

Meeting Location:
Virtual Meeting (via Zoom)

Phone: 541-682-5481
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**Due to Governor Kate Brown's Stay Home, Save Lives Executive Order to combat the spread of Covid-19, this meeting will be held remotely using virtual meeting technology. Information about online or other options for access and participation is available on the reserve side of this agenda. **

MONDAY, DECEMBER 14, 2020 – REGULAR MEETING (11:30 a.m. to 1:30 p.m.)

A. PUBLIC COMMENT

The Planning Commission reserves 10 minutes at the beginning of this meeting for public comment. The public may comment on any matter, except for items scheduled for public hearing or public hearing items for which the record has already closed. Generally, the time limit for public comment is three minutes; however, the Planning Commission reserves the option to reduce the time allowed each speaker based on the number of people requesting to speak.

B. WORK SESSION: Middle Housing Code Amendments Update

Staff: Terri Harding, THarding@eugene-or.gov, 541-682-5635

C. ITEMS FROM COMMISSION AND STAFF

- a. Other Items from Staff
- b. Other Items from Commission
- c. Learning: How are we doing?

Commissioners: John Barofsky; Ken Beeson (Vice Chair); Tiffany Edwards; Lisa Fragala; Dan Isaacson; Chris Ramey (Chair); Kristen Taylor

HOW TO ACCESS THE MEETING

- **To watch the meeting live (non-participant):** Visit <https://www.eugene-or.gov/2109/Planning-Commission-Webcasts> to view the live webcast or tune in to Local Comcast Chanel 21
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<https://eugene-or-gov.zoom.us/j/95235763558>
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AGENDA ITEM SUMMARY
December 14, 2020

To: Eugene Planning Commission

From: Terri Harding, City of Eugene Planning Division

Subject: Middle Housing Code Amendments Update (Implementation of House Bill 2001)

INTRODUCTION

In recognition of the statewide housing crisis, the Oregon legislature passed House Bill (HB) 2001 in 2019, with the goal of increasing housing supply and choice in residential neighborhoods across the state. To implement HB 2001, the City will need to amend Eugene’s land use code standards for residentially zoned areas as well as amend any adopted plans that conflict with the requirements of the House Bill. The City must adopt the required land use code and plan amendments by June 30, 2022, including resolving appeals, or the City will be required to implement the state’s adopted model code for middle housing.

This work session is an opportunity for the Planning Commission to learn and ask questions about progress on the public involvement activities including outreach from Healthy Democracy, the Local Partners RoundTable, the Boards and Commissions RoundTable and the Equity RoundTable. Staff will also provide updates on current and upcoming technical work including the Context Study, the Economic Feasibility Study, state rulemaking and a preliminary list of code concepts.

BACKGROUND

A lack of housing affordability and availability is a statewide problem not unique to Eugene. In recognition of this statewide issue, the Oregon legislature passed HB 2001 in 2019, with the goal of increasing housing choice in residential neighborhoods. Implementation of HB 2001 is an important component in the City’s ongoing work related to housing for all community members.

HB 2001 requires all cities with a population of more than 10,000 to allow duplexes on all residentially zoned lots or parcels where detached single-family dwellings are allowed. The bill further requires cities with populations over 25,000 (including Eugene) and cities located within the boundaries of Metro to allow triplexes, fourplexes, cottage clusters and townhouses in areas zoned for residential use where detached single-family dwellings are allowed. HB 2001 allows cities to regulate siting and design of the various middle housing types as long as the regulations related to siting and design for middle housing do not discourage the development of these housing types through unreasonable costs or delay. A summary of the requirements of HB 2001 is provided on the [Middle Housing Code Amendments website](#).

PUBLIC OUTREACH OVERVIEW AND APPROACH

The approved Public Involvement Plan (PI Plan, Attachment A) outlines the outreach process from concept development through adoption of land use code and policy amendments. The PI Plan includes opportunities for the community to engage in the planning process and information on how individuals and organizations can effectively participate and is consistent with the City's Public Participation Guidelines and Statewide Planning Goal 1.

As the City's committee for citizen involvement as described in Statewide Planning Goal 1, the Planning Commission is responsible for assisting the City Council with the development of a program that promotes and enhances citizen involvement in land use planning, assisting in the implementation of the citizen involvement program, and evaluating the process being used for citizen involvement.

The project approach and [Public Involvement Plan](#) were presented to the Planning Commission on June 22, 2020 and the City Council on July 22, 2020. The PI Plan was approved by the Planning Commission on August 11, 2020.

Given the COVID-19 pandemic, an emphasis is being placed on online methods that comply with current health guidelines and engage a broad spectrum of the community to learn about the state law and gather feedback on the design and code concepts, code framework, and draft land use code and policy language.

Planning projects affect the entire community; however, traditional engagement efforts face challenges in reaching certain parts of the community, including lower income people, renters, and Black, Indigenous, and people of color. This structure has created disproportionate representation in the planning process and has resulted in exclusion of some people and groups who are directly impacted by plans and policies.

In support of inclusive public engagement, staff is collaborating with the Portland-based group Healthy Democracy. Healthy Democracy is a nonpartisan nonprofit that designs and coordinates innovative deliberative democracy programs. Their purpose is to involve community members who are representative of the community and compensate them for their time engaging in public policy issues. The creation of an advisory group designed to reflect the broad needs and interests of the community provides perspectives that otherwise would not be included in project implementation. In addition, staff is using an Equity RoundTable to specifically bring an equity lens to the project from representatives of local groups doing equity-based work with marginalized communities. This work builds on the contributions of the Equity Panel for the Climate Action Plan.

To round out the first phase of public engagement, staff are also working with a Boards and Commissions Roundtable and a Local Partners Roundtable, as well as continuing to provide information to the general public. The role of the four key stakeholder groups is to advise staff.

The first phase of the public engagement has been focused on collecting fears and hopes about allowing more housing in more places, as well as general education about the House Bill. The feedback from the key stakeholder groups will be used to form guiding values and principles for this phase of the project. Below is a summary of the key stakeholder groups work to-date, as well as information about a collaboration with a University of Oregon class and outreach to the general public.

Healthy Democracy Panel

The City first heard from Healthy Democracy in a public setting at the Planning Commission's December 16, 2019 meeting. Community members representing different perspectives, including neighborhood associations, climate advocates and housing and homelessness advocates attended or watched the [webcast](#). The Commission discussed citizen review panels, the lottery selection process, the practice of compensating panel participants for their time, and other aspects of a potential City of Eugene/Healthy Democracy partnership. One of the topics the Commission discussed was making sure that any lottery selected panel be planned to happen in addition to more typical outreach activities.

Over the late summer staff worked to launch the process with Healthy Democracy to convene a panel to advise staff on implementation of HB 2001. Letters were mailed to 7,500 random Eugene households in October to solicit a broadly diverse panel across seven demographic categories. Several of the demographic categories, include race and ethnicity, were based on the makeup of the school aged population in the 4j and Bethel school districts, in an effort to reflect the greater diversity of our future generations. The panelists were selected in early November via a live selection event and shortly thereafter began meeting and hearing background information from experts in land use, planning, housing, and more. The panelists will meet a total of 14 times through spring 2021 and will provide a truly democratic lens to the project. All large-group sessions are broadcast live and can be watched on the [Healthy Democracy YouTube](#) channel.

A Steering Committee is also in place to guide the panel's process. The Steering Committee includes City Councilor Jennifer Yeh, Commissioners Lisa Fragala and Ken Beeson, stakeholders Carolyn Jacobs (Neighborhood Leaders Council), Heather Sielicki (Human Rights Commission), Kaarin Knudson (Better Housing Together), Ed McMahon (Home Builders Association of Lane County), City staff Terri Harding and Sophie McGinley, Healthy Democracy staff Linn Davis, and two rotating panelists from the project's process task group. The Steering Committee meetings are all publicly accessible from links on the project webpage.

For more information on how the whole process works, tune in for a series of candid conversations hosted by Healthy Democracy called "Discussions on Democracy." The [first discussion](#) features City Councilor Jennifer Yeh and Assistant Planner Sophie McGinley. The series will be posted on a weekly basis on the [EUG Planning Facebook page](#). For even more information about our partnership with Healthy Democracy, like panelist demographics and

presenter's slides, visit the [Middle Housing project webpage](#) and the [Healthy Democracy Eugene page](#).

Boards and Commissions RoundTable

The Boards and Commissions Roundtable held their first meeting on October 28, 2020. The Roundtable consists of representatives from the Planning Commission, Sustainability Commission, Human Rights Commission, Historic Preservation Board, and the Housing Policy Board and serves to provide a city-wide policy lens. During the first meeting participants were asked about worst outcomes and best outcomes of allowing more housing types in more places. Themes and highlights include planning for equity, affordability, and sustainability for all residents as we implement the House Bill, as well as going beyond the regulatory requirements to consider incentives and programs that could help more people achieve housing stability. Meeting summaries from all three of the RoundTables will be posted on the website and discussed at the Commission meeting.

Local Partners RoundTable

The Local Partners Roundtable held their first meeting on October 29, 2020. The Local Partners Roundtable includes a variety of local stakeholders including Better Housing Together, the Eugene Chamber of Commerce, Better Eugene-Springfield Transportation, 1000 Friends of Oregon, Walkable Eugene Citizens Advisory Network (WECAN), Lane County Homebuilders, AARP, and the Neighborhood Leaders Council and serves to provide a community stakeholder lens. During the first meeting participants were asked about worst outcomes and best outcomes of allowing more housing types in more places. Themes and highlights included equity, affordability, and sustainability, along with a desire to innovate and communicate the benefits of more housing options to the broader community. This group also expressed a hope to go further than the requirements of the House Bill in responding to the housing crisis.

Equity RoundTable

The Equity Roundtable held their first two meetings on November 19, 2020 and December 8, 2020. The Roundtable includes participants from organizations representing underserved communities and serves to provide an equity lens to the project. During the first meeting participants were asked about worst outcomes and best outcomes of allowing more housing types in more places. Themes and highlights from this group include participants' experiences with housing discrimination, racial profiling, accessibility concerns, needs for multigenerational households, and giving renters more housing options they can afford.

Real World Eugene: Student Outreach to Young Adults

The Planning Team has partnered with University of Oregon's Real World Eugene class to work on public engagement of young adults. Real World Eugene is a class offered to undergraduate students that pairs students with City staff to work on actual City projects. This year, the class is working on four projects, including shaping Eugene's housing outreach strategy: middle housing public engagement. Planning staff have been working with students Darian, Brianna, Cody, and Camryn as they have conducted focus groups, sent out a survey, and developed a proposal for

how the City can better reach young adults in the community. The students received a total of 137 survey responses from young adults living in Eugene – a relatively high number for a short period of time. The survey results highlighted themes of environmental conservation and safety as housing solutions are considered by the City. The students’ recommendations for reaching young adults will inform outreach methods for the next phase of the project.

General Public

Because the rules from the state to comply with HB 2001 will not be finalized until December 9, 2020, broad public engagement on the content of implementation has not yet begun. With state rules in place, we can begin the next phase that includes broad community engagement on proposed land use code and policy language. However, introductory and background materials such as Fact Sheets, Frequently Asked Questions, and links to more information are available on the [Middle Housing project webpage](#). We also maintain an [Engage Eugene](#) page, monthly EUG Planning newsletter, and social media presence on the [EUG Planning Facebook page](#) and [Instagram](#).

TECHNICAL OVERVIEW

While the main focus of the meeting will be on public outreach efforts to-date, we will also be providing a brief introduction to the technical components as well.

Rulemaking and Minimum Compliance Standards

The Department of Land Conservation and Development (DLCD), the state's planning agency, is still working to finalize a model code and minimum standards for compliance with House Bill 2001. The Land Conservation and Development Commission (LCDC) will be the body to finalize and adopt the standards. LCDC must adopt the model code and minimum standards by the end of 2020. The LCDC's next, and perhaps final, meeting to discuss the standards will be held on December 9, 2020. The agenda and meeting links will be posted on their [webpage](#), when available. As mentioned at a previous Planning Commission meeting, the City intends to follow the minimum compliance standards and adopt a Eugene-specific code rather than adopt the state’s model code.

Context Study Summary

Staff coordinated with the project consultant team including Angelo Planning Group and SERA Architects to identify and study multiple neighborhood context patterns. These context patterns were categorized into typologies including the historic pre-war grid, post-war expansion, urban transition, hilly, and cul-de-sac. These design contexts are common throughout Eugene and across multiple neighborhoods. The patterns reflect the era of development and other factors such as location and changes over time. Characteristics identified within each typology include block lengths, sidewalk connectivity, building style, proximity to amenities, and environmental conditions.

Additionally, all of Eugene’s neighborhood refinement plans are being reviewed to identify any policies that might potentially conflict with the requirements of HB2001 and would need to be

amended. The 2019 Code Audit is also being reviewed to identify known barriers and alignments with the state minimum standards under development. Going forward, the context study and refinement plan review will help the team understand how the middle housing code amendments will take shape on the ground in different parts of Eugene.

Preliminary List and Summary of Design and Code Concepts

A preliminary summary of design and associated code concepts (Attachment B) has been prepared acknowledging that the state rulemaking has not been adopted. The intent is to summarize the City of Eugene's options in developing middle housing code amendments to achieve the following goals:

- Comply with the requirements of Oregon House Bill 2001 and associated statutes and administrative rules;
- Address neighborhood context issues; and
- Reduce regulatory barriers to and/or encourage development of middle housing.

The minimum standards are fairly prescriptive and are therefore likely to have a significant influence on Eugene's (and other cities') approach to middle housing regulations. Today's technical overview will introduce the next steps for preparing code and policy amendments to comply with HB 2001. More detail will be covered at the January 12, 2021 Planning Commission meeting.

Economic Feasibility Study

The consultant team includes EcoNorthwest (ECO) to help better understand how economics and development factors for middle housing varies throughout the City, specifically identifying the relative magnitude of new development that could occur in different areas. In order to assess development potential, ECO has developed a set of housing prototypes based on numerous factors, including housing types, parcel size, unit size, market segment, and more.

ECO will use these prototypes, in combination with market assumptions, sales and rent data, and residual land value, to identify how financially feasible the various prototypes are within the different areas of Eugene. Based on the outcome of that analysis, a report will be created that identifies the feasibility of middle housing development across the community. While this information will be useful to understanding development potential throughout Eugene in conjunction with the context study, it will also play an important role in our analysis of infrastructure demand in response to middle housing development.

NEXT STEPS

Staff will return to Planning Commission on January 12, 2021 to delve deeper into the technical aspects of the work. Then, we will be presenting a project update to the Eugene City Council at a January 25, 2021 work session.

In the new year, code concepts will be created, illustrated, and broadly shared with the community through activities outlined in the Public Involvement Plan. As part of these activities

a set of roundtable and Healthy Democracy panel meetings will be held. Then, detailed draft land use code and policy documents will be created and shared as well, before final products are submitted by the consultants to the City by the end of June. City staff will then take the draft code and policies, including the Housing Chapter of the Envision Eugene Comprehensive Plan, through the local adoption process, anticipating local action in early 2022. The state deadline for local adoption is June 30, 2022.

ATTACHMENTS

- A. Public Involvement Plan
- B. Preliminary List and Summary of Design and Code Concepts

FOR MORE INFORMATION

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Middle Housing Code Amendments

Implementation of House Bill 2001

Public Involvement Plan – Approved August 11, 2020

I. Overview

We all need a place to live that we can afford, but in Eugene, almost half of us pay more than we can afford for housing. That makes it hard for many of our residents to pay for other needs like food, clothing, health care, transportation, and education. This is why we need to take steps so that more Eugeneans are living in housing we can afford. Encouraging more housing types within residentially zoned areas can improve housing affordability in Eugene, in addition to improving housing availability and diversity. *Provide Housing Affordable to All Income Levels* is one of the Envision Eugene pillars, and our local plans and codes implement the Statewide Planning Goal 10, Housing, aimed at providing for the housing needs of people across the state.

In 2019, the Oregon Legislature passed House Bill 2001, intended to help provide Oregonians with more housing choices, especially housing choices more people can afford. The Bill requires the City to amend our Land Use Code to allow duplexes to be allowed “on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings” and triplexes, quadplexes, cottage clusters, and townhouses “in areas zoned for residential use that allow for the development of single-family dwellings.”

The Eugene Land Use Code is our agreement about what, where, and how we build in Eugene. One thing we can do together as a community is set regulations that are fair and protect our quality of life, but are also not overly expensive, risky, or time consuming for people who build housing. Updating our regulations to reduce barriers can allow our community to build new housing more quickly, in more places, with less cost and increase social equity and diversity.

