies as many interests as possible at this time.



So-So. I have some reservations or would like more discussion and/or minor adjustments. I will not block this decision if it’s the will of the group.



No. I’m struggling. I need to talk about this more before I can consider supporting it.

+ Select “Dots”