

City of Eugene Land Use Code Audit



To: City of Eugene Project Management Team
From: Cathy Corliss and Jamin Kimmell, Angelo Planning Group
Date: June 14, 2019
Re: Land Use Code Audit – Proposed Code Update Schedule

Introduction

Background

In May 2018, Eugene City Council passed a motion to have staff implement a process to identify barriers to housing affordability, availability, and diversity, and to suggest, evaluate, and recommend possible strategies and tools to address the barriers. This led to development of the City’s Housing Tools and Strategies, the recommendations of which were presented to Council on December 10, 2018. Parallel to that effort, the City sought and received technical assistance through the Oregon Housing Planning Project. The Oregon Housing Planning Project is financed with State of Oregon General Funds and administered by the Oregon Department of Land Conservation and Development (DLCD). DLCD received a special appropriation of funds for 2018-2019 to assist cities in updating their comprehensive plans and land use regulations to promote housing availability and affordability.

This project is funded by Oregon general fund dollars through the Department of Land Conservation and Development. The contents of this document do not necessarily reflect the views or policies of the State of Oregon.

The recommendations have not been adopted by, and are not a final decision of, the City of Eugene.

Through the Oregon Housing Planning Project, Angelo Planning Group (APG) was able to assist the City of Eugene by preparing a Land Use Code Audit [hereafter “Audit”]. The Audit built on the recommendations of the Housing Tools and Strategies. In the Audit, APG reviewed the City’s Comprehensive Plan, land use code, and other land development documents and regulations to identify standards, criteria, conditions, or procedures that have the effect, either in themselves or cumulatively, of discouraging some of the housing types which were both needed in the 2017 Housing Needs Analysis and identified as challenging to build in the City’s Missing Middle Housing Types Handbook. These housing types include:

- Accessory Dwelling Units (ADUs)
- Small Lot Detached Houses
- Row Houses (attached single-family)
- Duplexes
- Triplexes and Fourplexes
- Courtyard Apartments (and other small-scale multi-family)
- Cottage Cluster Housing

Public Input on the Audit

The Audit was discussed with the Eugene Planning Commission in two work sessions in the Spring of 2019 (March 18th and April 22nd). Additionally, a public online survey was conducted to solicit input on the Audit from Eugene residents. Notable themes and findings of these public involvement activities are summarized below. The preliminary input from the Planning Commission and the public online survey helped to influence the grouping and prioritization of projects in the Proposed Code Update Schedule

Planning Commission Work Session

Members of the Eugene Planning Commission were generally supportive of the Audit purpose and approach. Several commissioners commented that the Audit was useful in highlighting code barriers and will inform future code update projects. Other key themes of the work sessions include:

- Commissioners wanted to see a stronger connection between the City’s Housing Needs Analysis and other studies and the particular housing prototypes used in the Audit, in order to verify that these prototypes will fulfill an important need for a certain type/size of housing unit.
- Some commissioners noted that a variety of housing types and infill development addresses multiple policy goals in addition to affordability, such as climate change and fair housing.
- It was noted that significant public involvement should take place for any code update projects that seek to remove these barriers, given the potential impacts of allowing for a wider variety of housing types. Commissioners underscored that the R-1 zone has been developed over time to intentionally focus on single-family housing, so new housing types would be a significant change.
- Several commissioners agreed that maximum density standards are a key barrier and alternative approaches that focus more on building mass and scale may be appropriate. However, some commissioners noted that visual compatibility is not the only rationale for maximum density regulations, as density is associated with activity levels, traffic, and other livability concerns.
- Some commissioners desired that the Audit differentiate between different types of barriers. For example, by highlighting barriers that are significant policy issues to differentiate them from barriers that are more technical or administrative in nature.
- Some commissioners proposed that the City also evaluate barriers to larger, higher density multi-family developments that would likely occur in multi-family and mixed-use zones.

Public Survey and Comments

A short public survey about the Audit was conducted between May 1 and June 1, 2019 and received approximately 90 respondents. A summary of responses is provided below. The full results of the survey are available as Appendix A to this memo.

Question 1: Will the code audit be a helpful starting point in identifying barriers to housing development? Results: Yes 86+%

Question 2: Was anything missed in the analysis? Are there other barriers or housing types that should be considered? Results: (summarized themes)

- Expand scope to other housing types: tiny homes, single-room occupancy (SRO) units, mobile homes, transitional housing, and “corridor” apartments.

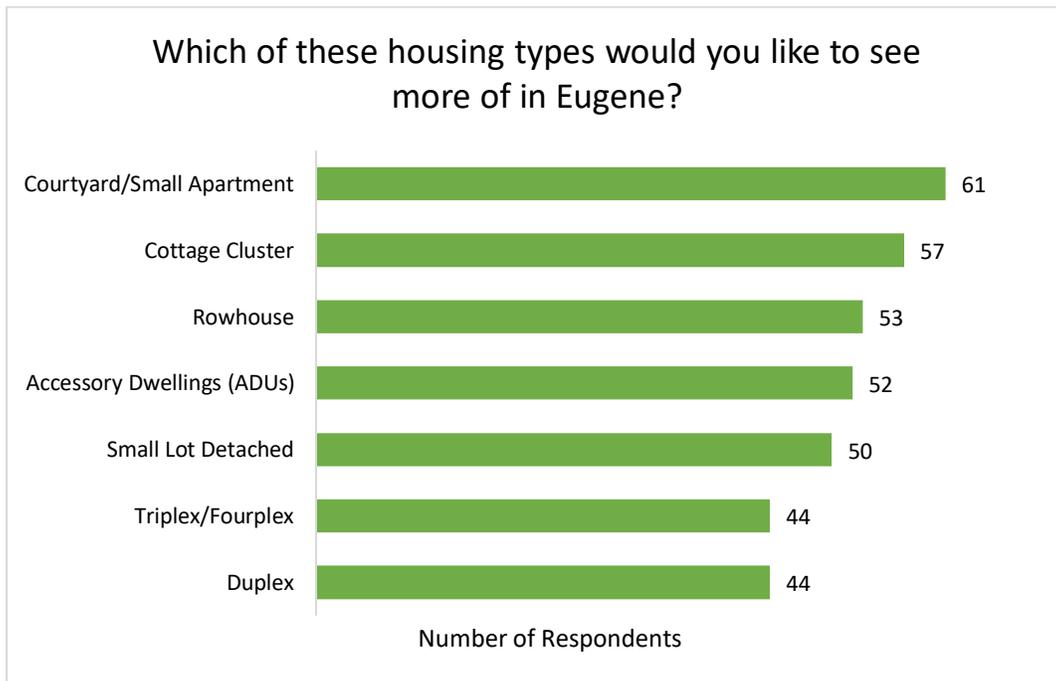
- The audit didn't adequately acknowledge impacts: protection provided by barriers, gentrification and displacement issues, property value (positive and negative).
- The Eugene code in general is too complex.
- Expand scope related to process: appeal process, Planning Unit Developments (PUDs), clear and objective standards.
- Expand scope related to special areas: special area zones, refinement plan areas

More than half of respondents left comments in the open-ended response box.

Question 3: Which of these housing types would you like to see more of in Eugene? Accessory Dwellings (ADUs), Small Lot Detached, Cottage Cluster, Rowhouse, Duplex, Triplex/Fourplex, Courtyard/Small Apartment.

Results: Respondents could choose as many as they wished. There was fairly even distribution of types favored with courtyard/small apt. and cottage cluster favored slightly more (Figure 1).