The City of Eugene “may regulate siting and design of middle housing.” The Department of Land Conservation and Development will develop minimum standards for compliance with the bill as well as a model code by December 31, 2020. The City of Eugene is required to adopt the model code or our own alternative by June 30, 2022. If the City does not meet the project deadline, the model code will automatically apply.

Traditional public outreach methods have excluded many community members and perspectives. Additionally, we are now living in a pandemic and moving to mostly virtual engagement – an opportunity for the City to expand who we can hear from. The project will use a broad array of equitable outreach and engagement strategies such as meetings with subject matter experts, a Healthy Democracy Community Jury, a roundtable of representatives from boards, commissions, neighborhood associations and local partners, as well as on-line and in person opportunities with the general public.

Revising our Land Use Code to comply with House Bill 2001 will shape how our community develops and expand opportunities for where people can choose to live and what type of home they can live in. We have the opportunity to use Land Use Code changes to make our neighborhoods more inclusive and more equitable for everyone to enjoy.

I. Goals of the Public Involvement Plan

This plan is meant to serve as a guide through the process of developing and adopting amendments to Eugene's Land Use Code to comply with House Bill (HB) 2001 to allow for middle housing types throughout Eugene residential neighborhoods. This plan outlines the approach to public involvement for the life of the project and contains goals and a plan for project communications, which addresses when and how city staff will communicate with key stakeholders and the general public. The Public Involvement Plan:

- Describes opportunities and different ways people can engage in the planning process;
- Details how individuals and organizations with a stake in the outcome of the Land Use Code can effectively participate; and
- Is consistent with the City's Public Participation Guidelines and Statewide Planning Goal 1.

The Project Team is committed to a public engagement process that is:

- **Meaningful:** We will use the input received to help draft amendments to Eugene's Land Use Code, within the requirements of HB 2001 and related state laws.
- **Accountable:** We will respond to ideas, critique, comments and praise.
- **Inclusive:** We will strive to communicate with all stakeholders, including under-represented groups, in ways that people understand and can relate to.
- **Transparent:** We will make decisions public and share information in a variety of ways.
- **Realistic:** We will inform people about the project's constraints, scope and timeline, including the requirements of HB 2001 and related state laws.
- **Outcome-oriented:** We will create a community-supported and City adopted land use code amendments.

The City of Eugene [Values and Principles for Public Participation](#) will guide the project from start to finish. The core values for public engagement include:

- Careful Planning and Preparation
- Inclusion and Demographic Diversity
- Collaboration and Shared Purpose
- Transparency and Trust
- Impact and Action
- Sustained Engagement and Participatory Culture

Specifically, the activities of the public involvement plan will include:

- Building on previous engagement and visioning from the Envision Eugene process, Housing Tools and Strategies, the Climate Action Plan Equity Panel, and ongoing housing work
- Early input and involvement from agency subject matter experts
- Engagement with representatives from boards, commissions and local partners, including neighborhood associations
- Input and guidance from the Eugene Planning Commission project resource group
- Outreach materials and online opportunities for the general public to provide input through a variety of events and formats
- Balancing differing community input with the seven pillars of Envision Eugene and the requirements of Oregon's Statewide Planning Goals and House Bill 2001 and related state requirements.
- A public hearing and adoption process with City of Eugene Planning Commission and City Council.

II. Public Involvement Process

Implementation of House Bill 2001 to allow for middle housing types will result in changes to Eugene’s Land Use Code (Chapter 9) and potentially to adopted land use plans. The land use code/plan amendment process will begin with the approval of a public involvement plan by the Planning Commission, who serves as the City’s Citizen Involvement Committee. From there, city staff will lead public engagement activities throughout summer and fall of 2020, as outlined below. In the fall of 2020, consultants and city staff will create land use code concepts that comply with HB 2001 minimum standards and will then be presented to the public and decision makers for feedback. Using this feedback, the concepts will be translated into draft land use code language, which will undergo review and revision to meet the community’s needs and state law. The adoption process will then consist of a public hearing before the Planning Commission, who will provide a recommendation to City Council, followed by a City Council public hearing and action.

The following is a summary of Project Phases, Deliverables, and Timeline:

Phase	Deliverables	Timeline
Phase 1 – Public Involvement Plan/Approach	<ul style="list-style-type: none"> • Consultant Scope and Schedule • Approved Public Involvement Plan 	<ul style="list-style-type: none"> • Summer 2020 • Summer 2020
Phase 2 – Design and Code Concepts	<ul style="list-style-type: none"> • Context study • Design Concepts & outreach materials • Code Concepts & outreach materials 	<ul style="list-style-type: none"> • Fall 2020 • Fall 2020 • Winter 2021
Phase 3 – Code Writing	<ul style="list-style-type: none"> • Code Framework & presentation materials • Draft code language 	<ul style="list-style-type: none"> • Spring 2021 • Summer –Fall 2021
Phase 4 – Adoption Process	<ul style="list-style-type: none"> • Adoption package and informational materials 	<ul style="list-style-type: none"> • Winter-Spring 2022

Decision-Making

After the project team assembles draft code from analysis and feedback as outlined above, the draft code language will go through an adoption process which will culminate with a decision from the Eugene City Council. The figure below is the International Association of Public Participation (IAP2)’s spectrum of public participation, which shows varying levels of engagement based on the level of public impact. The Project Participation Levels below show how this relates to the general public and key stakeholders for this process.

IAP2 Spectrum of Public Participation



IAP2's Spectrum of Public Participation was designed to assist with the selection of the level of participation that defines the public's role in any public participation process. The Spectrum is used internationally, and it is found in public participation plans around the world.

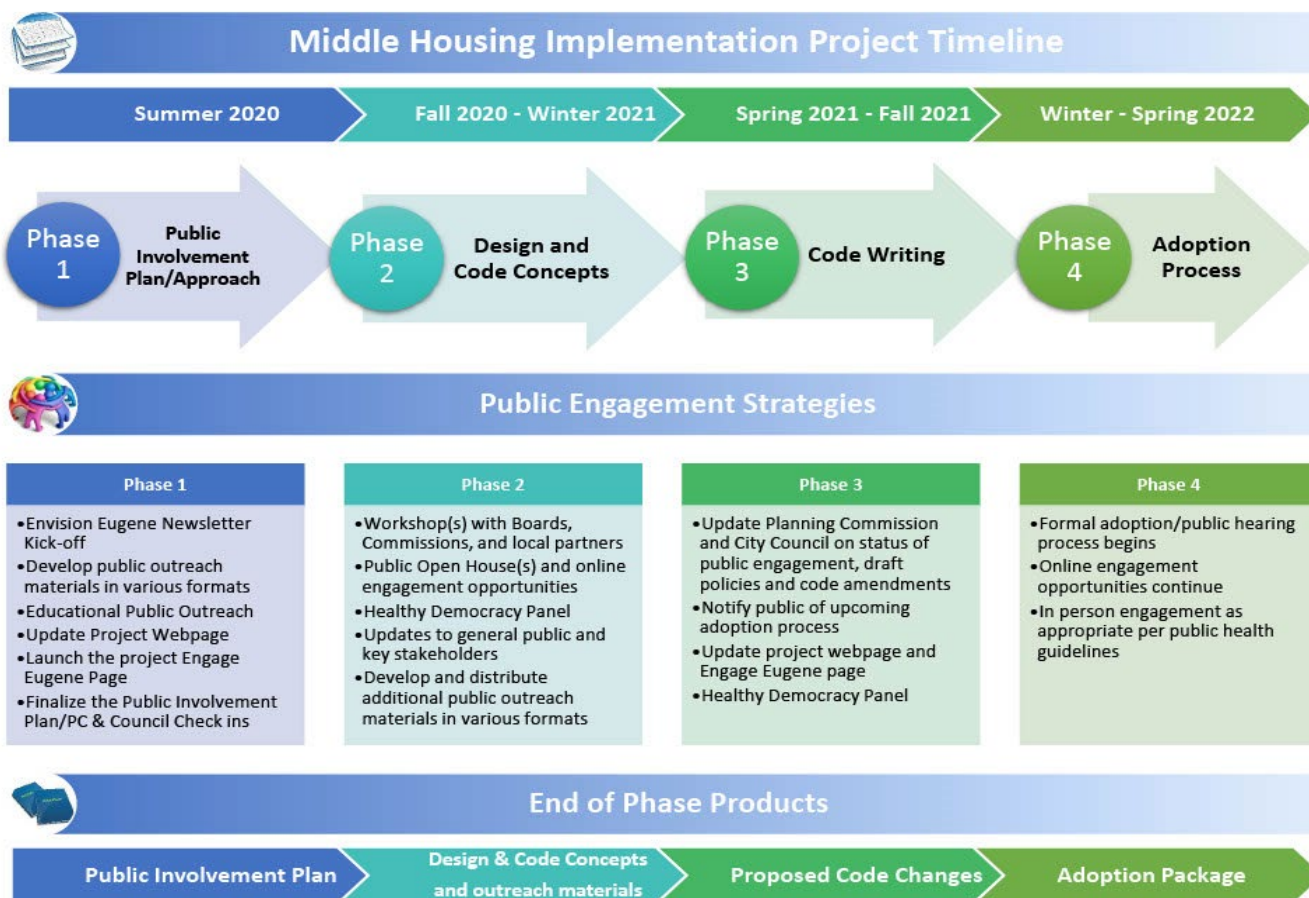
INCREASING IMPACT ON THE DECISION					
	INFORM	CONSULT	INVOLVE	COLLABORATE	EMPOWER
PUBLIC PARTICIPATION GOAL	To provide the public with balanced and objective information to assist them in understanding the problem, alternatives, opportunities and/or solutions.	To obtain public feedback on analysis, alternatives and/or decisions.	To work directly with the public throughout the process to ensure that public concerns and aspirations are consistently understood and considered.	To partner with the public in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	To place final decision making in the hands of the public.
PROMISE TO THE PUBLIC	We will keep you informed.	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	We will work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed and provide feedback on how public input influenced the decision.	We will look to you for advice and innovation in formulating solutions and incorporate your advice and recommendations into the decisions to the maximum extent possible.	We will implement what you decide.

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IAP2 Spectrum of Public Participation (source: www.iap2.org)

Project Participation Levels

Empower	Eugene City Council (elected to decide)
Collaborate	Eugene Planning Commission (appointed by elected officials to review and recommend)
Involve	Other Boards and Commissions and Local Partners; Eugene Planning Commission project resource group, Agency Subject Matter Experts, Healthy Democracy Community Jury (selected to advise)
Consult and Inform	Stakeholders and General Public (welcomed and encourage to give opinion)



Coordination with Other Projects

The project team will coordinate with other local and regional projects and initiatives to increase efficiencies and collaboration.

- Envision Eugene Comprehensive Plan Housing Chapter
- Envision Eugene Comprehensive Plan Parcel-Specific Plan Diagram
- Growth Monitoring Program
- Urban Reserves Planning
- Clear and Objective Housing Approval Criteria Update
- Climate Action Plan 2.0
- River Road-Santa Clara Neighborhood Plan and River Road Corridor Study
- Housing Tools and Strategies process
- Eugene-Springfield 2020 Consolidated Plan
- Eugene-Springfield Fair Housing Plan (Assessment of the Impediments to Fair Housing and Fair Housing Plan Strategies)

Communications and Public Engagement Activities

This section outlines various communication methods along with an estimated timeline of when certain project milestones will occur. Given the COVID-19 pandemic, an emphasis will be placed on online methods that comply with current health guidelines and engage a broad spectrum of the community to gather feedback on the design and code concepts, code framework, and draft land use code language. As guidelines change, the methods will be reevaluated for safety, inclusivity and effectiveness. Translation services will be provided where feasible.

The majority of these engagement activities focus on developing and receiving input on the draft land use code language to be developed. Staff will evaluate the effectiveness of different methods and adapt as we proceed. Planned communications and public engagement activities include:

- **Website** – provide project information and documents (fact sheets, general process timeline, videos, summaries of outreach efforts, etc.)
 - Including posting information about the context and exclusionary history of residential zoning.
- **Engage Eugene** – house public engagement elements of the process (surveys, Q&A, videos, open forum, etc.)
- **City Newsletters** – use existing City E-Newsletters to provide regular project updates including: Envision Eugene, City Council Newsletter, Neighborly News and others.
- **Social Media** – use existing City accounts on Instagram, Facebook, and Twitter to get messages out, post videos, and advertise engagement opportunities.
 - Pilot “online office hours” on Twitter and/or Facebook.
 - Engage with community members on NextDoor and Reddit
 - Host Facebook Live community conversations about the relationship between zoning and race, sustainability, transit, and more.
 - Use inclusive social media and have a presence on multiple platforms.
- **Healthy Democracy** – pilot a curated group of Eugene community members who are representative of the general population and will be compensated for their time at two points in the process. This component is intended to produce a more equitable decision-making process for the Middle Housing Implementation project.
- **Meeting in a Box** – create printable/digital meeting materials for local organizations, neighborhood associations, and other interested parties to provide feedback on the project without having staff present or having to attend a public meeting.
- **Local Media** – Marketing for the project in The Register Guard, Eugene Weekly, local news affiliates
- **Roundtable Workshops** –
 - Equity RoundTable: The equity roundtable will build on work from the Equity Panel used for the Climate Action Plan 2.0 and foster future partnerships pertinent to housing with the City and among panel members. This roundtable will be facilitated and representatives will be compensated for their participation.
 - Boards and Commissions RoundTable: Representatives from Boards such as the Housing Policy Board, Commissions such as Planning Commission and Sustainability Commission and local partners will provide input on the draft code language before final concepts go to Council for decision making.
- **Public Open House(s)** –The community will have opportunities to review and give input on all new modified Land Use Code sections from the roundtable workshop(s). Staff will consider meeting times and locations, including online opportunities, to provide equitable access to all community members, and to comply with current health guidelines.

- **Community and Stakeholder Presentations** – Open invitation for informational presentations at existing community and neighborhood meetings or events.

Other possible activities, depending on staff capacity, include:

- **Student Outreach** – Virtual staff visits to relevant classes at Lane Community College, and the University of Oregon to conduct outreach.
- **Middle Housing Art Show** – Display materials made by community members that depict their visions of middle housing types.

Equity and Inclusivity

Residential Zoning has a complex history that resulted in exclusion of low-income, black, indigenous, and people of color from certain neighborhoods. In Oregon this history was especially harmful with direct exclusion of non-white people from the state from 1844 until 1926. Although those exclusions are illegal today, their negative impacts are still affecting our community through the legacy of exclusionary zoning. Housing policy and code changes are an opportunity to mitigate those. A component of the Public Involvement Plan will be to educate the public about this history and the connection between housing policy, zoning, and equity.

Additionally, the ongoing COVID-19 pandemic presents challenges and opportunities to conducting an equitable and inclusive public engagement process. Current health recommendations prohibit large, in-person gatherings. This means that our engagement will shift to include mostly virtual opportunities to engage. Efforts such as the Healthy Democracy panel, online forums, use of social media, mobile-friendly webpage design, and new creative tactics will be used. The project team is committed to an inclusive approach that removes barriers and results in community-wide participation.

Public Engagement Activities

Timeline Estimate	Activity
Summer 2020	Envision Eugene newsletter for project kick-off.
	Develop public outreach materials (fact sheets, summaries, etc.)
	Educational Public Outreach
	Updated Project Webpage
	Launch the project Engage Eugene page
	Present Public Involvement Plan to Planning Commission and City Council
Fall 2020	Extend request for 2-3 representatives from boards, commissions, and local partners to participate in roundtable workshop(s)
	Equity Roundtable workshop(s)
	Public Open House(s) and online public comment opportunity

	Healthy Democracy Panel #1
Winter 2021	Workshop(s) with Boards, Commissions and local partners Roundtable
	Updates to general public and key stakeholders (representatives from boards, commissions and local partners, and agency subject matters) on project status and next steps, and notices about upcoming Public Open House(s) & online public comment opportunity (website, E-newsletters, social media, etc.)
Winter 2021	Develop additional public outreach materials (fact sheets, summaries, etc.)
	Distribute outreach materials
	Public Open House(s) and online public comment opportunity
	Create an outreach summary from Public Open House(s) and online public comment results and notification of next steps (website, E-newsletters, social media, etc.)
	Review outreach summary and proposed code amendments with Planning Commission project resource group
Spring 2021	Update on status of draft code amendments and notification of upcoming adoption process to general public and key stakeholders
	Healthy Democracy Panel #2
Summer – Fall 2021	Continue public information opportunities around the code amendments and overall adoption package
Winter 2022	Formal adoption/public hearing process begins with legal notices for Planning Commission public hearing
Spring 2022	Adoption deadline is June 30, 2022

*Meetings or other outreach and engagement activities will be added to the above list as needed.

