

## Housing Tools and Strategies Working Group Meeting November 28, 2018: Final Votes Sorted by Option Number

Strategy	Option #	Option	Support	Uncertain	Oppose	% Agreement	Comments
1	1	Revise land use code to encourage Accessory Dwelling Units (ADUs) in all single-family zones.	23	3	2	82%	
1	2	Revise land use code to allow Single-Room Occupancy (SROs) by-right in all residential zones.				44%	Straw poll results
1	3	Revise land use code to allow for development of more diverse "missing middle" housing types.	23	0	5	82%	
1	3 -A	Enable by-right housing options, including duplexes, triplexes, cottage clusters, and smaller homes on smaller lot sizes in all single-family zones.	24	1	3	86%	
1	3 -B	Enable by-right housing options along key corridors.	26	2		93%	
1	3 -C*	Enable more missing middle in green fields or large subdivisions.				55%	
1	4	Revise land use code to ease development standards for adaptive re-use (converting an existing non-residential building—such as a church—into residential).	23	4	1	82%	
1	4 -A	Improve the adjustment review process for adaptive re-use.	25	3		89%	
1	5	Enable more multi-family development along key corridors. (See glossary for a map of Eugene's key corridors.)	28			100%	
1	5 -A	Create a 'key corridor overlay' (with design standards), which allows multi-family development on all key corridors.	26	2		93%	
1	5 -B	Reduce parking requirements for certain multi-family housing types along key corridors				70%	Straw poll results
1	6	Replace current code with a form-based code.				19%	Straw poll results
1	6 -A	Create a city-wide form-based code, which would replace the current land use code.				31%	Straw poll results
1	6 -B	Create form-based codes in certain areas.				23%	Straw poll results
1	7	Remove neighborhood-specific zoning.				41%	Straw poll results
1	7 -A*	Review, evaluate, and adjust neighborhood-specific zoning.				13%	Straw poll results
1	8	Activate "Opportunity Siting" Program.				50%	Straw poll results
1	9	Complete land use code audit of <i>regulatory</i> barriers to housing.	25	3		89%	
1	10	Scrap the zoning code.				11%	Straw poll results
1	10 -A*	Re-write the zoning code.				32%	Straw poll results
1	11	Align Zoning map with Comprehensive Plan map (currently <i>Metro Plan's</i> Plan Diagram).	24	3		89%	
1	50*	Add pre-approved ADU plans.	26	2		93%	
1	52*	Allow for additional housing units on major streets.	24	3		89%	
1	53*	Revisit/revise land use code to allow for more tiny homes/tiny communities.	25	2		93%	
2	12	Adjust System Development Charges (SDCs) program to reduce development costs for market-rate housing that are smaller and lower cost.	18	8	2	64%	
2	12 -A	Delay the collection of SDCs until a property is ready to receive its certificate of occupancy.	25	2	1	89%	
2	12 -B	Reduce SDCs for multi-family developments in the downtown and along key corridors.	19	9		68%	
2	12 -C	Reduce SDCs for ADUs.				67%	Straw poll results
2	12 -D	Reduce SDCs for all "missing middle" housing types.				46%	Straw poll results
2	12 -E*	Place a cap on the SDC waiver.				12%	Straw poll results
2	12 -F*	Scale SDCs to the size and impact of what's built.	17	11		61%	
2	13	Revise the land use appeal process, with shared costs for recovery of legal fees by the prevailing party.				56%	Straw poll results
2	14	Revise the Multi-Unit Property Tax Exemption (MUPTe) program for market-rate housing.				48%	Straw poll results
2	14 -A	Extend the MUPTe boundary to include key corridors (see glossary).				65%	Straw poll results
2	14 -B	Simplify the criteria that must be met to receive an exemption.				58%	Straw poll results
2	15	Improve the Clear and Objective standards.	25	3		89%	
2	16	Streamline/speed up the permitting process. Prioritize staff dedicated to the building and land use permitting processes for certain housing types.	26	2		93%	
2	17	Advocate to change Oregon law to reduce liability requirements for condominium projects.				54%	Straw poll results
2	18	Complete land use code audit of <i>process</i> barriers to housing production.	25	0	3	89%	
2	19	Provide funding assistance to connect infrastructure to residential land identified in Eugene's Buildable Lands Inventory.				70%	Straw poll results
2	51*	Change state law regarding SUPTE				12%	Straw poll results
3	20	Identify new Revenue sources for Affordable housing units.	26	2		93%	
3	20 -A	Shift money from the City's General Fund, which would shift funding from other City services, to support Affordable Housing.	15	6	7	54%	Straw poll results

\*Options with an asterisk were new options identified at the Housing Tools and Strategies Working Group meeting on November 14, 2018.