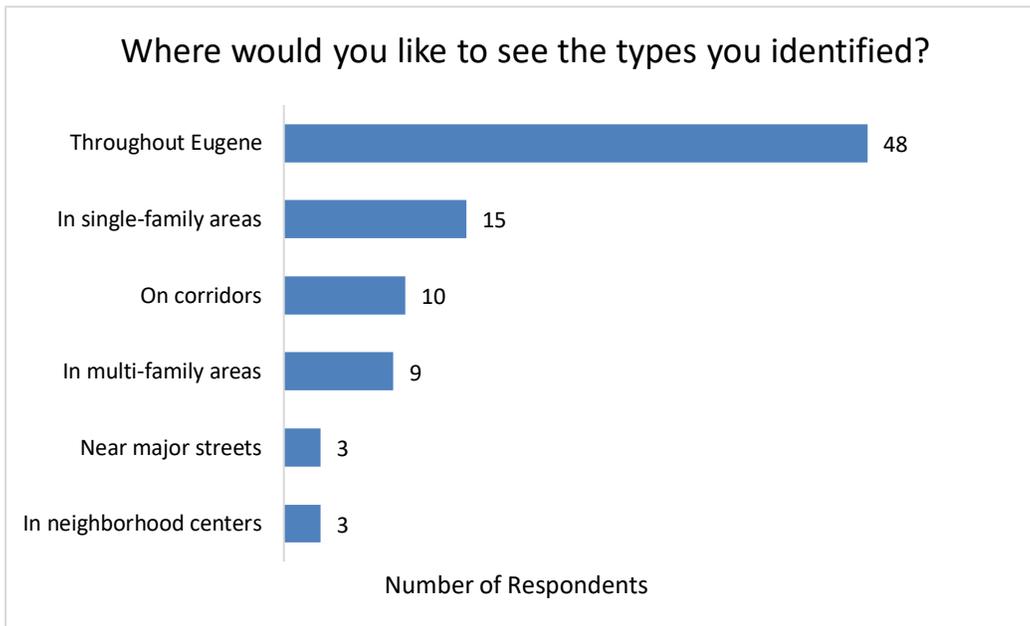
Figure 1. Survey Results - Housing Type Preference



Question 4: Where would you like to see the types you identified? In single-family areas, in multi-family areas, on corridors, in neighborhood centers, near major streets, throughout Eugene

Results: 55% of respondents preferred “throughout Eugene” (Figure 2)

Figure 2. Survey Results - Preference for Location of New Housing Types



Purpose of the Proposed Code Update Schedule

Potential solutions and code updates were not proposed as part of the Audit but may be implemented in the future. To further assist the City with any future effort, the Proposed Code Update Schedule [hereafter “Schedule”] provides a proposed path forward for the recommended code updates.

As a first step, barriers are “bundled” into potential Code Update Projects. The Code Update Projects are then considered in terms of the potential prioritization criteria as well as input received to date from the Planning Commission and public. These considerations inform our initial assessment regarding project duration and priority which form the basis for the Schedule.

The Schedule should be considered as a starting place for discussion. Many factors, including future changes to Oregon housing requirements and City Council direction, budget and staff capacity, will impact the approach.

Code Update Projects

The Audit identified a range of potential barriers to middle housing types which occur in many different sections of the Eugene Code. If a single code update project to address all barriers is not practicable, then organizing the barriers into logical code update projects that have common issues, constituencies, and code sections is useful. The “projects” A through G, below, present one approach to organizing the barriers in the Audit. The projects are listed below in the general order in which they are discussed in the Audit. For each project, key code sections and considerations related to the potential scope and schedule of the project are identified.

Project A: Accessory Dwelling Unit (ADU) Standards

The Audit found that there are multiple, significant barriers to development of ADUs. This project would consider updates to remove or lessen these barriers, which include the owner occupancy requirement, off-street parking requirement, and minimum lot area standard.

Key Code Sections: EC 9.2741 (Special Use Limitations), EC 9.2751(17) (Special Development Standards)

Project Considerations:

- The City is in process of updating ADU standards in response to a LUBA remand related to compliance with SB 1051, which requires all standards be “reasonable” and “relating to siting and design”.¹ These code updates would go beyond compliance with SB 1051 to remove additional barriers to ADU development.
- This project will require substantial public involvement because removing the barriers could increase the number of ADUs that are developed, and the project should include an assessment of potential impacts on neighborhoods.
- These code amendments will be relatively simple to draft and implement, from a technical perspective, given the focus on one housing type and a limited set of standards.
- The scope and timing of this project could be significantly impacted by the passage of the HB 2001 (Middle Housing), Speaker Kotek’s bill currently proposed at the 2019 legislature. This bill would affect the parking and owner-occupancy requirements.

Project B: Low Density Residential (R-1 Zone) Standards

As identified in the Audit, there are significant barriers to development of most middle housing types in the R-1 zone. Yet, the R-1 zone covers a majority of the residentially zoned land in the City of Eugene and presents an opportunity to add more housing and increase housing options in multiple locations throughout the City. This project could potentially take a comprehensive approach in considering:

- Which middle housing types are appropriate for the R-1 zone?
- What limitations on location of middle housing types are necessary (e.g., for infrastructure concerns, transitions between uses, etc.)?
- What changes are needed to provide opportunities for infill and conversion of single-family houses into duplexes or triplexes?
- How can design and development standards be modified to remove barriers to the middle housing types while addressing community goals for compatibility and design?

Key Code Sections: EC 9.2740 (Residential Zone Land Use and Permit Requirements), EC 9.2741 (Special Use Limitations), EC 9.2750 (Residential Zone Development Standards), EC 9.2751 (Special Development Standards), EC 9.2760 (Residential Zone Lot Standards), EC 9.2761 (Special Lot Standards).

¹ ORS 197.312(5)

Project Considerations

- This project is relatively complex. The technical work to draft and modify code amendments will be substantial.
- Based on the community input, the project will likely be controversial in nature and significant community engagement activities will be necessary to share information and identify solutions that are widely supported.
 - Planning Commissioners were receptive to some middle housing types in the R-1 zone but had concerns about compatibility with single-family neighborhoods. Concerns were both about visual character and impacts of higher densities (noise, traffic, etc.).
 - Many survey respondents supported middle housing types in single-family areas and throughout the City. Many advocated that more housing options would help with availability and affordability.
 - Some survey respondents were concerned about higher densities in single-family areas. Some were not supportive of any middle housing types, others may support if appropriate standards are put in place.
- The scope and timing of this project could be significantly impacted by the passage of either of the following bills:
 - HB 2001 (Middle Housing), Speaker Kotek’s bill currently at 2019 legislature, which would require that middle housing types be allowed in all residential zones, including townhomes, duplexes, triplexes, quadplexes, and cottage clusters.
 - SB 10 (Housing Near Transit), Senate President Courtney’s bill to increase densities near frequent transit stops and lines.
- If the findings of public involvement activities indicate that there is significant variation in *where* additional housing types are supported within the R-1 zone, then one outcome of this project might be the development and implementation of a new residential base zone. The new zone would allow for a wide variety of middle housing types and would be applied to locations within the R-1 zone where this is supported. For example, the City may find that a wider variety of housing types are supported on or near major streets and key corridors than are supported on the interior of neighborhoods or on local streets, so the new zone could be applied on or near major streets and key corridors. This would not preclude changes to the R-1 zone more broadly but would allow the City to differentiate areas with more and less change.

Project C: Planned Unit Developments (PUD) in the R-1 Zone

Currently, a PUD is required in order to develop most middle housing types in the R-1 zone. Yet, the PUD standards and process can present barriers to development of middle housing because they are better suited to larger developments and not infill or smaller developments. This project would consider amendments to create a simplified process and a set of standards that is tailored to smaller development projects.

Key Code Sections: EC 9.2740 (Residential Zone Land Use and Permit Requirements), EC 9.8310 (Tentative Planned Unit Development General Application Requirements), EC 9.8320 (Tentative Planned

Unit Development Approval Criteria- General), EC 9.8325 (Tentative Planned Unit Development Approval Criteria - Needed Housing).