Project Stakeholders

Agency Subject Matter Experts

The project will involve agency subject matter experts to provide technical input on draft code language, in addition to coordination with other plans, partners, and projects. Agency experts will include staff from the following:

- City of Eugene Urban Design
- City of Eugene Community Development (Housing)
- City of Eugene Public Works (Transportation and Engineering)
- City of Eugene Human Rights and Neighborhood Involvement
- City of Eugene Emergency Management staff
- City of Eugene Sustainability
- City of Eugene Police
- Eugene/Springfield Fire
- Eugene Water and Electric Board

- School Districts (4J and Bethel)
- Lane County Public Health
- Homes for Good (Lane County)
- Oregon Department of Land Conservation and Development

Equity RoundTable

The Equity RoundTable will be formed from key stakeholders and will provide an equity lens to help staff to develop and refine policy and code language. Staff will invite representatives from:

- Leaders in the community from Black, Indigenous, and People of Color identified groups
- LatinX Alliance
- NAACP (National Association for the Advancement of Colored People)
- Springfield Eugene Tenants Association (SETA)
- GLAAD (formerly the Gay and Lesbian Alliance Against Defamation)
- Lane Independent Living Alliance
- LILA (Lane Independent Living Alliance)
- Lane Transit District Accessibility Committee

Boards, Commissions and Local Partners RoundTable

The Boards, Commissions, and local partners roundtable will serve as stakeholders and will help staff to develop and refine policy and code language. Staff will invite representatives from:

Boards and Commissions:

- City of Eugene Planning Commission
- City of Eugene Sustainability Commission
- City of Eugene Human Rights Commission
- City of Eugene Budget Committee
- City of Eugene Historic Review Board
- City of Eugene Active Transportation Committee
- Housing Policy Board

Local partners:

- Better Housing Together
- AARP
- Eugene Chamber of Commerce
- Eugene Association of Realtors
- Human Services Network
- Equity and Community Consortium
- 350 Eugene
- Better Eugene-Springfield Transportation
- 1000 Friends of Oregon
- League of Women Voters of Lane County
- Walkable Eugene Citizens Advisory Network (WE CAN)

- Homebuilders Association of Lane County
- Neighborhood Leaders Council/ Neighborhood Representatives
- University of Oregon Staff
- Lane Community College Staff
- General Public

Members of the general public will have multiple opportunities to provide input and stay informed through the website, Engage Eugene, newsletters, an open house, and community outreach events that follow public health guidelines in addition to participating in the formal adoption process. In addition, community members have provided input through the extensive visioning process of Envision Eugene, ongoing housing planning and housing related land use code projects, which has shaped Eugene's vision to promote more housing affordability, availability and diversity.



MEMORANDUM

Preliminary List and Summary of Design and Code Concepts (Task 4.1) Eugene Middle Housing Code Amendments

DATE December 7, 2020
 TO Terri Harding, Sophie McGinley, Jennifer Knapp and Jeff Gepper, City of Eugene
 FROM Kate Rogers and Matt Hastie, APG
 CC Ben Weber and Emma-Quin Smith, SERA Architects
 Becky Hewitt and Tyler Bump, ECONorthwest
 Julie Fischer, Cogito

I. Introduction

The purpose of this memorandum is to provide an initial list and summary of design and associated code concepts for the Middle Housing Code Amendments project. The intent is to summarize the City of Eugene's options in developing middle housing code amendments to achieve the following goals:

1. Comply with the requirements of Oregon House Bill 2001 and associated statutes and administrative rules;
2. Address neighborhood context issues; and
3. Reduce regulatory barriers to and/or encourage development of middle housing;

The Oregon Department of Land Conservation and Development (DLCD) is currently in the process of drafting and adopting the Oregon Administrative Rules (OARs) that will guide cities' implementation of middle housing requirements (OAR Chapter 660, Division 46, Middle Housing in Medium and Large Cities).¹ The minimum standards in the OARs are fairly prescriptive and are therefore likely to have a significant influence on Eugene's (and other cities') approach to middle housing regulations. This memo focuses on identifying where the City has flexibility to make choices regarding its approach to middle housing code amendments.

The summary provided in this memo is based on **initial consideration** of the following questions, per the project scope of work:

¹ The Land Conservation and Development Commission (LCDC) will review and likely adopt a Model Code for Large Cities and Administrative Rules for compliance with HB 2001 at its December 9, 2020 meeting, after having reviewed drafts of the Code and Rules at public hearings on these items in September and November, 2020.

- Where are middle housing types currently allowed and where might they be allowed in the future, given administrative rule requirements being adopted by the state, neighborhood context findings from Task 3, constraints or conditions in certain areas, and other factors?
- What types of design or development standards may need to be updated to comply with state requirements, reduce barriers to development of middle housing, and address community concerns or issues?
- Where do state requirements provide relatively more or less flexibility in formulating specific approaches or standards?
- What types of standards potentially impact financial feasibility and could lead to unreasonable cost and delay for development of middle housing?
- How will standards impact conditions and policies within existing neighborhoods related to the scale, siting and massing of buildings, off-street parking, and management of natural resources and hazards?

The consultant team will consider these questions further as part of additional work on Task 4 of this project.

The remainder of this memo is organized into the following sections:

- II. Applicable Zones
- III. Optional “Performance Metric Approach”
- IV. Housing Definitions
- V. Options for Siting Standards
- VI. Options for Design Standards
- Appendix A: Middle Housing Model Code for Large Cities – Design Standards

II. Applicable Zones

HB 2001 requires that Eugene and other “Large Cities” allow:

- Duplexes on each lot or parcel zoned for residential use that allows for the development of detached single-family dwellings; and
- Triplexes, quadplexes, cottage clusters, and townhouses in areas zoned for residential use that allow for the development of detached single-family dwellings.

“Zoned for residential use” means a zoning district in which residential dwellings are the primary use and which implements a residential comprehensive plan map designation. In Eugene, the residential base zones that meet this criteria and allow for development of single-family detached dwellings (SFD) are:

- R-1: Low-Density Residential
- R-2: Medium-Density Residential
- R-3: Limited High-Density Residential
- R-4: High-Density Residential

NOTE: Because SFDs are not permitted in the R-1.5 zone (only rowhouses), the City is not required to allow middle housing in this zone. However, the City may consider updating standards for rowhouses in R-1.5 to be consistent with any amendments in the other base zones.

In addition, the following Special Area Zones and subareas also meet these criteria:

- S-C: Chambers (both S-C/R-1 and S-C/R-2 subareas)
- S-CN: Chase Node (S-CN/HDR/MU and S-CN/HDR: High-Density Residential subareas)
- S-DW: Downtown Westside
- S-E: Elmira Road
- S-HB: Blair Boulevard Historic Commercial (areas designated for low and medium density residential in the Whiteaker plan)
- S-JW: Jefferson Westside (same residential use allowances as R-2)
- S-RN: Royal Node (S-RN/LDR, S-RN/MDR, and S-RN/RMU subareas)
- S-W: Whiteaker
- S-WS: Walnut Station

Eugene will need to permit outright all middle housing types in each of the above zones through the same non-discretionary review process that applies to single-family homes. The City must allow **duplexes** on every lot or parcel in each zone. The remaining “higher” middle housing types—**triplexes, quadplexes (fourplexes), townhouses (rowhouses on individual lots), and cottage clusters**—must also be allowed within each of these zones, but not necessarily on every lot.

Draft OAR 660-046-0205 allows the City to regulate or limit development of higher middle housing types in the following areas:

- **Goal-Protected Lands** – Cities can limit middle housing development other than duplexes in areas protected or designated pursuant to a statewide planning goal. In Eugene, that includes:
 - The following overlay zones: /WP Waterside Protection, /WQ Water Quality, /WB Wetland Buffer, /WR Water Resources Conservation.
 - Land within the Willamette River Greenway Boundary.
 - NOTE: The City cannot prohibit middle housing within the Willamette River Greenway Overlay, but can regulate middle housing under the Willamette Greenway permit approval criteria and standards.
 - The Blair Boulevard Historic Commercial Area and East Skinner Butte Historic Districts.
 - NOTE: In historic districts, the City cannot prohibit middle housing types, but can apply any discretionary historic design standards and review procedures that apply to SFDs.
- **Master Planned Communities** – Large Cities can regulate or limit middle housing other than duplexes in Master Planned Communities (as defined in OAR 660-046-0020), but must allow all middle housing types and meet certain density targets. Eugene does not have any adopted master planned communities or a process for new master planned communities; therefore, this provision does not apply.

- **Lands Impacted by State or Federal Law** – Cities must demonstrate that limiting middle housing is necessary to implement or comply with an established state or federal law or regulation on these types of lands. In Eugene, this may apply to federally regulated waterways and floodplains—these areas largely overlap with “goal-protected lands.”

In addition, cities can require that any property where middle housing is proposed (except duplexes) has sufficient infrastructure—meaning that sewer, water, vehicle access, and storm drainage facilities are capable of meeting cities’ established service levels.

III. Optional “Performance Metric Approach”

As written, the draft OARs provide cities with the option to apply different minimum lot size and maximum density standards than those otherwise outlined in OAR 660-046 (this is allowed only for higher middle housing). To pursue these alternative lot size/density standards, the City would need to demonstrate that middle housing would still be allowed on a certain percentage of residential lots. The draft rules define which percentage of lots in each applicable zone must allow the various housing types:

- Triplexes – Must be allowed on 80% of lots
- Quadplexes – Must be allowed on 70% of lots
- Townhouses – Must be allowed on 60% of lots
- Cottage Clusters – Must be allowed on 70% of lots

In addition, the City would need to ensure the equitable distribution of middle housing by allowing at least one middle housing type (other than duplexes) on 75% of all lots in applicable residential zones within each census block group in the city.

The table below summarizes the lot size standards that Eugene would need to apply to middle housing in its applicable residential base zones to achieve minimum OAR compliance. In all applicable residential zones (R-1, R-2, R-3, and R-4), the minimum lot size for SFDs is currently **4,500 sf**.

OAR Standard	Min lot size for OAR compliance (R-1-R-4)	Current min lot size
<u>Duplex</u> : Cannot exceed min lot size applicable to SFD	4,500 sf (or less)	R-1: 8,000 sf R-2-R-4: none
<u>Triplex</u> : • If min lot size for SFD is 5,000 sf or less, min lot size for triplex cannot exceed 5,000 sf • If min lot size for SFD is more than 5,000 sf, min lot size for triplex must be the same as for SFD	5,000 sf (or less)	R-1: 12,000 sf R-2-R-4: none

Quadplex and Cottage Cluster:

- | | | |
|---|--------------------|----------------|
| <ul style="list-style-type: none"> If min lot size for SFD is 7,000 sf or less, min lot size for quadplex or cottage cluster cannot exceed 7,000 sf | 7,000 sf (or less) | R-1: 16,000 sf |
| <ul style="list-style-type: none"> If min lot size for SFD is more than 7,000 sf, min lot size for quadplex or cottage cluster must be the same as for SFD | | R-2-R-4: none |

Townhouse:

- | | | |
|---|--------------------|----------|
| <ul style="list-style-type: none"> Average min lot size cannot exceed 1,500 sf | | |
| <ul style="list-style-type: none"> Density can be limited to 4 times the max density allowed for SFD or 25 units per acre, whichever is less | 1,500 sf (or less) | 1,600 sf |

As an example of the “Performance Metrics Approach,” if Eugene wished to require a minimum lot size of 8,000 sf for cottage clusters in the R-1 zone, the City could do this only if it could demonstrate that cottage clusters would still be allowed on 70% of all lots in applicable zones given existing lot sizes. In other words, 70% of existing lots would need to be 8,000 sf or larger for this option to work.

This approach would require that the City analyze the sizes of its residential lots by base zone and Census block group to determine what alternative lot size or density thresholds might be workable for this alternative approach. This would add significant complexity to the Middle Housing Code Update project and would not provide any real advantage to the City. As such, this approach is not recommended.

IV. Housing Definitions

Eugene has a few key options for how it defines certain middle housing types, as described below.

Defining Duplexes, Triplexes, and Quadplexes

There are two primary options for how duplexes, triplexes, and quadplexes can be defined:

1. Limit the definition to attached units only; or
2. Allow units to be either attached or detached.

The existing EC defines duplexes, triplexes, and fourplexes as attached dwellings, which is consistent with the conventional understanding and typical definition of these housing types. However, the OARs allow cities to expand the definition to include detached units as well. There are advantages to allowing detached units, such as promoting preservation of existing single-family homes by allowing detached units to be added to a lot, and, allowing increased flexibility for unusual site configurations (slopes, natural resources, etc.). However, allowing detached units may add complexity to the code—especially for design standards. It could also potentially result in

overlapping definitions for cottage clusters and detached triplexes and fourplexes. The choice may come down to flexibility versus simplicity of the code.

Defining Cottage Clusters

HB 2001 does not specify whether cottage clusters are defined as units on a single lot or on individual lots. Therefore, cities have the option of allowing one or both development types. While permitting cottage clusters on a single lot is relatively straightforward, allowing each cottage to be on an individual lot may introduce significant complexity to the regulations. The code would need to address perimeter setbacks in addition to setbacks for individual lots, and also address shared accessory structures, shared parking and open space tracts, cross-access easements, etc. It may be difficult to define a clear and objective path in which cottage cluster subdivisions are permitted outright in all applicable zones.

At the same time, developing units on individual lots is generally a more desirable path for builders, because the units can be owned “fee-simple” — with a homeowner owning each unit and the land underneath the unit, with common ownership only of shared amenities within the cottage cluster development. Units on a single parcel could be sold as condominiums (or rented), but this is a more complex option from a legal and financial perspective.

V. Options for Siting Standards

Draft OAR 660-046-0020(16) provides the following definition of siting standard:

“Siting Standard” means a standard related to the position, bulk, scale, or form of a structure or a standard that makes land suitable for development. Siting standards include, but are not limited to, standards that regulate perimeter setbacks, dimensions, bulk, scale, coverage, minimum and maximum parking requirements, utilities, and public facilities.

In Eugene, “siting standards” include Development Standards (e.g., Residential Zone Development Standards and General Standards Applicable to All Development) and Lot Standards. However, some development standards meet the OAR definition of “design standards,” as noted below.

Duplexes

The draft rules give cities limited ability to regulate siting standards for duplexes. Per draft OAR 660-046-0120, cities must apply the same, or less restrictive, siting standards as those that apply to SFDs. Also, duplexes cannot count toward maximum density in a zone. **Where the City does have options is in its ability to encourage duplexes by applying more flexible / less restrictive standards than it applies to SFDs.** For example, the City could allow duplexes to be taller or have a higher lot coverage.

Higher Middle Housing

For middle housing other than duplexes, the draft rules are also fairly prescriptive in limiting siting standards. OAR 660-046-0220 specifically limits the types of standards that a city may apply to the following:

- Minimum lot size
- Minimum lot width (cottage clusters only) and street frontage (townhouses only)
- Density
- Setbacks
- Height
- Dwelling unit size (cottage clusters only)
- Maximum lot coverage or Floor Area Ratio
- Off-street parking ratios

Many of the OAR standards for minimum compliance refer to the standards for SFD, similar to duplexes. However, there are additional limitations for certain siting standards. For example: perimeter setbacks for cottage clusters cannot exceed 10 feet; and townhouses must be allowed three stories if a garage is required. These OAR limits are intended to ensure that middle housing is feasible to build, in terms of site layout (e.g., setbacks are not so large that the available building footprint is unworkable), and that the standards do not cause unreasonable cost or delay.

For higher forms of middle housing, the City has two divergent opportunities for flexibility:

1. Encouraging middle housing by applying more flexible / less restrictive standards for middle housing than what is required for minimum compliance. This could include removing the barriers to middle housing that were identified in the City’s 2019 Middle Housing Code Audit (see below).
2. Adopting Alternative Siting Standards. Any siting standards that are not authorized by 660-046-0220—meaning, any standards that either exceed the OAR standards or are not mentioned by the rules—are considered “alternative siting standards,” and must meet the criteria outlined below.