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3	20-B	Charge a construction excise tax (CET) to raise resources for Affordable housing developments.	19	5	4	68%	
3	20-C	Use local government bonds to fund the construction of Affordable housing developments.	23	4	1	82%	
3	20-D	Charge an Affordable housing impact fee.	2	8	18	7%	Straw poll results
3	20-E*	Charge a CET on a sliding scale by the size of the development (especially residential) ( <i>variation on 20-B</i> )	21	4	3	75%	Straw poll results
3	20-F*	Create a working group to study this option in depth and include sensible recommendations.	0	0	0	0%	Removed. Option for all options.
3	21	Increase density bonus for qualified Affordable housing	22	3	3	79%	
3	22	Inclusionary Zoning (IZ).				17%	Straw poll results
3	22-A	Mandatory IZ—Under state law, this could apply to any buildings with 20 or more units. State law requires that mandatory IZ include incentives (Ex: density bonus).				0%	Straw poll results
3	22-B	Voluntary IZ—Make IZ optional but create incentives (Ex: SDC waivers, density bonus) to encourage market-rate developers to include Affordable units.				56%	Straw poll results
3	23	Require that housing meets needs identified by specific populations.				21%	Straw poll results
3	24	Help low and moderate-income households purchase a home, such as navigators to support the purchase process and down-payment assistance, (help people move up the housing ladder).	24	4		86%	
3	25	Help low and moderate-income households keep their homes safe or stay in their home, such as emergency home repair and foreclosure assistance (homeowner assistance).				81%	Oversight- Not discussed 11/28. Straw poll results
3	26	Establish a community fund to help new renters.				50%	Straw poll results
3	27	Expand Eugene's land banking program for Affordable housing. Identify more flexible funding sources.	25	2		93%	
3	28	Create a community land trust as a tool to provide Affordable, ownership housing.				68%	Straw poll results
3	29	Advocate to the State to change laws regarding residential prevailing wage rates for Affordable housing with ground floor commercial uses (allow for split determination from BOLI).				41%	Straw poll results
3	30	Loan guarantees-use City funds as backing for loans to help fund Affordable housing developments.				63%	Straw poll results
3	31	Waive System Development Charges (SDCs) entirely for qualifying Affordable units.				67%	Straw poll results
4	32	Regulate short-term rentals, such as Airbnb's.	12	14	1	44%	Straw poll results
4	33	Invest in grants or low interest loans for people to attend trade school, to increase the number of skilled trades-people for construction jobs.	8	16	6	27%	Straw poll results
4	34	Encourage employer-assisted housing programs.	13	7	2	59%	Straw poll results
4	35	Modify Neighborhood Associations.	6	2	0	75%	Straw poll results
4	35A	Encourage participation in Neighborhood Associations so they are more representative of the people living in the neighborhood.	25	2	1	89%	
4	35B	De-sanction the Neighborhood Associations.	7	8	12	26%	Straw poll results
4	36	Advocate for an increase to the minimum wage with closing the housing affordability gap as a key rationale.	11	5	10	42%	Straw poll results
4	37	Develop a home-sharing program.	7	8	12	26%	Straw poll results
4	38	Use Eminent Domain in targeted cases to increase density.	4	8	14	15%	Straw poll results
4	39	Create a housing action plan.	24	4		86%	
4	40	Create promotional materials for assistance programs/make information on process more readily available.	19	8		70%	
4	41	Develop a homeless shelter	24	4		86%	
4	42	Allow for more types of temporary housing.	25	3		89%	
4	43	Use data to improve decisions and understand impacts.	27	1		96%	
4	44	Protect renters and availability of rental properties.	13	5	1	68%	Straw poll results
4	44A	Advocate to State for stronger tenant protections (rent stability, eviction protections)	14	8	5	52%	Straw poll results
4	44B	Support and expand landlord/ tenant arbitration/mediation.	14	10	3	52%	Straw poll results
4	45	Mobile home conversion controls.	10	9	7	38%	Straw poll results
4	46	Condominium conversion controls	5	9	11	20%	Straw poll results
4	47	Create tools that require residency for housing, to incentivize home ownership over investor-acquisition of housing units.	8	7	12	30%	Straw poll results
4	48	Preserve "naturally occurring" affordable housing.	15	7	5	56%	Straw poll results
4	49	Create transitional zone as a buffer between commercial and residential	9	8	8	36%	Straw poll results

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