Project Considerations

- The scope of this project could be affected by the updates to the base standards of the R-1 zone, so this project may need to be combined or coordinated with Project B. Additionally, the project may also consider how PUDs relate to Cluster Subdivisions, so some coordination with Project F may be necessary.
- The project may result in development of more middle housing types in the R-1 zone, so public involvement efforts should focus on understanding potential impacts on neighborhoods. As identified above, changes to the R-1 zone are likely to be controversial in nature and require significant public involvement.

Project D: Off-Street Parking Standards for Middle Housing

The Audit identified that off-street parking standards are not a significant barrier to most middle housing types; however, they may present barriers and urban design tradeoffs in some cases. This project would consider updates to off-street parking requirements to lessen barriers and ensure pedestrian-oriented designs by minimizing the number of driveways, minimizing the width of garages, and requiring interesting building facades. This may include reducing or eliminating requirements for certain housing types or density levels, allowing a credit for on-street parking, allowing tandem parking, and introducing new design standards for front-loaded parking.

Key Code Sections: EC 9.6410 (Motor Vehicle Parking Standards), EC 9.6420 (Parking Area Standards).

Project Considerations

- Parking is typically a key issue for neighborhoods with infill development and new housing types, so substantial public involvement will be necessary to inform the approach.
- Off-street parking standards may not be directly impeding middle housing development currently—other standards are more significant barriers—so the impacts of this project in terms of new housing unit development may be lower than other projects.
- Effective design standards for parking, which address issues such as the number of driveways or garage width and design, may help build support for middle housing developments.

Project E: Multiple-Family Standards for Middle Housing

The City's Multiple-Family Standards address design issues associated with larger apartment and mixed-use buildings and may not be entirely appropriate for smaller-scale multi-family buildings that are intended to blend in with single-family neighborhoods. Key standards that may need to be updated include maximum setback/minimum building frontage width, minimum open space requirements, and entrance orientation requirements.

Key Code Sections: EC 9.5500 (Multiple-Family Standards).

Project Considerations

- As this project will focus on improving compatibility of middle housing types with single-family neighborhoods, it may be less controversial in nature than other projects which consider greater allowances for middle housing.
- The code update may consider replacing the identified standards with more effective standards that are suited to middle housing in single-family neighborhoods, rather than simply eliminating the standards.

Project F: Cluster Subdivisions

The purpose of the Cluster Subdivision application process could theoretically allow a path for cottage cluster developments that include cottages on individual lots. However, the Cluster Subdivision standards still require that development meet the maximum density standard of the base zone, contain a minimum of six units, and include some criteria that could be improved to better accomplish desired outcomes. These standards present barriers to cottage cluster developments. This project would consider amendments to the Cluster Subdivision process and standards to better address the specific cottage cluster development type.

Key Code Sections: EC 9.8045 (Applicability of Cluster Subdivisions), EC 9.8050 (Cluster Subdivision Application Requirements), EC 9.8055 (Cluster Subdivision - Approval Criteria – General)

Project Considerations

- The scope of public involvement for this project may be more limited compared to other projects given the limited focus on one housing type; however, the key standard that needs to be updated is maximum density, which may be controversial in nature.
- The City may consider adding new design standards as part of this project to better address the specific features of cottage cluster housing that make it compatible with single-family neighborhoods, such as the visibility of the common green/courtyard, architectural features of the cottages, and integration of parking areas.

Project G: Alley-Access Lot Standards

In the R-1 zone, development on alley-access lots (lots which only have access to an alley, with no street frontage) is permitted under a relatively restrictive set of standards. Middle housing types are significantly limited on alley-access lots due to relatively restrictive development standards, such as limiting floor area to no more than 10% of the lot area. Most alley access lots are near the minimum lot area of 4,500 square feet. The City may consider if larger dwellings or even duplexes may be appropriate on existing alley-access lots, given access and infrastructure constraints, and whether it may be appropriate to allow new alley access lots to be created, potentially as an alternative to flag lots. Other standards may need to be amended to support more intensive development of alley access lots.

Key Code Sections: EC 9.2751(18) (Special Development Standards for Table 9.2750).

Project Considerations

- Currently, there are only 66 alley access lots in the City currently and new alley-access lots are currently not permitted, so the number of new housing units that may result from removing barriers to alley-access lot development is limited. However, if new alley-access lots were allowed, this development potential could be greater.
- This project could be combined with the general R-1 code update (Project B), but this may extend the timeline for that project.
- The standards should be coordinated with standards that apply to ADUs, as the physical character of alley-access development is similar to a detached ADU in a rear yard. This project could be combined with the general ADU code update (Project A), but this may extend the timeline for that project.
- The scope of public involvement for this project may be relatively less complex because there is a limited area within the City where alleys are available.

Prioritization

A proposed prioritization of the above projects is presented below. The prioritization is intended as an initial assessment by Angelo Planning Group based on the current circumstances and preliminary input provided by the Planning Commission, community, and staff through the code audit project. The prioritization is based on the following factors: impact/benefit, support, and ease of implementation. Projects were rated as “high”, “medium”, or “low” on these three factors, as described in Table 1.

Table 1. Prioritization Factors

	● High	◐ Medium	○ Low
Impact / Benefit	Project will make a significant difference in helping the City achieve its desired development outcomes or in complying with State requirements	Project will make a meaningful difference in helping the City achieve its desired development outcomes	Project may make a positive difference in helping the City achieve its desired development outcomes, but actual benefits may be unknown (e.g., provides an option for a new housing type)
Support	Project has broad support from decision-makers, state, regional, or local partner governments, general public, local development representatives, and housing advocates	Project has some support from decision-makers, state, regional, or local partner governments, general public, etc. but there is a mix of advocates for and opponents to the project	Project has limited support from decision-makers, state, regional, or local partner governments, general public, etc. or has widespread opposition
Ease	Project is limited in scale and in the extent of public outreach needed, there are obvious solutions or broad support for a specific solution,	Project is moderate in scale and in the extent of public outreach needed; there are no obvious solutions, but a limited set of alternatives	Project is comprehensive in scale and in the extent of public outreach needed (advisory committees, etc.); there are no obvious solutions, and

	● High	◐ Medium	○ Low
	no additional technical research and analysis is required; or work is already underway	are known; some additional technical research and analysis may be required	alternatives will need to be explored; substantial additional technical research and analysis may be required. Significant City time and resources are required to proceed

Duration

Based on ease of implementation and other scheduling considerations, code update projects are designated as “short” (less than one year from project kick-off to adoption) or “long” (more than one year from project kick-off to adoption).

Priority Category

Based on the above factors, projects are designated either as “Category 1” or “Category 2” as follows:

- **Category 1:** The project has a high or medium impact/benefit, high or medium level of support, and high or medium ease of implementation. These projects are well-supported, would positively contribute to City goals, and can likely be implemented through a combination of additional resources and project re-prioritization.
- **Category 2:** The project has a low ease of implementation, but high or moderate impact/benefit and level of support. These projects may have a high impact but are complex to implement and will require significant additional resources.

The proposed priority and duration of each project is presented in

Table 2. This is an initial assessment by Angelo Planning Group and will be presented by staff to the Planning Commission for input on how to best move forward with the potential code updates.