Removing Barriers to Middle Housing

The City’s 2019 Code Audit identified regulatory land use barriers to development of middle housing. The audit tested the EC’s use regulations and development standards using a set of prototypical developments for various middle housing types (including types not included in the HB 2001 legislation—accessory dwelling units, small lot detached houses, and courtyard apartments). Many of the barriers identified in the audit that are applicable to duplexes, triplexes, fourplexes, rowhouses, and cottage clusters will be addressed by complying with minimum OAR standards.

However, we recommend that the City go beyond minimum compliance by addressing the following barriers identified in the Code Audit. Doing so would maximize housing opportunities and further the intent of the house bill.

- **Duplexes:**
 - Minimum density standards in R-3 and R-4 pose a barrier to duplexes developed on larger lots.
 - Maximum lot coverage of 50% in R-1 and R-2 could be a barrier to duplexes developed on smaller lots or lots with accessory structures.

- Minimum lot width/frontage of 50 feet in R-1 may present a barrier to duplex development on smaller lots.
- **Triplexes and Fourplexes:**
 - Maximum height of 30 feet in R-1 could be a barrier to 2.5 or 3 story “stacked” triplex or fourplex.
 - Maximum lot coverage of 50% in R-1 and R-2 may be a barrier for the stacked triplex and fourplex prototypes if built on a smaller lot (4,000-5,000 square feet). The standard is a barrier to the side-by-side prototypes, as the lot coverage for these prototypes is approximately 55%.
 - Special standards for alley access lots in R-1 are a significant barrier to triplex and quadplex development.
 - In the university area, the bedroom limitation may be a barrier, though most units in triplexes or fourplexes would likely not exceed 3 bedrooms—except in the university area where 4 and 5 bedroom apartments are not uncommon
 - Minimum lot width/frontage of 50 feet in R-1 may present a barrier to triplex development on smaller lots.
- **Rowhouses:**
 - Minimum density standards in R-3 and R-4 are greater than the typical rowhouse density of 13 units per acre.
 - Maximum height of 30 feet in R-1 could be a barrier to development of 2.5 or 3 story row houses.
 - Maximum lot coverage of 50% in R-1 and R-2 could be a barrier to rowhouses developed on smaller lots.
- **Cottage Clusters:**
 - Minimum building setbacks pose a barrier to development of cottages on individual lots. As cottages would typically front a common courtyard, and not the street, a front setback is largely unnecessary. The 10-foot setback between buildings is also unnecessary for cottage clusters.
 - Special building size standards for alley access lots in R-1 are a significant barrier to cottage cluster development.
 - Minimum lot size standard in R-1 pose a barrier to cottages on individual lots.
 - Minimum lot width/frontage standards in all zones are barriers to cottages on individual lots.

Alternative Siting Standards

As currently recommended by DLCD, OAR 660-046-0235 would allow the City to apply existing or new siting standards that don’t meet the minimum compliance standards; however, it must be able to demonstrate that standards “do not, individually or cumulatively, cause unreasonable cost or delay.” NOTE: This does not apply to minimum lot size or density standards—alternatives to those standards are available through the “Performance Metric Approach” noted above.

To demonstrate that siting standards do not cause unreasonable cost or delay, a city will need to provide findings and analysis that consider the following factors:

- The total time and cost of construction, including design, labor, and materials;
- The total cost of land;
- The availability and acquisition of land, including areas with existing development;
- The total time and cost of permitting and fees required to make land suitable for development;
- The cumulative livable floor area that can be produced; and
- The proportionality of cumulative time and cost imposed by the proposed standard(s) in relationship to the public need or interest the standard(s) fulfill.

NOTE: The Alternative Siting and Design Provisions are still under discussion by the state. DLCD has drafted a few alternative options for the LCDC to consider at its December 9 hearing. If one of the other options is adopted, we will update this document accordingly.

Considerations for Siting Standards

This section summarizes some key considerations regarding siting standards for middle housing and identifies some options to consider.

Building height and setbacks: Setbacks and building height are key characteristics of residential neighborhoods. Applying these standards consistently, regardless of housing type, can help promote transitions between existing and new development. Setbacks and building height define the basic “envelope” within which a building can be developed, but additional measures to control bulk and scale may promote walkable, vibrant streets and a variety of housing opportunities.

Bulk and scale: Bulk generally refers to the relative size, volume, or massing of a building. Scale generally refers to how people perceive the size of a building compared to other buildings or forms. Bulk and scale are often regulated to avoid stark contrasts between adjacent buildings or all buildings in a neighborhood or district. Regulating building scale or bulk may be appropriate because middle housing is more likely to maximize the buildable envelope on the site, compared to SFD. The two most likely options for regulating bulk and scale are described below.

- **Lot Coverage** – Eugene currently regulates lot coverage in its residential zones (50% in R-1 and R-2; 75% for rowhouse lots in all zones). Lot coverage is typically defined as the percent of the site that is covered by enclosed buildings (this is essentially Eugene’s definition). A maximum lot coverage standard is used widely in residential zones to control building bulk and to encourage open space and green space on the site. A lower maximum lot coverage standard (35-50%) encourages 2 or 2.5 story buildings and a higher proportion of open space on the site but may present a barrier to multi-unit development if the standard overly restricts the size of the structure. A higher maximum lot coverage standard (50-80%) generally allows for larger buildings but may also encourage single-story development.
- **Floor Area Ratio (FAR)** – FAR is a ratio of the floor area in the structure to the square footage of the site. A maximum FAR standard works by limiting the size of a building in

proportion with the size of the lot. FAR ensures relatively consistent size of buildings but provides flexibility in how floor area is distributed across the site and across multiple units. Two buildings with the same FAR on the same or similar-sized lot can look very different and include a range of dwelling sizes, but the overall bulk and scale of the buildings will be generally similar. (NOTE: Portland and Bend both regulate FAR for middle housing.)

NOTE: There are other options for regulating bulk and scale, including caps on unit size and “bulk plane” regulations; however, these are not authorized by the OAR and would therefore fall into the “alternative siting standards” category. Further, these options have other disadvantages which make them less suitable for application in Eugene, compared to lot coverage or FAR.

Off-Street Parking: Eugene currently requires one off-street parking space per dwelling for SFD, duplexes, triplexes, fourplexes, and rowhouses. These standards comply with the OARs, except for triplexes and quadplexes on smaller lots, for which off-street parking requirements are further restricted. As ECONorthwest reported in its analysis of triplex and quadplex standards for the DLCD Middle Housing Model Code project, the space dedicated to parking can be an issue if it limits building size. On small lots, even requiring more than one parking space (per development) creates feasibility issues because it limits the potential building footprint. The City could consider reducing parking requirements for certain middle housing types and/or allowing on-street parking to count towards the requirement (an approach used in the Middle Housing Model Code).

VI. Options for Design Standards

Draft OAR 660-046-0020(4) provides the following definition of design standard:

“Design standard” means a standard related to the arrangement, orientation, materials, appearance, articulation, or aesthetic of a dwelling unit or other elements on a site. Design standards include, but are not limited to, standards that regulate entry and dwelling orientation, façade materials and appearance, window coverage, driveway access, parking configuration, pedestrian access, screening, landscaping, and private, open, shared, community, or courtyard spaces.

For duplexes, draft OAR 660-046-0120 allows cities only one option for design standards—cities may only apply the same, or less restrictive, clear and objective design standards that apply to SFDs in the same zone.

For higher middle housing, cities have a few more options. Cities can choose (per OAR 660-046-0225, as currently drafted):

1. **Design standards in the Model Code for Large Cities (see Appendix A).**
2. **Design standards that are less restrictive than the Model Code.**

3. **The same clear and objective design standards that apply to SFDs in the same zone.** (Note: Design standards may not scale by the number of dwelling units or other features that scale with the number of dwelling units, such as primary entrances.)
4. **Alternative design standards as provided in OAR 660-046-0235.**
Similar to alternative siting standards, cities can choose to apply either existing or new design standards that don't meet one of the options in 1-3 above; however, they must be able to demonstrate that standards do not, individually or cumulatively, cause unreasonable cost or delay.

NOTE: As noted above, the Alternative Siting and Design Provisions are still under discussion by the state. If LCDC adopts an option that differs from what is described here, we will update this document accordingly.

Eugene's Existing Design Standards

NOTE: Some standards that the EC calls "development standards" are considered by OAR to be "design standards"—for example, driveway access, pedestrian access, landscaping, and open space requirements.

Standards applicable to all housing types

Eugene has existing design standards (per the OAR definition) that apply to all housing types. These include:

- General Standards for All Development, such as Landscaping and Pedestrian Circulation standards.
- Standards in Special Area Zones (SAZs) – for the most part, all residential development is subject to the same standards (except as noted in Table 1 below).

Because these design standards apply to SFDs as well as other housing types, the City can apply them to middle housing. The only exception is that the standards cannot scale based on the number of units. For example, if main entries for single-family dwellings are required to be covered, the code cannot require the entry for each unit of a quadplex to be covered.

Standards for specific housing types

Eugene also has existing design standards that apply to certain housing types in its residential base zones and SAZs (e.g., Multiple-Family Standards in EC 9.5500 and standards for rowhouses). However, it does not apply specific design standards to SFDs or duplexes. Table 1 below summarizes the City's options regarding design standards for each middle housing type.

Table 1. Options for Middle Housing Design Standards

	Residential Base Zones	Special Area Zones
Duplex	<p>Current: EC does not apply specific design standards to either SFDs or duplexes.</p> <p>Options:</p> <ol style="list-style-type: none"> 1. The City could continue applying <u>no</u> design standards to duplexes in residential base zones. This would provide the most flexibility for duplex development. 2. If the City wishes to regulate design for duplexes, it could only do so if it adopts design standards for <u>both SFDs and duplexes</u>. 	<p>Currently, duplexes in SAZs are subject to the same design standards as SFDs.</p>
Triplex and Fourplex	<p>Current: Triplexes and fourplexes are subject to Multiple-Family Standards in EC 9.5500. Applicable design standards include:</p> <ul style="list-style-type: none"> (5) Building Orientation and Entrances (6) Building Mass and Façade (7) Building Articulation (8) Site Landscaping (9) Open Space (11) Site Access and Internal Circulation (12) Vehicle Parking (14) Recycling and Garbage Areas <p>Considerations: Generally speaking, the Multi-Family Standards are more restrictive than the Model Code design standards for triplexes and quadplexes. (The Model Code includes a limited set of standards that address only four design issues: Entry Orientation, Window Coverage, Garages and Off-Street Parking Areas, and Driveway Approaches.) Also, since triplexes and fourplexes are relatively small-scale compared to other multi-family development, they may not warrant such extensive design requirements. Further, many of the standards in EC 9.5500 were identified as potential barriers to triplex and fourplex development in the 2019 Code Audit.</p>	<p>Current:</p> <ul style="list-style-type: none"> • S-RN: Multi-family subject to additional frontage occupancy standards. • S-JW and S-WS: Multi-family subject to additional open space standards.

Options:

1. Keep standards – The City can continue applying multi-family design standards to triplexes and fourplexes only if the City can demonstrate the standards do not cause unreasonable cost or delay for triplex or fourplex development.
2. New standards – Alternatively, the City could separate triplexes and fourplexes from multi-family dwellings and either:
 - a. Adopt the Model Code design standards for triplexes and quadplexes; or
 - b. Develop new design standards that are either:
 - i. Less restrictive than the Model Code design standards; or
 - ii. Demonstrated to not cause unreasonable cost or delay.

NOTE: If the City decides to adopt new design standards for SFDs and duplexes, it can apply those standards to triplexes and fourplexes as well.

Rowhouse Current: The only use-specific design standards apply ONLY in the R-1.5 zone (Special Use Limitations in EC 9.2741(3)):

- Minimum Interior or Rear Open Space Required: 400 square feet per rowhouse with a minimum smallest dimension of 14 feet.
- Auto access and parking shall be provided from the alley to the rear of the lot; there shall be no auto access from the front of the lot.

Considerations: In the residential zones other than R-1.5, rowhouses are regulated only by development and lot standards such as setbacks, height, minimum lot width, and minimum lot size. The 2019 Middle Housing Code Audit identified the rear-access requirement in the R-1.5 zone to be a significant barrier to development and identified the open space requirement as a potential barrier on smaller lots. (Note: Rowhouses developed on the same lot are considered multi-family and subject to Multiple-Family Standards in EC 9.5500; however, these do not meet the HB 2001 definition of “townhouse”).

Options:

1. No change – Continue applying no design standards to rowhouses in the R-1, R-2, R-3, and R-4 zones.
2. New standards – Options:

Current: In the S-CN and S-RN SAZs, rowhouses are subject to the same Special Use Limitations as apply in R-1.5.

Options:

1. No change – Continue applying the standards to rowhouses. It appears the standards are more restrictive than the Model Code standards; therefore, the City must either demonstrate the standards do not cause unreasonable cost or delay.
2. New standards – (see options to left)

- a. Adopt the Model Code design standards for rowhouses (townhouses).
- b. Develop new design standards that are either:
 - Less restrictive than the Model Code design standards; or
 - Demonstrated to not cause unreasonable cost or delay.

NOTE: If the City decides to adopt new design standards for SFDs and duplexes, it can apply those standards to rowhouses as well.

Cottage Clusters

Current: Cottage clusters are not specifically defined in the EC.

N/A – the housing type is not defined.

- Cottage clusters on a single lot would be classified as *Multiple-Family Dwellings* and permitted as such.
- Cottage clusters in which the land is divided into individual “fee simple” lots would be classified and permitted as *One-Family Dwellings*.

Considerations: Cottage clusters are a unique form of development with specific design considerations regarding one or more shared courtyards, parking areas, and community buildings. The City’s current SFD standards do not address these issues and its multi-family standards are not geared toward individual detached units.

Options:

1. No change – While this may be an option, retaining multi-family standards for cottage clusters is not a particularly good option because the standards are not intended for this type of development. For units on individual lots, the City currently has no design standards for SFD.
2. New standards – Options:
 - a. Adopt the Model Code design standards for cottage clusters.
 - b. Develop new design standards that are either:
 - Less restrictive than the Model Code design standards; or
 - Demonstrated to not cause unreasonable cost or delay.

NOTE: If the City adopts new design standards for SFDs and duplexes, it could apply those to cottage clusters. However, because cottage clusters have special design needs, this is not a good option.

APPENDIX A: MIDDLE HOUSING MODEL CODE FOR LARGE CITIES – DESIGN STANDARDS

Chapter 3. Triplexes and Quadplexes

C. Design Standards

1. Applicability.
 - a. New triplexes and quadplexes, including those created by adding building square footage on a site occupied by an existing dwelling, shall meet:
 - The design standards in subsections (2) through (5) of this section (C); and
 - All other clear and objective design standards that apply to detached single family dwellings in the same zone, unless those standards conflict with this code and except as specified in subsection (1)(b) of this section (C).
 - b. The following standards are invalid and do not apply to triplexes or quadplexes allowed by this code:
 - Mandates for construction of a garage or carport.
 - The jurisdiction’s design standards other than those in subsections (2) through (5) of this section (C) that apply only to triplexes, quadplexes, or multifamily development.
2. Entry Orientation. At least one main entrance for each triplex or quadplex structure must meet the standards in subsections (a) and (b) below. Any detached structure for which more than 50 percent of its street-facing facade is separated from the street property line by a dwelling is exempt from meeting these standards.
 - a. The entrance must be within 8 feet of the longest street-facing wall of the dwelling unit; and
 - b. The entrance must either:
 - i. Face the street (see Figure 13);
 - ii. Be at an angle of up to 45 degrees from the street (see Figure 14);
 - iii. Face a common open space that is adjacent to the street and is abutted by dwellings on at least two sides (see Figure 15); or
 - iv. Open onto a porch (see Figure 16). The porch must:
 - (A) Be at least 25 square feet in area; and

(B) Have at least one entrance facing the street or have a roof.