Table 2. Project Prioritization

Code Update Project/Grouping	Impact/Benefit	Support	Ease	Duration	Priority
Project A: Accessory Dwelling Unit (ADU) Standards	●	◐	◐	Short	Category 1
Project B: R-1 Zone Standards	●	◐	○	Long	Category 2
Project C: Planned Unit Developments in the R-1 Zone	◐	◐	○	Long	Category 2
Project D: Off-Street Parking Standards for Middle Housing	○	◐	◐	Short	Category 2

Code Update Project/Grouping	Impact/Benefit	Support	Ease	Duration	Priority
Project E: Multiple-Family Standards for Middle Housing	○	●	●	Short	Category 1
Project F: Cluster Subdivisions	◐	◐	◐	Long	Category 1
Project G: Alley-Access Lot Standards	○	◐	●	Short	Category 2

Potential Code Update Schedule

A conceptual code update schedule is provided below (Figure 3). There are many unknown factors which will influence the actual schedule including, but not limited to, staff availability, planning budget, State grant cycles, State and regional deadlines, and the preferences of decision-makers. The schedule below assumes the following:

Category 1 projects start in Year 1

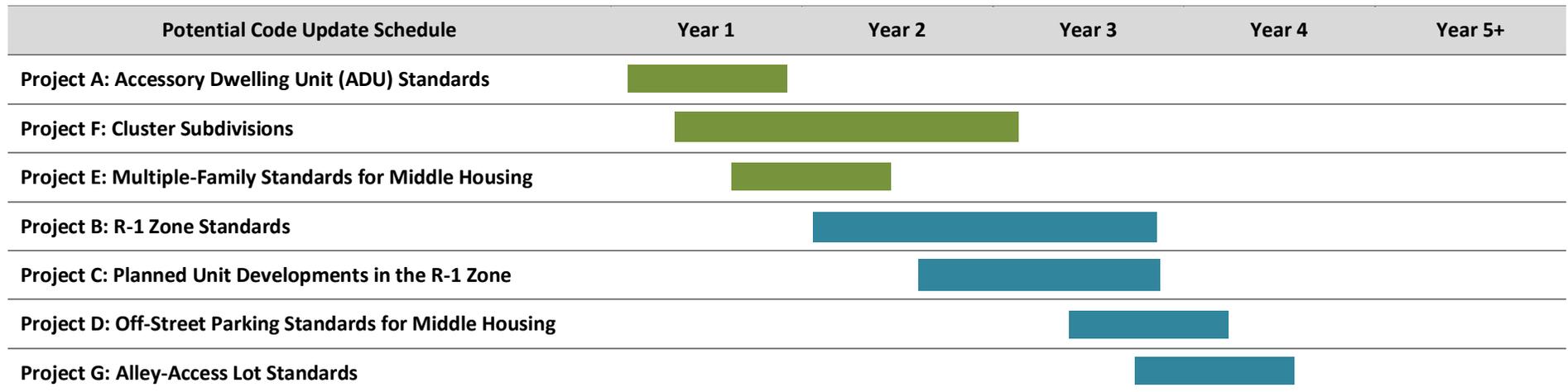
Short duration - less than one year from project kick-off to adoption

Category 2 projects start in Year 2 or 3

Long duration - more than one year from project kick-off to adoption

NOTE: Projects are shown as staggered to minimize the number of overlapping projects that must be managed by the City at any given time; however, the determination of which project should be started first within a priority is up to the City.

Figure 3. Conceptual Code Update Schedule



Appendix A: Public Online Survey Results

Eugene Code Audit – Public Survey Results

May 1st through June 1st, 2019

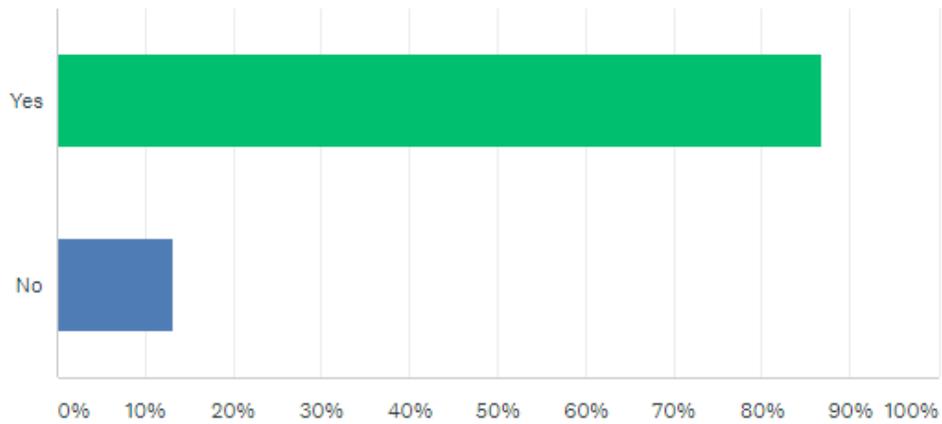
Total Respondents: 91

Q1



Will the code audit be a helpful starting point in identifying barriers to housing development?

Answered: 91 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	86.81%	79
No	13.19%	12
TOTAL		91

Q2



Was anything missed in the analysis? Are there other barriers or housing types that should be considered?

Answered: 58 Skipped: 34

<p>There was certainly no real citizen involvement -- the Housing Tools and Strategies working group was designed and run to produce off the cuff opinions (with no discussion or study) which were the desired results. Also, no one seemed to either understand nor was there an opportunity to discuss the reason why we have code standards and what their benefit might be!</p>
<p>5/30/2019 23:54</p>
<p>Over half of Eugene is zoned low-density R1. This code is literally designed to intentionally limit these types of housing in most of our town. People who don't want to change that are a barrier. In terms of other housing types, I would like to hear cooperative housing mentioned. Also tiny houses. And apartments for purchase not just rent.</p>
<p>5/24/2019 23:02</p>
<p>What analysis? Other barriers than those mentioned in that short paragraph above? Lack of developers? Cost of land? Price of housing? Who owns the current housing stock?</p>
<p>5/22/2019 23:55</p>
<p>none</p>
<p>5/21/2019 18:49</p>
<p>Cases where low intensity zones (R1) find themselves adjacent to more intense zones and uses yet are restrained from designs to ameliorate the impacts from neighbors.</p>
<p>5/20/2019 16:25</p>
<p>Look into single room occupancy as well. More work on special area zones also (i.e. overlays and special areas create another set of regulations someone has to learn, can have barriers in them.)</p>
<p>5/18/2019 22:06</p>
<p>Tiny house (if not under small lot detached), splitting existing lots into duplexes/etc..</p>
<p>5/16/2019 5:31</p>
<p>I feel good about the analysis</p>
<p>5/13/2019 19:05</p>
<p>I don't know, where is the analysis?</p>
<p>5/13/2019 19:05</p>
<p>Very good analysis, but three major oversights: First, the Eugene code is too complex. With so many special area zones for each neighborhood it is very time consuming to assess what is possible on a given property. This makes the work of development and permitting approvals needlessly more time consuming and expensive. Second, there is an effective prohibition on variances and conditional uses due to the anti-everything stance of neighborhood associations. Developers in this town understand the toxicity of the Conte-gang and will not touch a variance with a 10 foot pole. This basically means anything not allowed by right is impossible. The City needs to recognize this, and ideally find a way to give more power to a wider range of community interests. Neighborhood associations are not representative of their neighborhoods. They serve self-interests of those with the resources of time and money to organize. And thirdly, there was no mention of how density and parking affect climate action goals. More housing and less parking support the walkability we need to meet those goals.</p>