Figure 1. Main Entrance Facing the Street

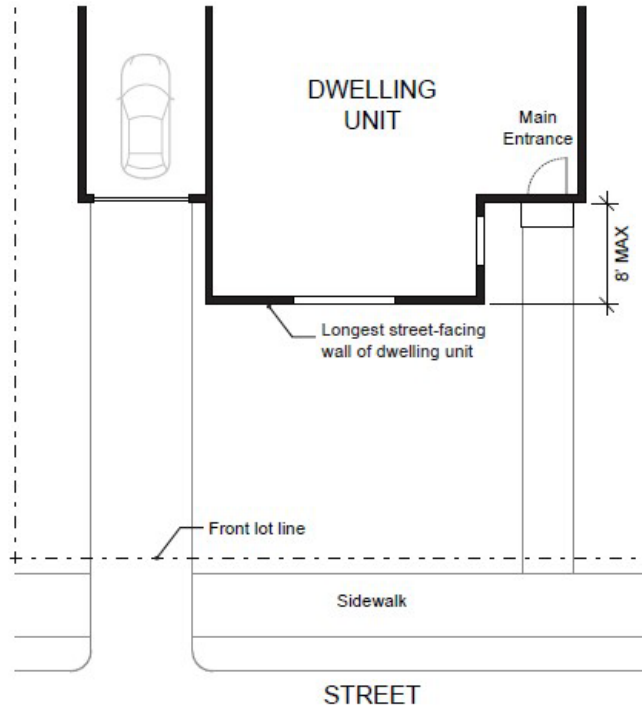


Figure 2. Main Entrance at 45° Angle from the Street

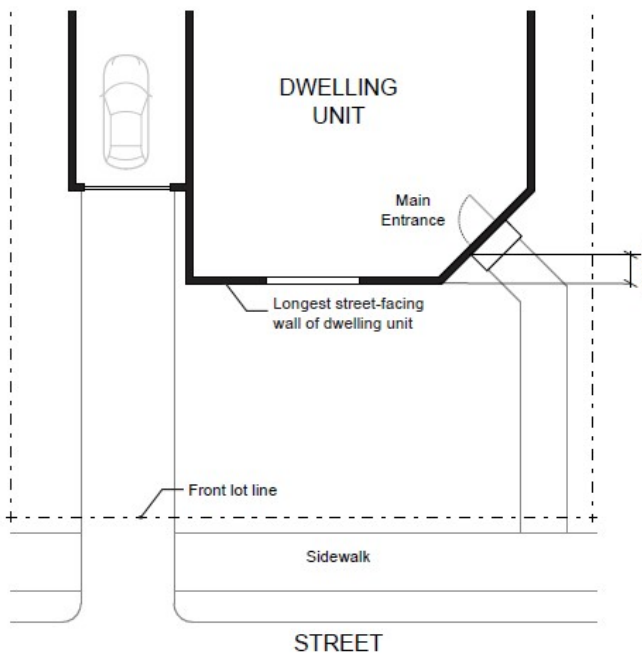


Figure 3. Main Entrance Facing Common Open Space

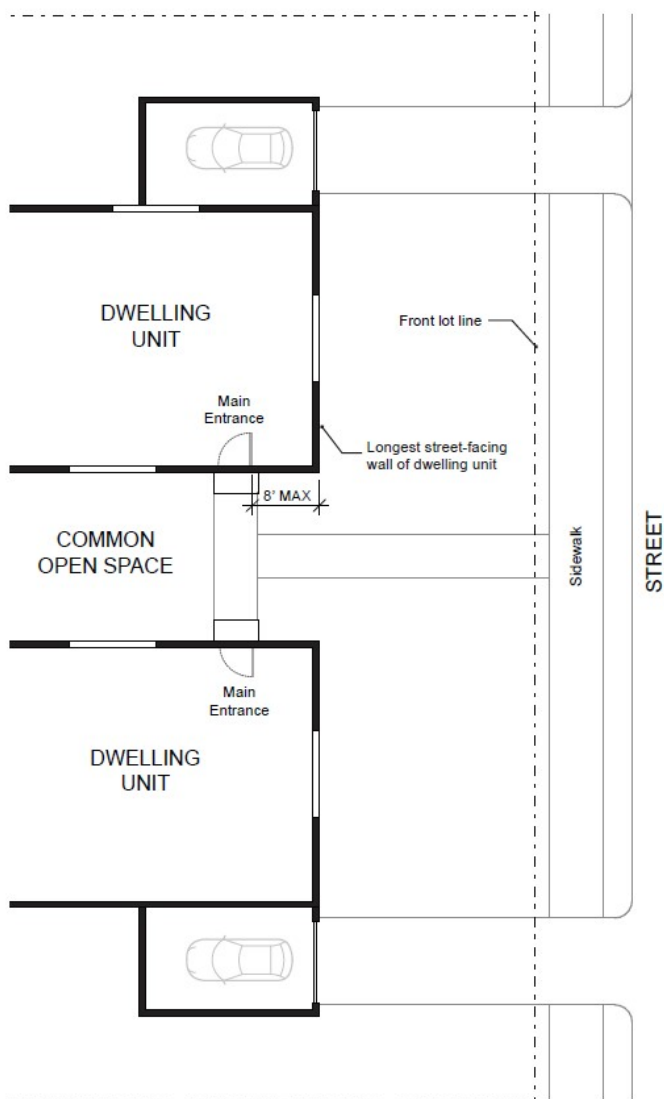
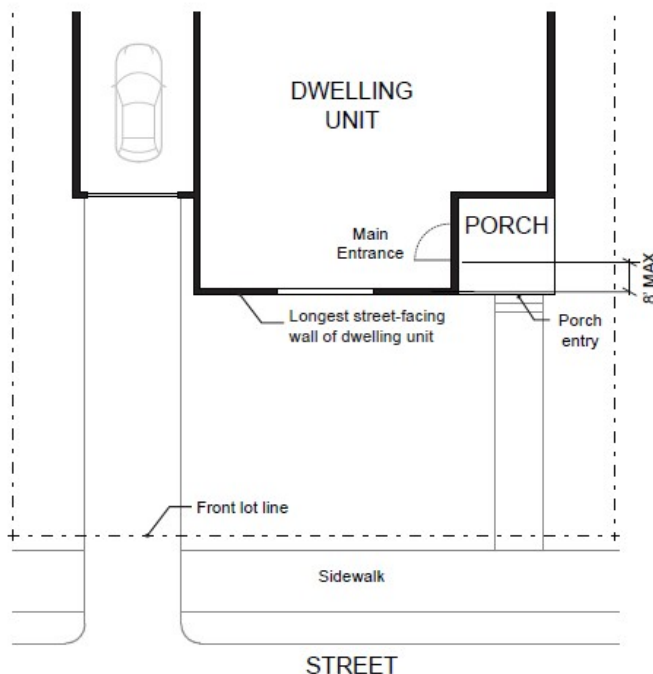


Figure 4. Main Entrance Opening onto a Porch



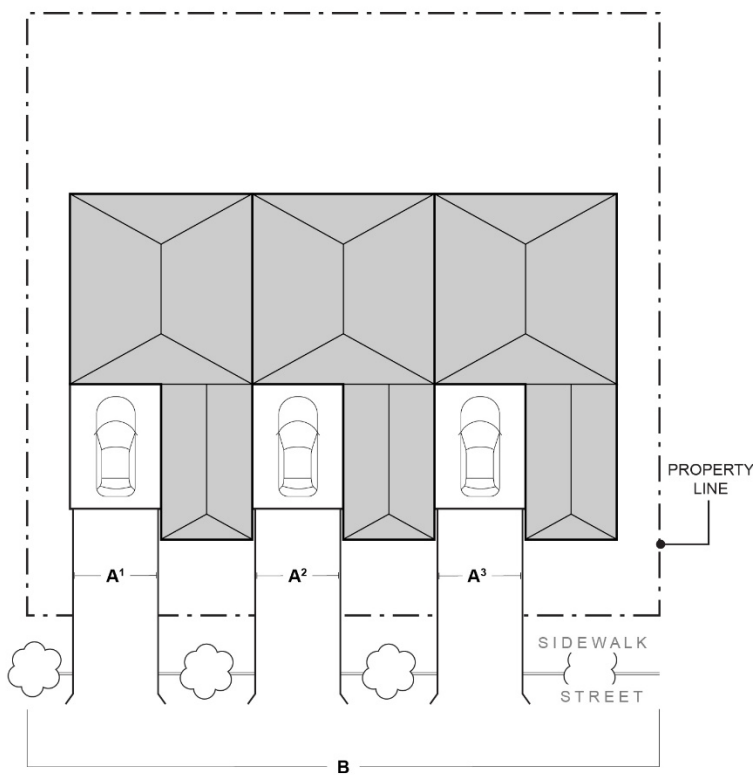
3. Windows. A minimum of 15 percent of the area of all street-facing facades must include windows or entrance doors. Facades separated from the street property line by a dwelling are exempt from meeting this standard. See Figure 17.

Figure 5. Window Coverage



4. **Garages and Off-Street Parking Areas.** Garages and off-street parking areas shall not be located between a building and a public street (other than an alley), except in compliance with the standards in subsections (a) and (b) of this subsection (C)(4).
 - a. The garage or off-street parking area is separated from the street property line by a dwelling; or
 - b. The combined width of all garages and outdoor on-site parking and maneuvering areas does not exceed a total of 50 percent of the street frontage (see Figure 18).

Figure 6. Width of Garages and Parking Areas



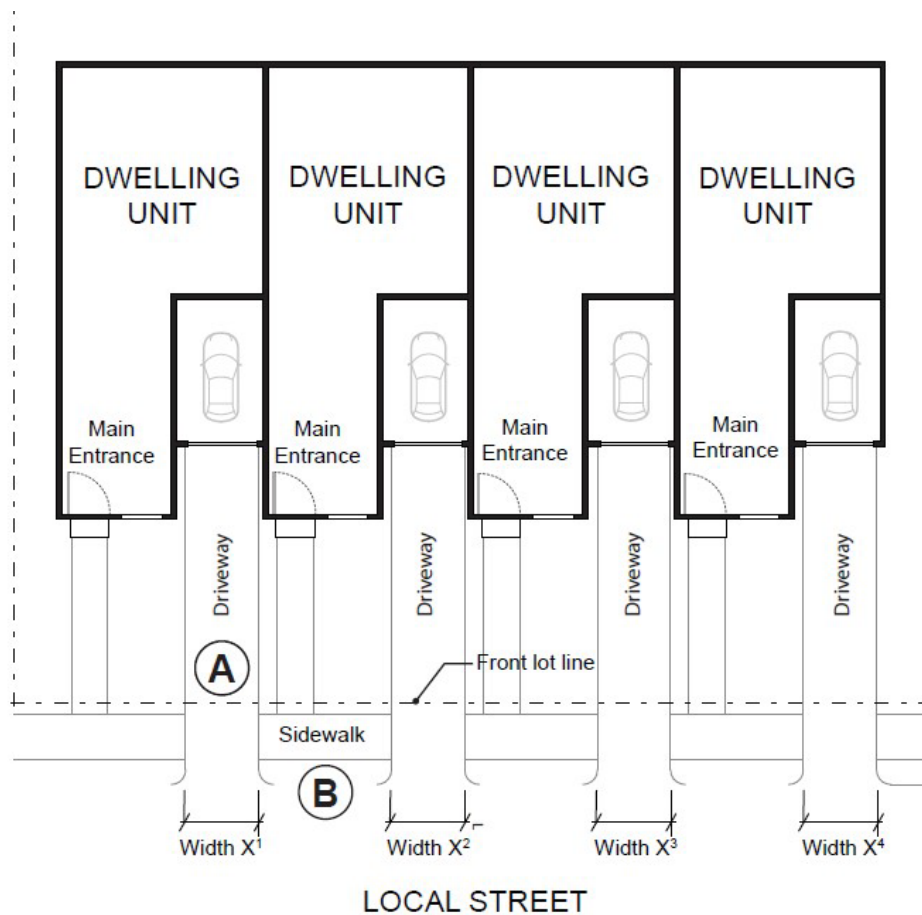
- (A) Garage and on-site parking and maneuvering areas
- (B) Total street frontage

$$\frac{A^1 + A^2 + A^3}{B} \leq 50\%$$

5. **Driveway Approach.** Driveway approaches must comply with the following:
 - a. The total width of all driveway approaches must not exceed 32 feet per frontage, as measured at the property line (see Figure 19). For lots or parcels with more than one frontage, see subsection (5)(c) of this subsection (C).

- b. Driveway approaches may be separated when located on a local street (see Figure 19). If approaches are separated, they must meet the jurisdiction's driveway spacing standards applicable to local streets.
- c. In addition, lots or parcels with more than one frontage must comply with the following:
 - i. Lots or parcels must access the street with the lowest transportation classification for vehicle traffic. For lots or parcels abutting an improved alley (defined as an alley that meets the jurisdiction's standards for width and pavement), access must be taken from the alley (see Figure 20).
 - ii. Lots or parcels with frontages only on collectors and/or arterial streets must meet the jurisdiction's access standards applicable to collectors and/or arterials.
 - iii. Triplexes and quadplexes on lots or parcels with frontages only on local streets may have either:
 - Two driveway approaches not exceeding 32 feet in total width on one frontage;
or
 - One maximum 16-foot-wide driveway approach per frontage (see Figure 21).

Figure 7. Driveway Approach Width and Separation on Local Street



A $X^1 + X^2 + X^3 + X^4$ must not exceed 32 feet per frontage,

B Driveway approaches may be separated when located on a local street

Figure 8. Alley Access

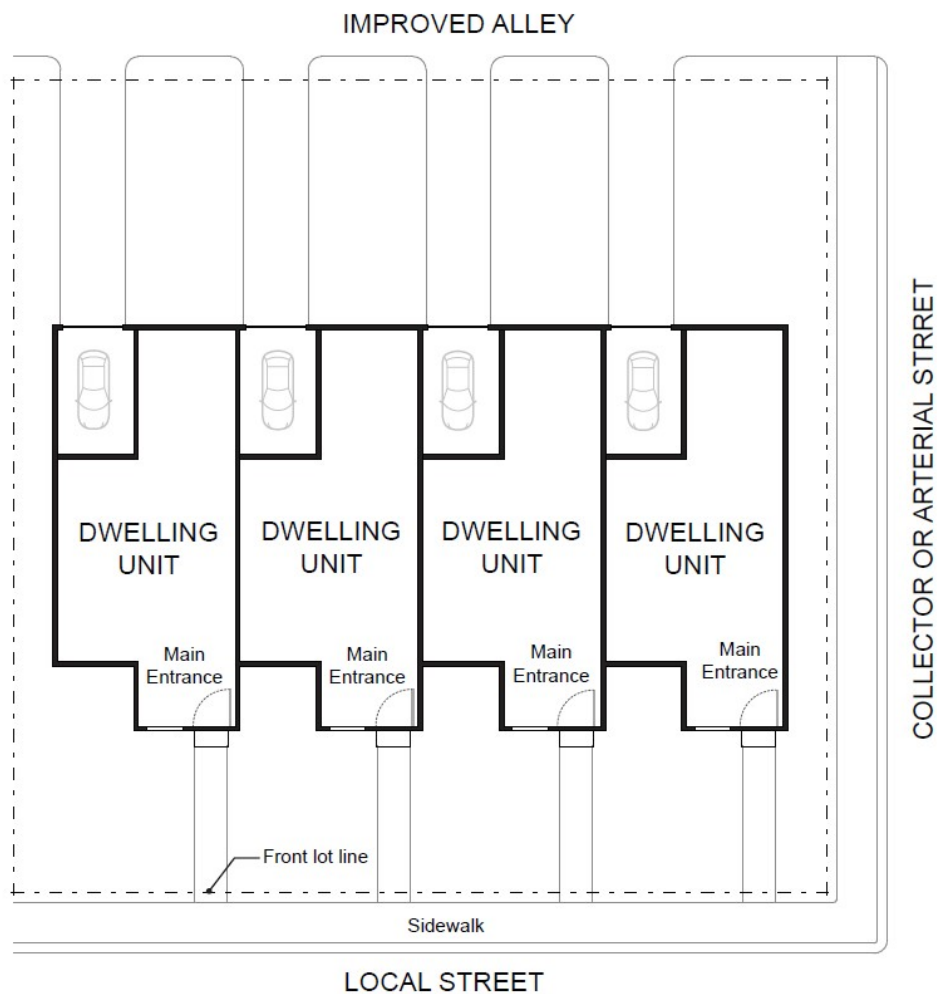
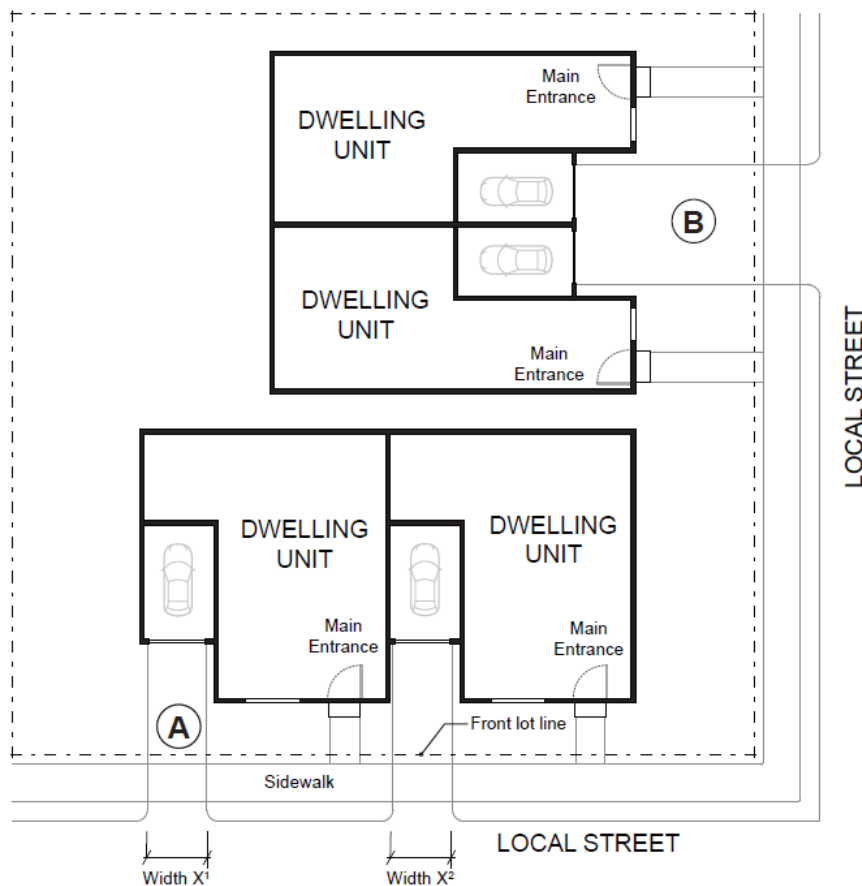


Figure 9. Driveway Approach Options for Multiple Local Street Frontages



Options for site with more than one frontage on local streets:

- (A)** Two driveway approaches not exceeding 32 feet in total width on one frontage (as measured X1 + X2); or
- (B)** One maximum 16-foot-wide driveway approach per frontage.