5/12/2019 22:58
The analysis completely left out citizen involvement. Apartments on EmX routes should be the priority. The analysis completely ignored the purpose and benefits of code criteria.
5/12/2019 2:19
the makeup of a neighborhood should be taken into consideration. You can't just plo down a large apartment complex on the block in the middle of single family homes. They should be sited to corners of a neighborhood and gradually infill towards the middle with smaller complexes/condos so there is some sense to the makeup of the neighborhood instead of chaos and gutting of a neighborhood.
5/11/2019 17:30
No
5/10/2019 20:18
no
5/10/2019 11:57
Are tiny houses included?
5/9/2019 23:33
Raising in property taxes may hurt seniors whose homes are paid off, but living off restricted income and trying to keep up property tax payments. Maybe a "Prop 13", like Calif had, keeping a set property tax cap for seniors. That way they will not lose their homes.
5/9/2019 16:40
mobile homes
5/9/2019 15:22
Re-zoning unused commercial properties. For example, there is a dead zone between 7th place and W11th ave. Most of the lots are unused as those commercial businesses have moved to the outskirts of town, to accommodate transportation needs. This area is close enough to the city center to be repurposed, to help meet the housing needs of this community.
5/9/2019 8:48
The city is not aggressive enough in rezoning, up-zoning, and using incentives to pursue new construction. The city needs to relax permitting for ADU's.
5/9/2019 5:27
Various forms of Tiny Homes. Also, what are barriers to making existing unpermitted ADU's legal?
5/9/2019 4:28
Cost vs. income. This may not be able to be addressed here, but even small apartments at market rate are unattainable for many. I understand that the idea is more supply equals lower costs, but that hasn't proven true with high density student housing, or new single family developments. There are empty units in Eugene, and a lot of people sleeping in the ROW.
5/9/2019 1:16
Unknown.
5/8/2019 20:38
Homeowners should be offered an incentive for adding more dwelling space. I think this would encourage homeowners to assist in addressing the housing shortage.
5/8/2019 20:37
Rents are too high. There are essentially no affordable rentals available in Eugene.
5/8/2019 19:58

Shelters for the unhoused; mobile home parks ; tiny homes or caravan style (on wheels) as potential transitional housing
5/8/2019 19:33
Tiny homes on a foundation.
5/8/2019 19:14
Other housing types and barriers: Limited equity cooperative housing and community land trusts. (Please see Square One Villages Emerald Village, NEDCO and East Blair Housing Co-op for successful local models) Barriers: Ways for people who don't qualify for traditional mortgages to become owners. (Please again see Square One Villages for a solution to this barrier)
5/8/2019 17:53
not that i could see
5/8/2019 16:50
The useful purpose of so-called barriers. Very biased analysis & survey.
5/8/2019 14:34
Creating traditional single family detached residential development should be part of the outcome. Not just creating options that are less traditional.
5/8/2019 0:47
I think we need to identify if the new housing is directed to buyers or renters. How important is it to have entry level housing for buyers or do we want a few wealthy landlords acquiring most of the land. How does this transfer wealth from middle and middle low income folks to the wealthy? Are there protections and plans for rehabilitation of existing housing. Is it more cost effective to restore than to destroy and replace with you unaffordable housing? Are we factoring climate resiliency? Are there protections for gentrification that may lead to more un housed citizens?.
5/8/2019 0:15
Capacity of public works (sewage, clean water, storm water, roads, parking, etc.) and jobs compared to education needs of work force. Manufactured homes (not talking about trailers) have been ignored and planning staff doesn't seem to know new techniques of 3d printing, prefaced homes at factory reducing cost by 40 to 60 percent.
5/7/2019 22:36
This looks relatively thorough
5/7/2019 18:28
Single home property owners that have lived for a substantial number of years (ex. 20 years) should not have to forfeit their livability regarding, noise, light, off street parking, and other changes that would effect the original property landscape.
5/7/2019 15:25
Not sure
5/7/2019 13:40
What was missed? How about Goal 1 -- Citizen Involvement! In Q4 (next) you obviously missed "apartments on transit corridors" and "none of the above." Pathetic.
5/7/2019 3:44
Preservation of existing affordable housing. Greater density of housing options along main corridors.
5/7/2019 1:48
Wages?
5/7/2019 1:08

Tiny House Plans
5/7/2019 1:00
RV parks; valuable resource to provide inexpensive housing for transient workers that reduces demand for other housing units.
5/7/2019 0:39
The current ease with which neighborhood associations can appeal is a burden. Some appeals filed by associations are valid, but the current system of low appeals cost and no requirement for evidence the majority of the association supports the appeal leaves projects vulnerable to spite appeals filed solely to slow a project and increase it's expenses.
5/6/2019 23:10
See attached description of barriers on a recently completed project. /Users/danielhill/Desktop/Blossom Cottages Successes and Barriers.pages
5/6/2019 23:03
One of the biggest barriers to housing is the Planned Unit Development process. Expensive, infinitely appealable (and always is), Squishy standards, subject interpretation of the standards, and Clear and Objective Standards that are so onerous that that path is rarely used.
5/6/2019 23:00
Tiny homes
5/6/2019 22:53
Bus transportation to low property housing in the suburbs.
5/6/2019 22:45
I favor less density and larger lot sizes. I am not in favor of accessory dwellings or small lot detached.
5/6/2019 22:23
Missed considering the impact on people's ability to grow their own food when you allow for infill and high density housing. Missed that developers will dominate and rents will not reduce but single home values will decrease in middle income neighborhoods where there is no HOA regulations.
5/6/2019 22:00
Not sure
5/6/2019 21:58
Yea - an apporperate clean up of clear & objective
5/6/2019 21:21
NIMBY voices that are given more weight than the rest of the community who are engaging, asking for more housing affordability, diversity and supply.
5/6/2019 21:17
Any new housing helps. However, we need hundreds or thousands of entry level (cheap) 1-2-3 bed units for families and people with normal blue collar jobs.
5/6/2019 14:13
No
5/6/2019 14:12
Neighborhood type
5/6/2019 14:00
I don't know.
5/6/2019 14:00

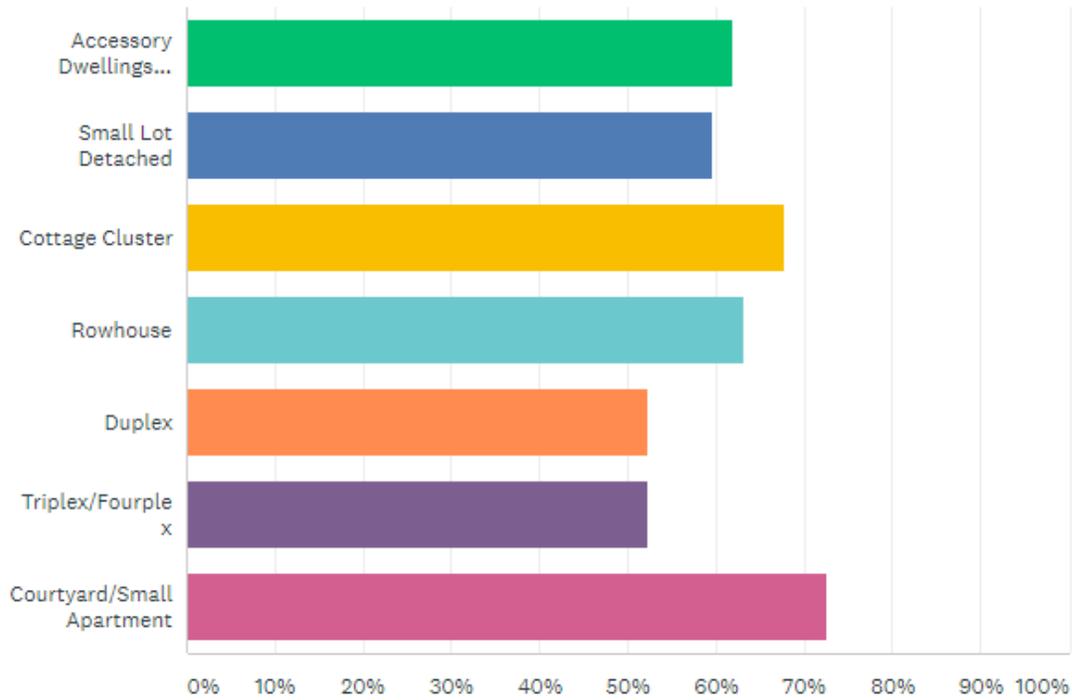
no
5/6/2019 13:10
No, but the danger of loosening environmental regulations. i.e., riparian zone restrictions, tree removal restrictions is greatly enhanced when looking at issues of this nature. Environmental regulations must not be relaxed in the quest to add additional housing stock
5/6/2019 13:09
I haven't yet read the analysis.
5/6/2019 13:02
What type of barrier would be helpful.
5/6/2019 9:18

Q3



Which of these housing types would you like to see more of in Eugene?