(Note: Both options are depicted here for illustrative purposes only. The standards do not allow both Options A and B on the same site.)

Chapter 4. Townhouses

C. Design Standards

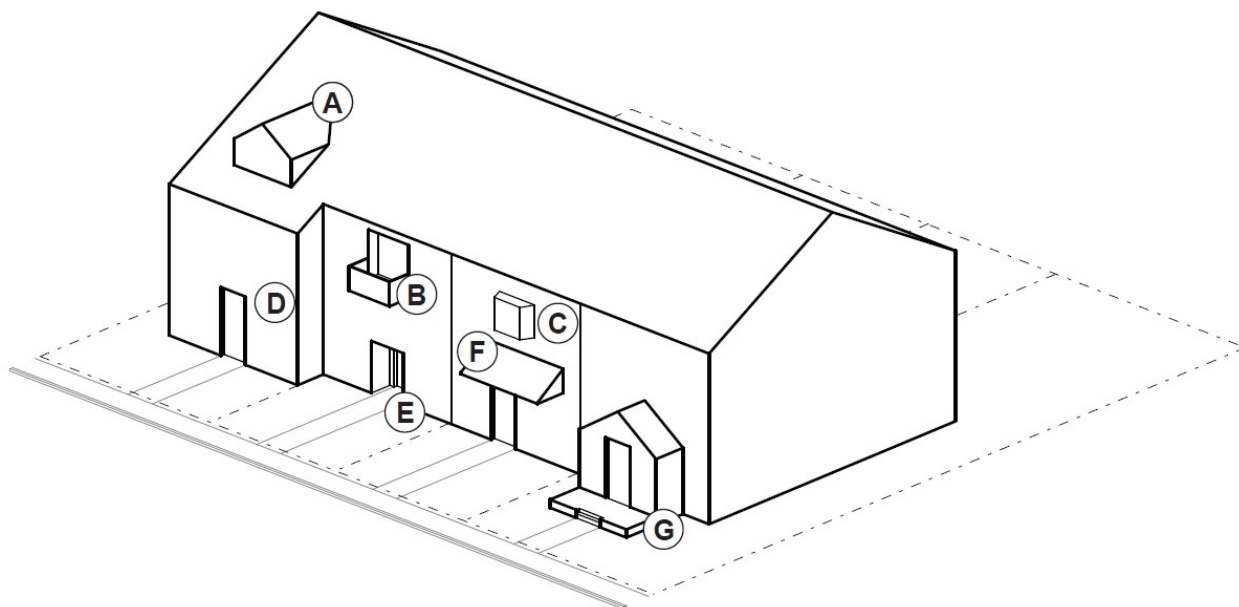
New townhouses shall meet the design standards in subsections (1) through (4) of this section (C). Mandates for construction of a garage or carport and any other design standards are invalid.

1. **Entry Orientation.** The main entrance of each townhouse must:
 - a. Be within 8 feet of the longest street-facing wall of the dwelling unit, if the lot has public street frontage; and
 - b. Either:

- i. Face the street (see Figure 13);
 - ii. Be at an angle of up to 45 degrees from the street (see Figure 14);
 - iii. Face a common open space or private access or driveway that is abutted by dwellings on at least two sides; or
 - iv. Open onto a porch (see Figure 16). The porch must:
 - (A) Be at least 25 square feet in area; and
 - (B) Have at least one entrance facing the street or have a roof.
2. Unit definition. Each townhouse must include at least one of the following on at least one street-facing façade (see Figure 22):
- a. A roof dormer a minimum of 4 feet in width, or
 - b. A balcony a minimum of 2 feet in depth and 4 feet in width and accessible from an interior room, or
 - c. A bay window that extends from the facade a minimum of 2 feet, or
 - d. An offset of the facade of a minimum of 2 feet in depth, either from the neighboring townhouse or within the façade of a single townhouse, or
 - e. An entryway that is recessed a minimum of 3 feet, or
 - f. A covered entryway with a minimum depth of 4 feet, or
 - g. A porch meeting the standards of subsection (1)(b)(iv) of this section (C).

Balconies and bay windows may encroach into a required setback area.

Figure 10. Townhouse Unit Definition

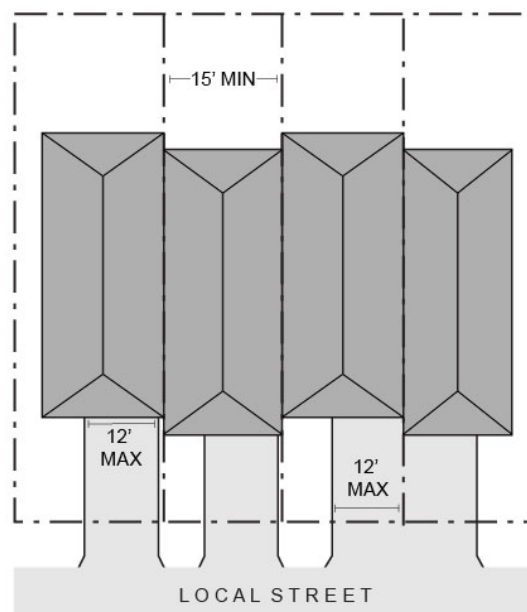


- (A)** Roof dormer, minimum of 4 feet wide
- (B)** Balcony, minimum 2 feet deep and 4 feet wide. Accessible from interior room.
- (C)** Bay window extending minimum of 2 feet from facade
- (D)** Facade offset, minimum of 2 feet deep
- (E)** Recessed entryway, minimum 3 feet deep
- (F)** Covered entryway, minimum of 4 feet deep
- (G)** Porch, meets standards of subsection (1)(b)(iv) of section (C)

3. **Windows.** A minimum of 15 percent of the area of all street-facing facades on each individual unit must include windows or entrance doors. Half of the window area in the door of an attached garage may count toward meeting this standard. See Figure 17.
4. **Driveway Access and Parking.** Townhouses with frontage on a public street shall meet the following standards:
 - a. Garages on the front façade of a townhouse, off-street parking areas in the front yard, and driveways in front of a townhouse are allowed if they meet the following standards (see Figure 23).

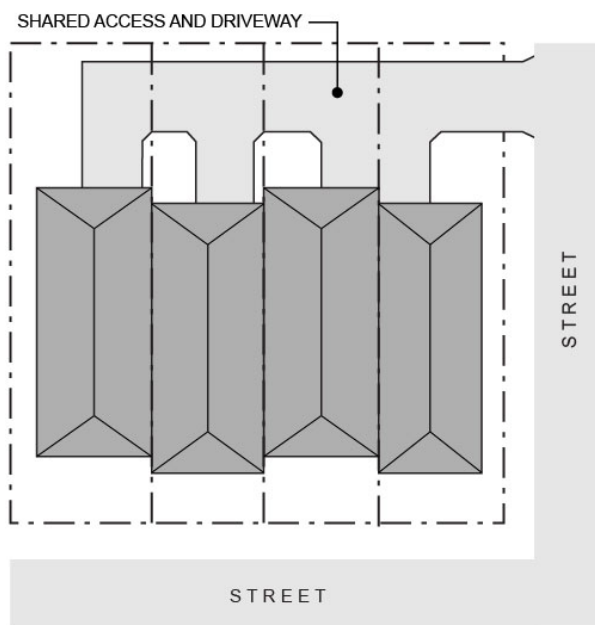
- i. Each townhouse lot has a street frontage of at least 15 feet on a local street.
- ii. A maximum of one (1) driveway approach is allowed for every townhouse. Driveway approaches and/or driveways may be shared.
- iii. Outdoor on-site parking and maneuvering areas do not exceed 12 feet wide on any lot.
- iv. The garage width does not exceed 12 feet, as measured from the inside of the garage door frame.

Figure 11. Townhouses with Parking in Front Yard



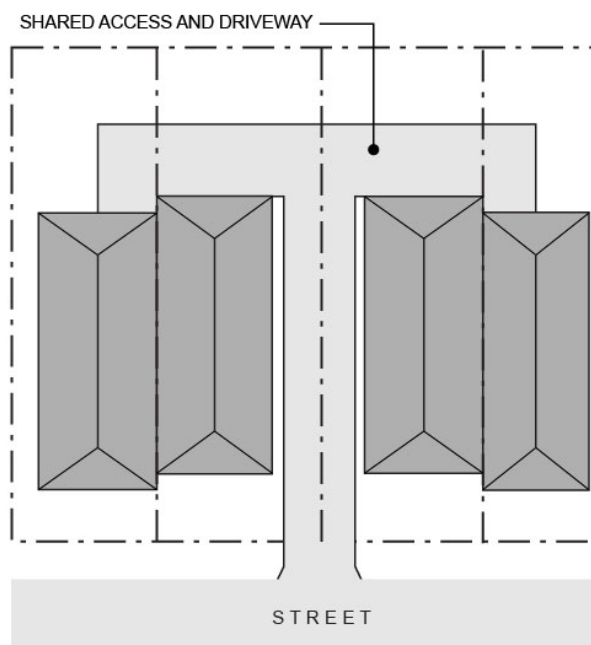
- b. The following standards apply to driveways and parking areas for townhouse projects that do not meet all of the standards in subsection (a).
 - i. Off-street parking areas shall be accessed on the back façade or located in the rear yard. No off-street parking shall be allowed in the front yard or side yard of a townhouse.
 - ii. A townhouse project that includes a corner lot shall take access from a single driveway approach on the side of the corner lot. See Figure 24.

Figure 12. Townhouses on Corner Lot with Shared Access



- iii. Townhouse projects that do not include a corner lot shall consolidate access for all lots into a single driveway. The driveway and approach are not allowed in the area directly between the front façade and front lot line of any of the townhouses. See Figure 25.

Figure 13. Townhouses with Consolidated Access



- iv. A townhouse project that includes consolidated access or shared driveways shall grant access easements to allow normal vehicular access and emergency access.
- c. Townhouse projects in which all units take exclusive access from a rear alley are exempt from compliance with subsection (b).

Chapter 5. Cottage Clusters

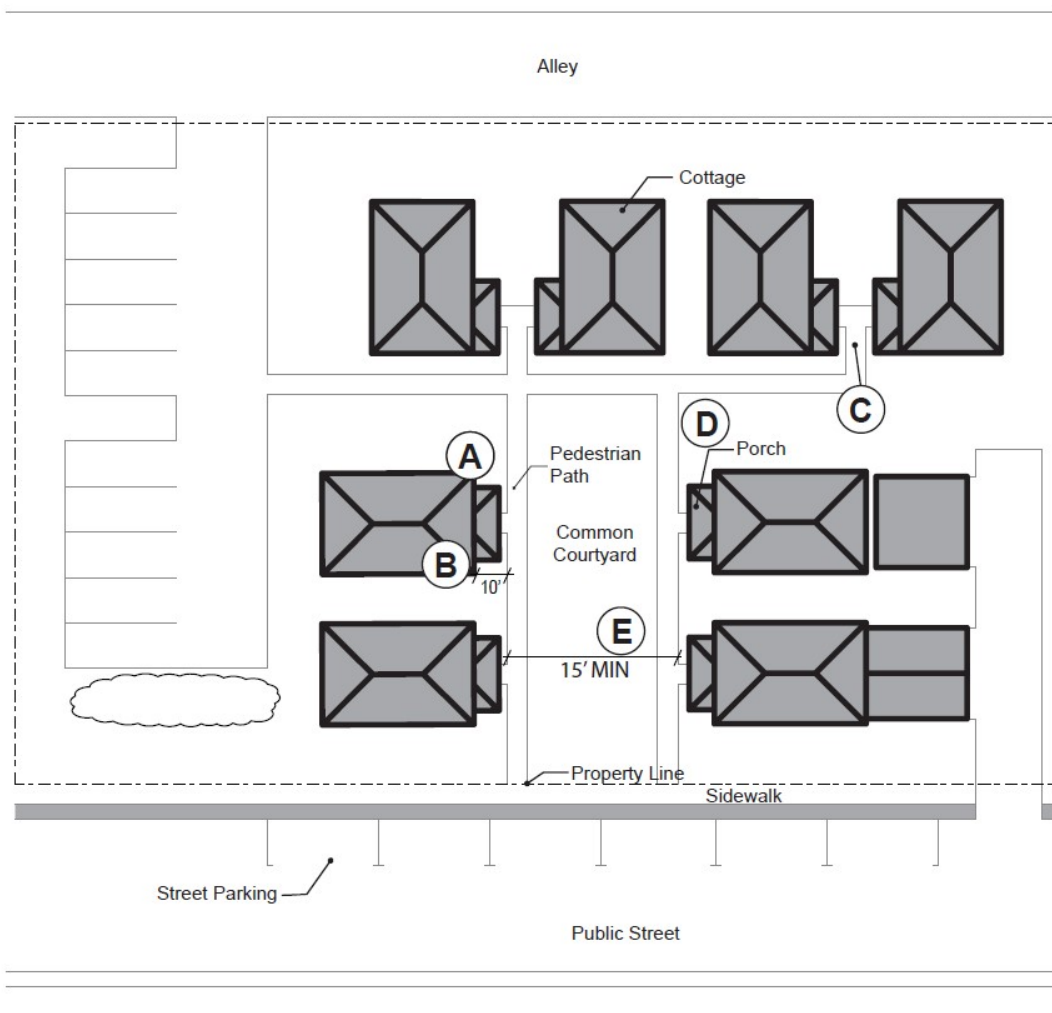
C. Design Standards

Cottage clusters shall meet the design standards in subsections (1) through (8) of this section (C). No other design standards shall apply to cottage clusters unless noted in this section. Mandates for construction of a garage or carport and any other design standards are invalid, except as specified in this Section (C).

1. Cottage Orientation. Cottages must be clustered around a common courtyard, meaning they abut the associated common courtyard or are directly connected to it by a pedestrian path, and must meet the following standards (see Figure 26):
 - a. Each cottage within a cluster must either abut the common courtyard or must be directly connected to it by a pedestrian path.
 - b. A minimum of 50 percent of cottages within a cluster must be oriented to the common courtyard and must:
 - i. Have a main entrance facing the common courtyard;
 - ii. Be within 10 feet from the common courtyard, measured from the façade of the cottage to the nearest edge of the common courtyard; and
 - iii. Be connected to the common courtyard by a pedestrian path.
 - c. Cottages within 20 feet of a street property line may have their entrances facing the street.
 - d. Cottages not facing the common courtyard or the street must have their main entrances facing a pedestrian path that is directly connected to the common courtyard.
2. Common Courtyard Design Standards. Each cottage cluster must share a common courtyard in order to provide a sense of openness and community of residents. Common courtyards must meet the following standards (see Figure 26):
 - a. The common courtyard must be a single, contiguous piece.
 - b. Cottages must abut the common courtyard on at least two sides of the courtyard.