Answered: 84 Skipped: 8



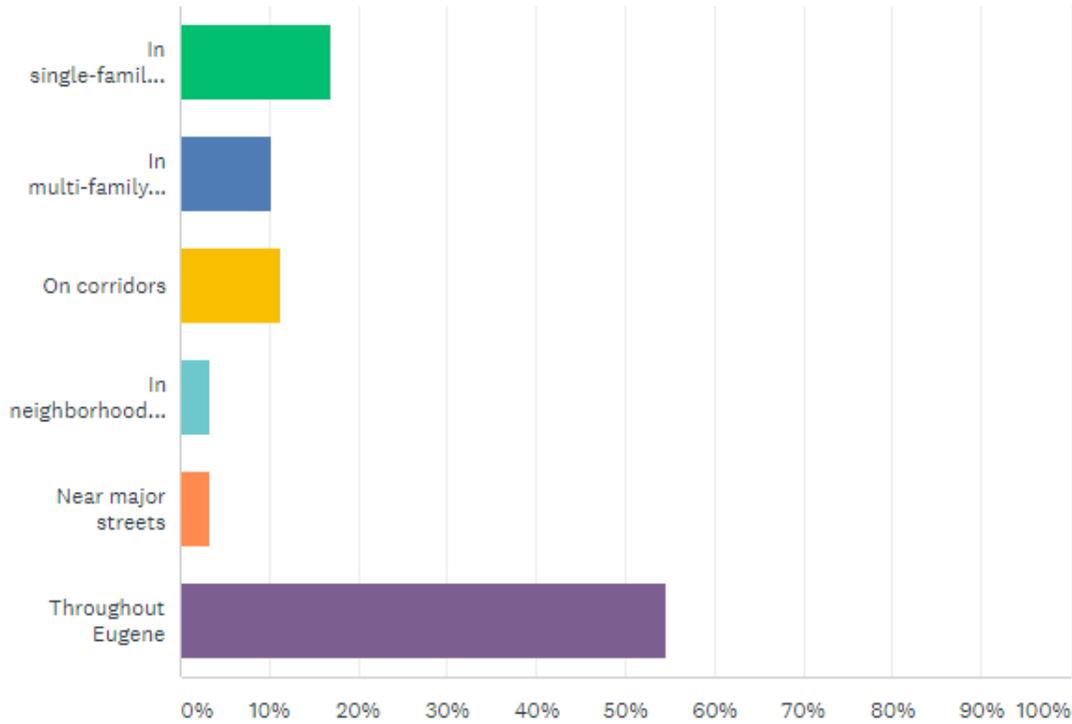
ANSWER CHOICES	RESPONSES	
Accessory Dwellings (ADUs)	61.90%	52
Small Lot Detached	59.52%	50
Cottage Cluster	67.86%	57
Rowhouse	63.10%	53
Duplex	52.38%	44
Triplex/Fourplex	52.38%	44
Courtyard/Small Apartment	72.62%	61
Total Respondents: 84		

Q4



Where would you like to see the types you identified?

Answered: 88 Skipped: 4



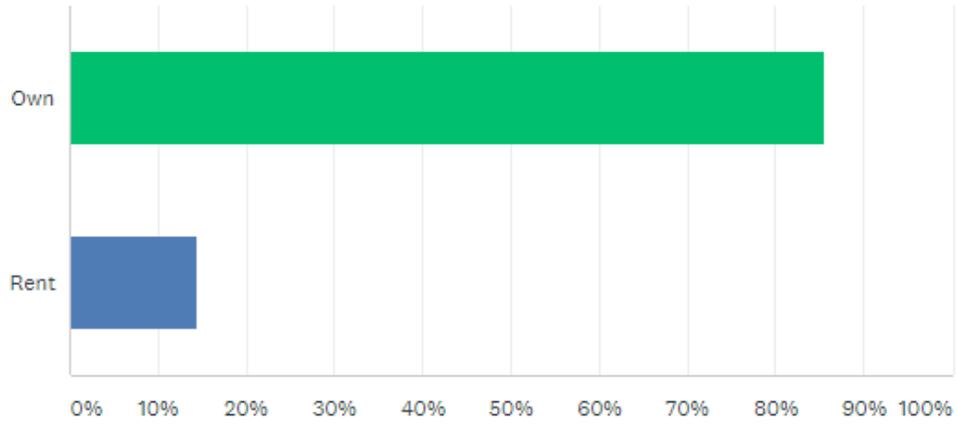
ANSWER CHOICES	RESPONSES	
In single-family areas	17.05%	15
In multi-family areas	10.23%	9
On corridors	11.36%	10
In neighborhood centers	3.41%	3
Near major streets	3.41%	3
Throughout Eugene	54.55%	48
TOTAL		88

Q5



Do you own or rent your residence?

Answered: 90 Skipped: 2



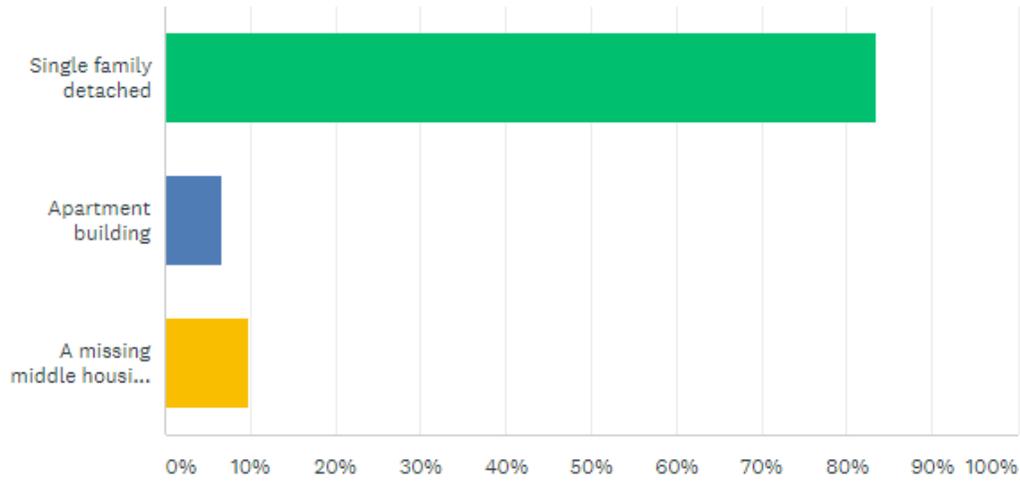
ANSWER CHOICES	RESPONSES	
Own	85.56%	77
Rent	14.44%	13
TOTAL		90

Q6



What type of residence do you live in?

Answered: 91 Skipped: 1



ANSWER CHOICES	RESPONSES	
Single family detached	83.52%	76
Apartment building	6.59%	6
A missing middle housing type such as an ADU, a plex, a rowhouse	9.89%	9
TOTAL		91

Q7



Residence zip code

Answered: 91 Skipped: 1

Zip Code	Number of Respondents
97401	8
97402	27
97403	7
97404	8
97405	33
97408	5
97477	2
97478	1
Grand Total	91

Q8



Additional comments

Answered: 59 Skipped: 33

Are you kidding??? What kind of survey is this??? The questions are too vague, terms aren't defined, it's certainly not a "community survey". It seems quite obvious that it was designed to produce preconceived answers.
5/30/2019 23:54
need for affordable housing. priority low and very low income.
5/27/2019 21:12
I attended every housing tools and strategies meeting in from the audience. If my comment before seemed hostile, I don't mean to be, I want people on board, but they are an obstacle. According to a fascinating book called "Zoned in the USA" by Sonia Hirt virtually no other country on the planet has an equivalent of low-density single-family zoning in the way we do.
5/24/2019 23:02
What is the outcome of this survey? What is its purpose?
5/22/2019 23:55
The sloping setback height limitation is an example of a "poison pill" that can kill a design reasonable in all other aspects. A minimum exterior height of 8' (minus 9" slab & 12" roof structure) translates into a practical interior height of 6'-3". In a compact structure with small rooms, this generates spaces where most or much of the room height is lower than a typical 6'-8" doorway. It's an effective tool to stop improvements.

5/20/2019 16:25
Off-street parking requirements are the biggest hurdle to adding infill units in existing SFR neighborhoods. On-street parking is rarely overutilized (especially compared to any city of size) but easy parking is cherished by opponents of infill housing. Doing away with off-street parking requirements may be contentious, but it is by far the most space-efficient option and it's downsides are far overblown for most areas of Eugene.
5/16/2019 5:31
I'm, I don't know how this is useful. I arrived by link and there is no other information to help explain the context for these questions.
5/13/2019 19:05
If we must regulate housing, we should regulate size, not density. Regulating density puts a minimum pricetag on a dwelling unit, serving the interests of socio-economic segregation for which single-family zones were first established. Allowing a McMansion but not a fourplex of the same exact size is overt discrimination.
5/12/2019 22:58
This survey is biased. The survey doesn't provide a balanced set of questions. The survey is wholly invalid and should be discarded.
5/12/2019 2:19
don't allow developers to buy their way out of public input when building. Why even have a public input process if you're going to do that? Citizens are not experts in land use appeal like developers are and I've had previous comments completely dismissed because I didn't formulate them properly somehow. I'm not a developer, allow public input and take it into consideration the way the public comment. There has to be room and allowances for this. Its not a level playing field otherwise.
5/11/2019 17:30
Working families need other options and we should be actively working toward more walkable neighborhoods with every policy decision. More housing on large lots, more housing along corridors, more housing that's missing middle in areas where people can access their needs. The City Council should be thinking more about all the current/future residents our housing supply isn't serving.
5/10/2019 6:55
housing affordability is reaching crisis levels. we should be trying as many options as we can to make affordable housing available. one way to to that is to increase the supply. reduce regulations and fees to build housing to reduce costs to build, Incentivize building of ADU's like Portland did: https://www.hausable.com/adu-guides/proven-adu-housing-solution
5/9/2019 17:41
Let's protect the aging senior's rights to stay in their homes and not lose them to property tax payments that will continually hike. I suggest a "Prop 13 " as Calif has.
5/9/2019 16:40
We need family housing coating 100,000 not fancy developments for the rich
5/9/2019 15:22
I would like to see more dwellings that are separate units, but with a shared outdoor area for gardening or relaxing.
5/9/2019 8:48
I feel like the population of Eugene is growing faster than the city is permitting new construction. We need to do something drastic. I'd like to see system development charges waived for all construction over 4 units. I'd like to see parking requirements removed. We are in a crisis. Renters need relief now. The homelessness crisis is directly tied to housing. Do everything possible to build.
5/9/2019 5:27

Cost is the biggest barrier to all of these types. Anything that can reduce the money/time cost of permitting and code compliance would help. I was only allowed one choice of where I'd like to see these Middle types of housing. I think they can fit in well in most single-family areas, near neighborhood centers, near major streets, etc. The development directly on major corridors should probably be taller/higher density, but these Middle types could be near those corridors as a transition to single-family areas, as well as scattered within single-family areas.
5/9/2019 4:28
This is a good start, but we have to address low income and affordable housing. With the population growth in Eugene the way it is, we just need affordable units. Also, developers need to be held to high standards of connectivity, stormwater treatment, open space, etc. please don't throw out livability and environmental standards. We can do with less parking, but not less trees and pedestrian connections!
5/9/2019 1:16
There is still going to be a housing crisis even if it's easier for developers to build housing. Giving power to developers, real estate agents and landlords is what caused the crisis, giving them more power isn't going to solve it. Supply-side arguments are just repackaged Regonomics, which has been proven not to work. Do better.
5/8/2019 21:21
None.
5/8/2019 20:38
Adequate and diverse housing is good for our community. I think any homeowner who is willing to pursue adding more dwelling space to their property should be supported and encouraged!
5/8/2019 20:37
Require the building and offering of decent, clean, affordable, low income homes for all kinds and sizes of families.
5/8/2019 19:58
We have a 600' sq ft ADU that rents below local rental "market value"; long term tenant
5/8/2019 19:33
Stop requiring adding parking if someone puts in an ADU or another unit. In doing so you eliminate a public street spot while adding a private spot, ultimately reducing average parking availability.
5/8/2019 17:57
Innovative and proven models exist for creating and preserving housing that is permanently affordable without ongoing subsidy. Please explore and pursue these options.
5/8/2019 17:53
none
5/8/2019 16:50
Very poor survey
5/8/2019 14:34
Questions 3 and 4 together won't yield good data because 3 is multiple answers and 4 does not reflect that you could have two different answers to the choices you selected. For me, small lot detached would go in single family and the cottages in multi-family. Poor survey design
5/8/2019 4:15
Please do not alter zoning in existing single family residential neighborhoods. People make an intentional choice to live in those areas based on the zoning; arbitrary changes are unfair and violate our community's social contract. If people want dense neighborhoods, they should be designed and platted into new areas without affecting existing sub-communities.

5/8/2019 2:24
We are in dire need of more residential land for housing of all types including 4 unit per acre, 5 unit per acre, 6 unit per acre, 7 unit per acre. Over 7 gets feeling really dense for families and retirees. The majority should still be LDR
5/8/2019 0:47
I think there needs to be more of a look at C2 zoning for residential density along West 11th Transit corridor. New structure need to be carefully considered for established residential areas to avoid harmful impact Climate resiliency is a must. The value of established micro neighborhoods should not be undervalued. There are some residential areas in potential future transit corridors that may be the bedrock of the tax base, community investment and the very attractiveness of Eugene's desirability. Fostering neighborhoods of neighbors helps to decrease crime and build resiliency in times of need. Don't destroy what works.
5/8/2019 0:15
I also rent out a home. Detached house with 3 bedrooms, two full baths, parlor room 12x10 with master bedroom kitchen, formal dining room, living room, two car garage and porch (1850) for \$1,350 a month. Renting homes to multiple students where cars are parked on front yard are not the answer. All the new student housing projects are in competition for family housing. ADUs where owner occupancy is not a requirement either. I can rent out the rental home for more money than the rent I charge as an AirBnB by two and a half. City planning staff is mis-guided and have not developed any math models to prove their actions.
5/7/2019 22:36
Please reduce the complexity of the code. Please streamline procedures and eliminate unnecessary regulations impacting the cost of housing. Consider all housing types and densities as compatible with each other. We are over-protecting the single family home.
5/7/2019 21:49
I know you're aware that the rule requiring residency for accessory dwelling owners is overly restrictive, but I want to reinforce that it's a rule that is unnecessarily restrictive and should be gotten rid of. The restrictions on size for ADU's also don't make sense on very large lots. The size of ADU's could be capped at a certain percentage of the open land left on the lot (say 40%) or 800 ft, whichever is bigger. If the goal is to not overcrowd a neighborhood, 800ft makes sense in neighborhoods with smaller lots, but not in neighborhoods like River Road and Santa Clara where the lots are typically much larger and most could handle ADUs that are 1000 ft or so without changing the neighborhood character.
5/7/2019 20:23
The population of Eugene is increasing every year. Yet we cannot and should under no circumstances expand the urban growth boundaries for the next decade, at least. The greater the population, the more food we will need. We cannot and should not permanently destroy the fertile farmland of the Willamette Valley for the benefit of individual, single-family residences. Sprawl has been scientifically proven to be deleterious to quality of life and is a poor use of scarce resources. Urban densification, when done with care and smart planning, is the best use of existing resources and requires the least amount of additional infrastructural resources, at the lowest cost. Higher density housing, when combined with well-planned and well-managed "vest-pocket" parks, plazas, and parklets can be aesthetically, functionally, and socially beneficial and enjoyable. Eugene is a City, and needs to start growing smartly, like a real city ought to do. We all admire the dense, beautifully planned and managed European towns and cities. The recent wonderful improvements housing and real density in our downtown center, as well as in the Friendly Neighborhood, demonstrate that higher density, when smartly and beautifully designed, bring beauty, value, functionality, and delight to the communities surrounding the developments.
5/7/2019 20:18