- c. The common courtyard must contain a minimum of 150 square feet per cottage within the associated cluster (as defined in subsection (1) of this section (C)).
- d. The common courtyard must be a minimum of 15 feet wide at its narrowest dimension.
- e. The common courtyard shall be developed with a mix of landscaping, lawn area, pedestrian paths, and/or paved courtyard area, and may also include recreational amenities. Impervious elements of the common courtyard shall not exceed 75 percent of the total common courtyard area.
- f. Pedestrian paths must be included in a common courtyard. Paths that are contiguous to a courtyard shall count toward the courtyard’s minimum dimension and area. Parking areas, required setbacks, and driveways do not qualify as part of a common courtyard.

Figure 14. Cottage Cluster Orientation and Common Courtyard Standards

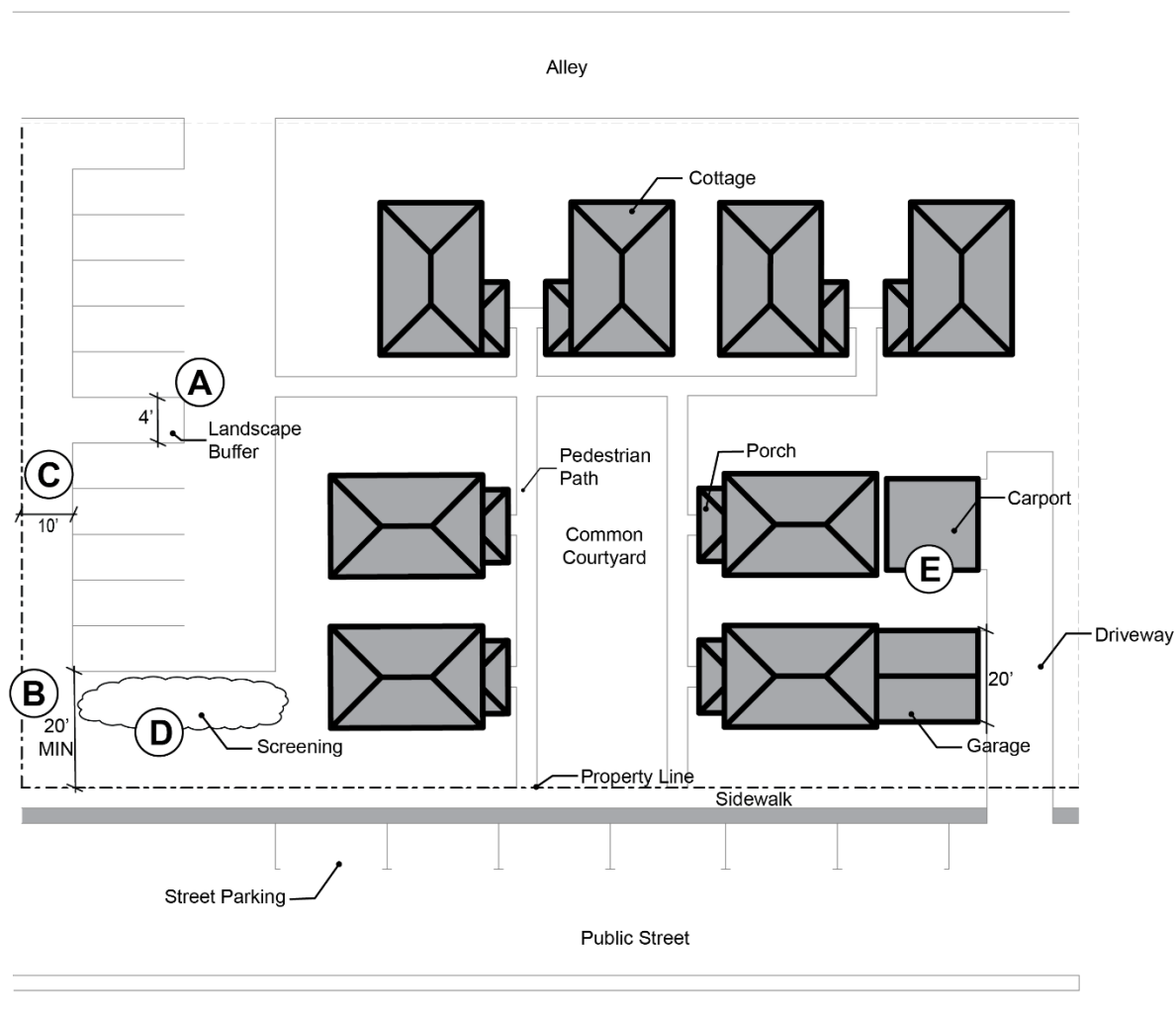


- (A) A minimum of 50% of cottages must be oriented to the common courtyard.
 - (B) Cottages oriented to the common courtyard must be within 10 feet of the courtyard.
 - (C) Cottages must be connected to the common courtyard by a pedestrian path.
 - (D) Cottages must abut the courtyard on at least two sides of the courtyard.
 - (E) The common courtyard must be at least 15 feet wide at its narrowest width.
3. Community Buildings. Cottage cluster projects may include community buildings for the shared use of residents that provide space for accessory uses such as community meeting rooms, guest housing, exercise rooms, day care, or community eating areas. Community buildings must meet the following standards:
- a. Each cottage cluster is permitted one community building, which shall count towards the maximum average floor area, pursuant to subsection (B)(5).
 - b. A community building that meets the development code's definition of a dwelling unit must meet the maximum 900 square foot footprint limitation that applies to cottages, unless a covenant is recorded against the property stating that the structure is not a legal dwelling unit and will not be used as a primary dwelling.
4. Pedestrian Access.
- a. An accessible pedestrian path must be provided that connects the main entrance of each cottage to the following:
 - i. The common courtyard;
 - ii. Shared parking areas;
 - iii. Community buildings; and
 - iv. Sidewalks in public rights-of-way abutting the site or rights-of-way if there are no sidewalks.
 - b. The pedestrian path must be hard-surfaced and a minimum of four (4) feet wide.
5. Windows. Cottages within 20 feet of a street property line must meet any window coverage requirement that applies to detached single family dwellings in the same zone.
6. Parking Design (see Figure 27).

- a. Clustered parking. Off-street parking may be arranged in clusters, subject to the following standards:
 - i. Cottage cluster projects with fewer than 16 cottages are permitted parking clusters of not more than five (5) contiguous spaces.
 - ii. Cottage cluster projects with 16 cottages or more are permitted parking clusters of not more than eight (8) contiguous spaces.
 - iii. Parking clusters must be separated from other spaces by at least four (4) feet of landscaping.
 - iv. Clustered parking areas may be covered.
 - b. Parking location and access.
 - i. Off-street parking spaces and vehicle maneuvering areas shall not be located:
 - Within of 20 feet from any street property line, except alley property lines;
 - Between a street property line and the front façade of cottages located closest to the street property line. This standard does not apply to alleys.
 - ii. Off-street parking spaces shall not be located within 10 feet of any other property line, except alley property lines. Driveways and drive aisles are permitted within 10 feet of other property lines.
 - c. Screening. Landscaping, fencing, or walls at least three feet tall shall separate clustered parking areas and parking structures from common courtyards and public streets.
 - d. Garages and carports.
 - i. Garages and carports (whether shared or individual) must not abut common courtyards.
 - ii. Individual attached garages up to 200 square feet shall be exempted from the calculation of maximum building footprint for cottages.
 - iii. Individual detached garages must not exceed 400 square feet in floor area.
 - iii. Garage doors for attached and detached individual garages must not exceed 20 feet in width.
7. Accessory Structures. Accessory structures must not exceed 400 square feet in floor area.
8. Existing Structures. On a lot or parcel to be used for a cottage cluster project, an existing detached single family dwelling on the same lot at the time of proposed development of the cottage cluster may remain within the cottage cluster project area under the following conditions:

- a. The existing dwelling may be nonconforming with respect to the requirements of this code.
- b. The existing dwelling may be expanded up to the maximum height in subsection (B)(4) or the maximum building footprint in Chapter 1, subsection (B)(1); however, existing dwellings that exceed the maximum height and/or footprint of this code may not be expanded.
- c. The floor area of the existing dwelling shall not count towards the maximum average floor area of a cottage cluster.
- d. The existing dwelling shall be excluded from the calculation of orientation toward the common courtyard, per subsection (1)(a) of this section (C).

Figure 15. Cottage Cluster Parking Design Standards



- A** Parking allowed in clusters of up to 5 spaces. Clusters separated by minimum 4 feet of landscaping.
- B** No parking or vehicle area within 20 feet from street property line (except alley).
- C** No parking within 10 feet from other property lines (except alley). Driveways and drive aisles permitted within 10 feet.
- D** Screening required between clustered parking areas or parking structures and public streets or common courtyards.
- E** Garages and carports must not abut common courtyards. Garage doors for individual garages must not exceed 20 feet in width.

Middle Housing Code Changes Boards & Commissions Roundtable

Attendees

Julia (Housing Policy Board), Dan (Historic Preservation Committee), Daniel (Planning Commission), Kelsey (Sustainability Commission), Ibrahim (Human Rights Commission), Kristen (Planning Commission)

Purpose

Representatives of City of Eugene Boards and Commissions met October 28th to discuss hopes and fears surround implementation of HB 2001. Participants were asked two questions:

1. *What is the worst outcome of allowing more housing types in more places?*
2. *What is the best outcome of allowing more housing types in more places?*

Meeting Notes: worst outcomes of allowing more housing types in more places

- Ease of traffic flow
- Increase of density taking away the culture
- Still having to sprawl out
- Single-family home demolition
- Middle housing getting built that is not built to last
- Design of middle housing that does not match character of existing neighborhoods
- Critical services, like utilities, not keeping pace with development
- Increase in congestion and vehicle miles traveled
- Lack of or decrease in historic preservation
- Using property values to dictate who deserves a home and gets to live there- this project process resulting in exclusion
- Eugene being sustainably-minded but not acting on it
- Preservation of single-family homes only areas
- Losing walkability, bikeability, urban forests, parks, neighborhood services, and transit
- Too many regulatory barriers to easily building housing
- Aging housing stock being replaced by large, unaffordable single-family homes
- People living in middle housing not treated equally to people living in single family homes
- Not providing parking solutions
- Barriers that prevent small property owners from developing middle housing
- Not having enough vacant or buildable land
- Millennial and Gen Z not set up for home ownership- code continues to allow mostly SFR
- Change is too slow
- Solutions taking too long for issues like climate where we do not have the luxury of time
- Parking is valued more than people occupying land (including commercial)



Meeting Notes: best outcomes of allowing more housing types in more places

- Housing is more equitably distributed
- Using form-based codes as a solution
- Preserve character but be thoughtful about how to bring competing tensions together
- Including more diverse voices
- Process using positive messaging for when people move into new middle housing, so that they are welcome- create welcoming neighborhoods
- Destigmatize middle housing
- Commitment to sustainability and equity
- Preserve curbside parking for neighbors
- Preserve walkability, bikeability, urban forests, parks, neighborhood services, and transit
- A code that helps us achieve our plans' results
- A mix of housing throughout Eugene
- Balancing the needs of all of our community members
- A level of honesty- where we are and what we are up against
- Able to communicate and broadcast to community for level of understanding
- Build vibrancy of the city
- Diversity
- Create neighborhoods with pockets of commercial- more than just houses
- Diversity of housing makes Eugene a better place to live
- Maintain character and neighborhood distinction
- Broad education
- Increase availability of rental units
- Decrease burden on the working class
- Stable market price for landlords and renters
- Increase housing supply
- Meeting high housing demand
- Density creating destinations
- Increasing walkability- middle housing is more walkable, not less walkable
- More housing helps businesses survive
- Create thriving places
- Eugene becoming a place of housing innovation
- Take this mandate and run with it instead of seeing it as imposed on community
- Channel Eugene's history of innovation and experimentation
- Regulations as inclusive as possible
- Empower people to use the land use code
- Create model plans to minimize barriers
- Encourage good design
- Eliminating homelessness
- Create a more affordable housing stock
- Reduce racial inequity in housing and zoning
- More people able to be in a community where housing is a right
- Setting a template for communications post COVID
- Embrace innovation
- Demand more than accepting slow change
- Eugene stays recognizable over time
- Proud of stewardship
- Housing that meets all economic levels and needs while allowing for growth



DRAFT Guiding Values and Principles

The input from the meeting, above, was synthesized by staff to inform the creation of the guiding values and principles, below:

- **Encourage** the creation of a code that facilitates the broadest possible dispersal of housing types to create accessible neighborhoods and avoid disproportionate impacts.
- **Create and provide** incentives for property owners to develop middle housing.
- Use planning to **create neighborhoods** that do not require the use of a car to access Eugene.
- **Create and expand** neighborhood amenities like parks, shops, and transit.
- View housing policy by using a **sustainability lens**; consider energy efficient building, encourage development that does not rely on cars, and allow more density to preserve the surrounding farmland.
- **Build equity** by creating more ways for people of all incomes and identities to live in all of Eugene's neighborhoods.
- **Embrace Eugene's identity** of innovation.
- **Encourage Economic recovery** and create opportunities for economic vitality.
- **Look to the future while preserving the past.** Preserve buildings that tell our story.
- Treat existing and future neighbors living in homes of all shapes and sizes with **respect** and use language that **champions welcoming neighborhoods**.
- Communicate policies, processes, and possibilities with **clarity, context, and transparency**.
- Make Decisions quickly to meet the **greatest needs first**.



Middle Housing Code Changes Local Partners Roundtable

Attendees

Mike (Better Eugene-Springfield Transportation), Jon (Neighborhood Leaders Council), Seth (Walkable Eugene Community Access Network), Lori (Eugene Relators), Carmel (AARP), Alexis (1000 Friends of Oregon), Brittany (Eugene Chamber of Commerce), Kaarin (Better Housing Together), Dan (Oregon Homebuilders)

Purpose

Representatives of City of Eugene Local Partners met October 29th to discuss hopes and fears surround implementation of HB 2001. Participants were asked two questions:

1. *What is the worst outcome of allowing more housing types in more places?*
2. *What is the best outcome of allowing more housing types in more places?*

Meeting Notes: worst outcomes of allowing more housing types in more places

- Neighborhood resistance to unconventional or new housing projects
- NIMBYism
- Backlash from NIMBYs that stalls or prevents the development of housing
- Not having an affordable housing stock
- People aren't able to downsize
- Process is too complicated or options to comply are too challenging
- City Council is final say
- Make the process too wonky or too complicated
- No continued infill
- Not being able to find compromises
- Code is utopian, not realistic
- Too much emphasis on major transportation corridors
- Too much auto exhaust
- Code won't lead to development of housing
- NIMBY
- Housing remains unaffordable in Eugene
- More middle housing will make neighborhoods worse and decline livability
- Multi-layered and robust process's result is too complicated and fraught
- Council involved in a way that makes them unaccountable
- Thinking it serves us to resist this change
- Advance the perspectives that 1) we don't need this/shouldn't do this and 2) more housing will ruin our community
- Affordability out of reach for developers- land, materials, SDCs, and labor costs are too high



Meeting Notes: best outcomes of allowing more housing types in more places

- Available infrastructure for new housing types like cottage clusters
- Create affordability
- Create ownership and wealth building opportunities
- Limit the opportunity for subjectivity and neighborhood opposition
- Code that makes development feasible and pencil out
- Process looks at City of Eugene holistically
- Staff provide good options for public
- Engage with mandate instead of opposing it
- Plan for infrastructure with all city departments involved and on board
- Pathways to ownership of infrastructure
- More housing that is affordable
- Process that hears concerns, listens to input, but isn't too general for the sake of consensus
- Comprehensive strategy to enable middle housing to improve livability and affordability
- Look beyond the project and the code
- Prevent conversion of low cost housing to high cost housing
- Create real 15-minute neighborhoods for everyone. Uphold and meet Envision Eugene
- More neighborhood retail/commercial- more things in R-1 like destinations
- Affordability, affordability, affordability
- 15-minute, age-friendly communities
- Households to raise kids in, stay, and downsize after retirement
- Do harder work to allow for what we are seeking than what DLCD just did
- What does deeper affordability look like for a broad demographic?
- Viewing minimum standards (and the bill) as a floor, not a ceiling
- Quality architecture and homes
- Durability and sustainability
- Preserving the environment
- Having quality living environments
- Bringing people together to discuss economics and how to incentivize affordability outside of this project
- Creating buy-in and moving forward through language
- Making it easier to condo-ize
- Wealth building opportunities
- Come together and create excitement
- Hoping this project is a first step
- Expand jobs and Eugene income
- There is more to affordability than just a place to live
- Encouraging creative reuse
- A comfortable, sustainable, inviting community
- Equitable
- Climate Friendly
- Inclusive
- Seize the moment
- Promote what we want, not what we don't want- shift focus
- Look at mechanisms of zoning policies to promote affordability
- Think about density bonuses for affordability
- This project as a catalyst



DRAFT Guiding Values and Principles

The input from the meeting, above, was synthesized by staff to inform the creation of the guiding values and principles, below:

- **Facilitate** an uncomplicated and workable project process.
- **Create** opportunities for **wealth-building and home ownership**.
- Treat existing and future neighbors living in homes of all shapes and sizes with **respect** and use language that **champions welcoming neighborhoods**.
- **Go beyond the requirements of the legislation**; see the minimum standards as a floor, not a ceiling.
- Adopt a code that allows the creation of quality housing that is **affordable for all incomes in all neighborhoods**.
- **Look beyond planning** to innovative economic incentives and connection to sustainability and equity.
- **Reimagine areas zoned R-1** and encourage creation of vibrant neighborhoods with walking access to parks, shops, and gathering places.
- **Embrace leadership and positive change in housing policy**.