I think the biggest barrier to building much needed ADUs other than high development fees is the code requirement that the homeowner must live in one of the homes, either the main house or the smaller ADU. Also, total lot size requirement could be reduced.
5/7/2019 19:32
I think there are scaled and thoughtful approaches to incorporating these types in all residential neighborhoods in Eugene. In my opinion, denser multifamily developments (3 stories and above) should be located close to transit and multi-modal roads as well as close to services. The housing types asked about in this survey can be incorporated into almost all residential neighborhoods while maintaining and enhancing the quality of those neighborhoods. However, we should ensure strong design standards and form-based restrictions to ensure high quality housing that contributes positively to our existing neighborhoods.
5/7/2019 18:28
Please re-vamp current empty real estate - empty lots, near current, major bus routes for affordable housing. Example 11th street could afford housing as it's near major shopping and services.
5/7/2019 15:25
What a joke! This "survey" is as stupidly done as the so-called "audit."
5/7/2019 3:44
Growth of unnecessary (so many vacancies), ugly (think Crapstone Apts), neighborhood-ruining, no-setback student apartments (many of which received MUPTe supprt) does not give me any confidence that the City can pull off successfully this initiative.
5/7/2019 1:48
Terrible survey. Very skewed to the outcome you want. Figures, business as usual.
5/7/2019 1:08
Would like to see tiny house neighborhoods, more nodal development solutions in River Road, Santa Clara. Less new houses in Santa Clara. Enough already. They are too large, expensive and depriving the earth and it's community of just plain 'ole natural fields and open spaces. With all this talk of Carbon Farming, and knowing the Willamette Valley was nearly all meadows at one time, it only makes sense that natural fields need to exist to reduce greenhouse gas emissions, and/or capture and hold carbon in vegetation and soils. Thus, more carbon goes back into the soil and less carbon goes into the atmosphere. Soil left to be itself/fields, can help create sustainable neighborhoods. Referred to as soil sequestration.
5/7/2019 1:00
Reduce costs to build ADU and most other housing. You get your money through property taxes later.
5/7/2019 0:39
None
5/6/2019 23:35
Perhaps it should have been included in the response to #2, but the neighborhood refinement plans could benefit from the same investigation. For example, now that the code is more robust is it really reasonable for all projects in the South Hills to go through the time and expense of a PUD?
5/6/2019 23:10
A code audit is a great start however even with State Legislation around ADUs the city has managed to not adhere to state regulation. What kind of 'teeth' are going to be built into this process that won't render it 'yet just another audit'? It would be important to ask the question 'How do we measure success and is the city committed to being successful'. Many of us who have been doing this for decades have sat through listening sessions, analysis by outside consultants, etc. etc. with no results. Leadership after leadership has used that phrase 'It takes some time to turn a ship'. Time to get a new ship maybe?
5/6/2019 23:00
Annalysis of the problem

5/6/2019 22:45
While I understand the motivations for the middle-housing options, I am not in favor of most of them. Density should NOT be a goal, at least not for most of Eugene. Livability would be a much better goal. Cramping more people into less space may produce a desired (by whom?) density but will decrease livability. If people truly seek density, they should move to larger urban areas. In the quest to adopt these "solutions", you risk compromising the quality of life for all. Accessory dwellings in existing residential neighborhoods, in particular, are problematic. Accessory dwellings without adequate parking are even worse. I also have significant concerns about overtaxing water, sewer and electrical capacities if accessory dwellings are widely adopted. At a minimum, accessory dwellings should only be permitted with the express written consent of adjacent/affected landowners. This would, admittedly, slow down the process but it would ensure that accessory dwellings are only sited where they're wanted. Why should my neighbor be able to diminish my property value in order to enhance his/her own?
5/6/2019 22:23
We are not Portland or Seattle and we don't want to be!!
5/6/2019 22:00
Having a front, back, and side yard is very important to the families I know in Eugene. We have a lot of land around us. We should expand the growth boundary beyond the planned limit.
5/6/2019 21:58
My neighborhood is a mix of single family detached, tiny homes (Emerald Village Eugene), apartment complexes large and small, duplexes, and townhouses. It's wonderful.
5/6/2019 14:49
Action and leadership are needed to move this forward.
5/6/2019 14:17
Should be able to create 2250 sf lots WITHOUT going thru the PUD process. We built a whole subdivision of houses on those lots, filled a real need. (Overbrook PUD)(Back in the day)
5/6/2019 14:13
There should be more incentives to make builders build up. Single story buildings should not be allowed in many areas, for example Willamette St (where the bowling alley used to be).
5/6/2019 14:08
Dwelling should be not rentals but the type which residents can actually own/ renting will never be the answer to getting people beyond living from paycheck to paycheck. Also not large complexes but smaller units with neighborhood feel
5/6/2019 14:00
I live in an area with a mix of single family homes and rentals, mostly duplexes. I would like to see the code on ADUs relaxed for single family homes in our area.
5/6/2019 13:57
I have lived on a dead-end street for 30 years. At the end of that street were six households with single family lots in the range of .25 to 1.25 acres. These six household were bounded by a church lot of approximately .75 acres. Over the past three years, 18 new households were added to our neighborhood along a street that measures approximately 300 - 400 feet. These households consist of 3 new single family homes with lot sizes of approximately 3900 sq feet, (about 1 tenth of an acre), a PUD with 3 buildings housing four households each, and a refurbished church building that house three townhouses - all in all a 300 percent increase of households on a dead end street. There was no "in-fill" - these units did not "fit in" with the existing neighborhood - 13 mature trees were cut to level the field - the developers were not trying to "fill in" - they needed a clean canvas to paint their masterpiece - Why should we have expected anything different. We bought our three bedroom home in 1988 for \$57,000 - current assessed value is almost \$300,000. Our new

neighbors are living in homes, condos, townhouses house with an average asking price of \$550,000. Fit - in? Fill - in? Really?

5/6/2019 13:09

Ease up the ADU requirements, especially the step back provisions to allow a second story ADU above a detached garage more feasible without eating into the center of the back yard. Also, you should follow Springfield's lead and defer the SDC's for ADU's. Quit letting a few vocal neighborhood group "representatives" drive the narrative for the entire city. Enough with the lip service to allow more development, make it a reality.

5/6/2019 13:02

I'm looking forward to moving this work forward and getting more housing and more diversity of housing in Eugene.

5/6/2019 9:18