Equity Roundtable – Meeting 1

November 19, 2020

➤ [Link to Slides](#)

Attendees: Jennifer Knapp, Terri Harding, Alai Reyes-Santos, Perla Alvarez, Cheyenne Holliday, Sophie McGinley, P1, P2, P3, P4, P5, P6, P7, P8, P9

AGENDA

- i. Welcome and Grounding (5 min) – **Terri** (Introduce City staff)
- ii. Video and sound check; best practices for Zoom (5 min) - **Cheyenne**
- iii. Land Acknowledgement and Community Agreements for discussion (5 min) - **Perla**
- iv. How roundtable work intersects with other public involvement and practical expectations- **Alai**
- v. Introductions (15 min) – Participants and Facilitators- **Alai**
*Introduce Yourself. When you're here, who do you represent and who do you not represent?
What is your best and worst housing experience in Eugene? (Include Staff)*
- vi. Meet House Bill 2001 and Q&A (15 min) – **Jen and City staff**

- 5 minute break -
- vii. Concerns and Hopes (45min) – **Alai**, Perla and participants (note to team – figure out how many minutes to give each person, then time them.)
 - *What is your biggest concern or worst outcome of allowing more housing in more places in Eugene? (20 mins) - **Perla***
 - *What is your biggest hope or best outcome of allowing more housing in more places? (20 mins) - **Alai***
- viii. Closing and Next Steps (15 min) - **Alai, and COE staff**
 - Homework Question: Guiding Values and Principles
Develop up to three Guiding Values and Principles that address the concerns and hopes expressed.
(Note to team: Follow-up email with 7 pillars as example guiding values of Envision Eugene. What's missing? And notes from the Boards and Commissions roundtable)

Notes:

*Welcome and Grounding (5 min) – **Terri** (Introduce City staff)

- Jennifer Knapp
- Terri Harding
- Sophie McGinley

*Video and sound check; best practices for Zoom (5 min) - **Cheyenne**

*Land Acknowledgement and Community Agreements for discussion (5 min) - **Perla**

- The City of Eugene is located on Kalapuya Ilihi, the traditional indigenous homeland of the Kalapuya people. Following treaties between 1851 and 1855, Kalapuya people were dispossessed of their indigenous homeland by the United States government and forcibly

removed to the Coast Reservation in Western Oregon. Today, descendants are citizens of the Confederated Tribes of Grand Ronde Community of Oregon and the Confederated Tribes of the Siletz Indians of Oregon, and continue to make important contributions in their communities, at UO, and across the land we now refer to as Oregon.

- We express our respect for all Tribal Nations of Oregon. This includes the Burns Paiute Tribe, the Confederated Tribes of the Coos, Lower Umpqua and Siuslaw Indians, the Confederated Tribes of the Grand Ronde, the Confederated Tribes of Siletz Indians of Oregon, the Confederated Tribes of the Umatilla Indian Reservation, the Confederated Tribes of Warm Springs, the Coquille Indian Tribe, the Cow Creek Band of Umpqua Tribe of Indians, and the Klamath Tribes. We also express our respect for all other displaced Indigenous peoples who call Oregon home.
- Community Agreements
 - P1: If someone is speaking about their experiences, it stays in this group
 - Share lessons not details
 - P5: Acknowledge and included in background → cultural and emotional
- Clarification
 - P1: Is this meeting a city meeting that is being recorded?
 - This is not a public meeting and we will not be recording
 - The only thing that is coming from this is staff notes

*How roundtable work intersects with other public involvement and practical expectations- **Alai**

*Introductions (15 min) – Participants and Facilitators- **Alai**

- Alai (she/her) - acting as facilitator, “housing code,” Professor at University of Oregon
- P4 -Tribal member, been in Eugene for 10 years, completing masters degree, work with UO Teach and special education, representing native students,
- P7 (He/Him/His) - DisOrient Asian American Film Festival of Oregon, been in Eugene for 25-26 years, South Eugene, architect, curious about housing here
- P2 - social justice film festival that tries present diverse topics, realtor, shared bad experiences of other who she has helped, bad experience: helping someone move here but they weren’t sure if they could find an affordable and they asked for an Asian American realtor the person did not see enough welcoming signs in Eugene, another story: met people of color who “leave here and can't find their place here”
- P1 (he/him/his) - represent Lila, does not represent everybody with a disability, being homeless in Eugene sucks, being on a waitlist is hard, hard to get into low-income house and qualify is tough, cant get people on waitlist, lack of affordable housing and length of waitlist is big issue
- P6 - representing the NAACP, mother of young children, living in an apartment with kids is a barrier due to sound and complaints, appreciates knowing people within different housing and rental properties that have been able to open doors, lives in Sheldon, grew up in South Eugene, feel safer in South Eugene
- P5 (she, her, hers) - represents the community and Huerto de Familia and herself, been in Eugene for 18 years, best experiences in South Eugene, worst experiences: having kids without neighbors who had family → too loud, waking up early, quite hours, hope things can get better, wants to be part of this because being POC and apart of a different culture “we have so many things against us being only income, not having good credit, waiting list,” want to do whatever it takes to open eyes to the experiences of her, her community, and non profit
- P8 - living in Eugene for 29 years, moved from Beijing to Eugene, finds Eugene attractive, volunteer experience, walks a lot, experience with senior students, and homeless, housing is not an isolated need it is connected with transportation, bus system, housing design, location; lots

of resources in community that can be utilized to give a platform for feedback and contribution; feels encouraged

- P3 (she/hers/they/them) - citizen of Navajo Nation, sees herself on a guest on Kalapuya Land, 1956 Indian Relocation Act, represents UO Longhouse, here as someone who as grown up in this space, worked with food and land inequities on reservations and worked in structural racism, Indigenous single-mom, lived in space on parents land, scared to live in university housing with her child, "it was illegal but it's what we needed," works in consulting, community engagement," well versed in housing code and landscape
- Perla (she/here/hers) - co-consultant, acc, dancing hearts consulting, civic-engagement with BIPOC, immigrant, lived in Eugen for 4 years on the west neighborhood, access to bike lanes and EMX, did not have access to affordable groceries and had to walk to Safeway for groceries,
- Sophie (she/her) - city staff, lived in backyard cottage with intrusive landlord, now lives in loft and loves it
- Terri (she/her) - city staff, levied in eugene since 1995, south eugene, housing issues related to child with disability
- Jennifer (she/her) - city staff, lived in Eugene for 14 years, its difficult to find housing, best: Amazon area, worst: generally have lived way beyond income
- P9 (they/them) - representing Transponder, worst: renting a place that had black mold or excellent recourse on how to deal with it; best: was able to but using NEDCOS resources

P1: Was Beyond Toxics invited? Alai: No. Although Beyond Toxics works with underrepresented communities, we wanted

***Meet House Bill 2001 and Q&A (15 min) – Jen and City staff**

- Middle Housing Code Amendments - Eugene response to Housing Bill 2001
- Oregon and Eugene is in a housing crP6
 - Underbuilding since 2000-2015
- Eugene is a rent burden community
- HB 2001 requires large cities to have more middle housing
- Middle housing - between a single housing detached home and an apartment buildings
- This is one tool to address the housing crP6
- During our conversations we will have time to talk about affordability
- Sophie shares definitions
 - We will be talking about residential zone and single family/dwelling zones
- P1: Are we getting an email with these slides? - Yes
- HB2001 Requirements
- P3: How is the city of Eugene deciding where to put this housing?
 - Sophie: The City of Eugene is receiving minimum standards of compliance by the End of 2020 and they are using feedback from groups like this to inform them.
- P2: Clarification - this is affecting certain populations of Eugene?
 - Correct, Eugene falls into the large cities so they are requiring more form large cities,
- P8: Can you give an example of what you mean by mitigating within the existing structure?
 - Sophie: We are hoping the these lots are no longer exclusive to single family dwellings and build more housing types which has been illegal till now
 - Alai: now there is no legal exclusion but there is still an economic exclusions

- P1: this dynamic exist with the disability community because they also typically have low-income
- Duplex, Triplex, Fourplex/Quadplex, Rowhouse/Townhouse, Cottage Housing examples
- P5: do you have the definitions of each area on the color coated map
 - Jennifer: we will supply a map with a key in the martials
- Roles of the panel
 - Advisory to staff
 - Opportunities to peasant to decisions makers

*Concerns and Hopes (45min) – **Alaí**, Perla and participants (note to team – figure out how many minutes to give each person, then time them.)

- Breakout rooms for 15 minutes
- Two questions:
 - *What is your biggest concern or worst outcome of allowing more housing in more places in Eugene? (20 mins) -*
 - *What is your biggest hope or best outcome of allowing more housing in more places? (20 mins)*
- **Cheyenne’s Room - P4, P9, P6**
 - P4
 - Biggest concern: housing goes to places that does not have access to food, transportation, public spaces to walk, get out, relax:
 - Hope: rezoning to have mixed use zones; utilize parking lots and unused space; expand emx to mixed use zones and River Road; modified codes to maybe have 5 stories; making sure having access to health care and resources
 - P9
 - Concern: pushback from the neighborhood and certain of stigmas;
 - Hopes: to have people feel welcomed; for it to be in desirable places vs. industrial places
 - Wish: making it realistic to folks → affordability
 - P6
 - It needs to be in desirable area → place for kids to be safe, live next to friends, children would love
 - Needs to be reasonable cost
 - Would love to see houses be in the middle income
 - Have houses near parks
 - Have houses in safe areas
 - Sophie
 - The city chose the approach to be allowed everywhere and then started chipping away
 - The city is looking at lot size requirements
 - City is thinking about smaller lot sizes in areas that have access to transportation and resources
 - The city will take recommendations to decision makers
 - “We have portland prices but not portland income”
 - Recommendation: give owners some sort of money or tax break to have more affordable housing on the lot

- Are you working with Springfield?
 - They are complying but Eugene is not working directly and not required to listen to these recommendations
- Recommendation: LTD is shared with Eugene and Springfield so there should be coordination
- Don't have questions until they see standards
- Is there anything around looking at diversity on how those houses get filled up and who can rent them? Race, sexuality, and gender?
- Hope that there is more affordable housing
- Concern that they are built all around UO
- Multi-family homes or shared households
- Creating schemes for inter-generational households
- More broader range of houses
- Concern about overcrowding and transportation
- Concern of affordability

***Closing and Next Steps (15 min) - Alai, and COE staff**

- P8 - To what extent can we engage with people in our community? - Talk with them about it!
- Envision Eugene is topic heavy and doesn't include public involvement
- P1 - Are we supposed to be thinking about climate change as well? - You can think as broadly as you want and we will see what happens.

One word takeaway: affordability, hope, open, community, belonging, change, community, common sense of values, meaningful,

Equity Roundtable – Meeting 2

December 8, 2020 - 5:30-7:30 PM

ATTENDEES: Jennifer Knapp (Staff), Terri Harding (Staff), Sophie McGinley (Staff), Alai Reyes-Santos (ACC), Perla Alvarez (ACC), Cheyenne Holliday (ACC), P1, P7, P3, P6, P2, P4, P8

AGENDA

- i. Video and sound check (5 min) - Cheyenne**
- ii. Welcome and Land Acknowledgement (5 min) – Perla and Team**
 - a. Thank people for their time and feedback last time
 - b. Highlight that the feedback is providing information that other groups are not providing, which is very valuable!
 - c. Communities of this group actually represented.
 - d. Your voice as individuals and as representatives of your orgs
- iii. Introductions (15 min) – ALL (Name, pronoun if they wish, organization they represent) - Perla**
 - a. Introduction
 - b. Share one reflection from previous meeting about Middle Housing
- iv. Review community agreements and add a new agreement about information sharing. -Perla (2 minutes)**
 - a. Thank you all for introductions
 - b. We would like to take time to review the community agreements from last time
 - c. >> read slides<<
 - d. Would like to flush out the last community agreement with agreement of this group
 - e. Because info has to be shared for feedback
 - f. I would like to invite Teri to share more about the examples
- v. Share example of summaries from Healthy Democracy-Terri (2 min)**
- vi. Finalize agreement about information sharing-Perla (2 min)**
 - a. Thank you Teri,
 - b. Summaries of reflections will be shared anonymously not linking individuals to piece of feedback
- vii. Clarify group’s role in the project and opportunities to speak with decision makers (4 min) – Alai**
- viii. Update on rulemaking; update on other outreach and Healthy Democracy Panel resources – Sophie**

- 5 minute break -

ix. Guiding Values and Principles (45 min) – Perla and Team

- a. Screenshare and read Healthy Democracy samples with participants - Alai (5 min)
- b. Assign groups - Perla
- c. Perla, Cheyenne and Alai will [notetake on sticky notes](#), while screensharing in our individual groups as people share potential Guiding Values and Principles. (20 min)
- d. Share from each group and debrief - Perla (20 min)
 - i. Themes
 - ii. Words that are repeated
 - iii. Highlights

x. Closing and Next Steps (10 min) - STAFF

- Upcoming Planning Commission and City Council work sessions
- Next Equity RoundTable in February to discuss code concepts

xi. Closing with thanks. If there is time, ask each person for what is their favorite drink in the Winter. - Perla (5 minutes)

NOTES:

- i. Video and sound check (5 min) - Cheyenne**
- ii. Welcome and Land Acknowledgement (5 min) – Perla and Team**
 - The feedback we got from this roundtable has not come up in other roundtables
 - “Your presences here is very appreciated and valued”
 - Staff will share how this feedback will contribute to the report
 - Perla facilitates land acknowledgment
 - Agenda overview
- iii. Introductions (15 min) – ALL (Name, pronoun if they wish, organization they represent) - Perla**
 - P6 (she/her) - NAACP in Eugene and P8field, feeling some sense of community by hearing other experience the same things, not feel like the only person who had experience that kind of scenario

- P4 (she/her) - Shoshone, UO Sapsik'wafá Education Program, hope and excitement at the city taking these steps and action and engaging communities not represented in planning before
- P3 (she/her they/them) - tribal citizens, representing UO Longhouse, family has deep connection with longhouses at uo and Lane County, asked to represent because all of the nascu students are feeling overwhelmed with course load and everything going on, double duck, oming with an eye as someone who does community engagement, what work and what doesn't work
- P7 (he/him) - representing disoriented asian american film festival, appreciated everyones stories, operate ina pretty privileged situation but this is value for to me, hear to listen and learn more to
- Jennifer (she/her) - urban designer, hear to listen and take notes, it was really impactful to hear all of the stories
- P1 (he/him) - representing LILA, himself, and consumers he is working with, so excited, commitment level in this group to economic justice was amazing, proud of my city for making an equity panel, happy you all are asking for our opinions,
- P2 (she/her) - disorient asian american film festival, realtor, see the city through the filters of lots of my clients, interested in learning and participating, talked with lots of people, has good stories about eugene
- Sophie - assistant planner, thinking about how valuable how all of the input is, this is a starting line for how things will be different from now on
- Cheyenne (she/her) - excited from last meeting
- Terri (she/her) - last meeting was favorite meeting ever, reflecting about the gratitude i have for you all and my obligation and responsibility to keep elevating and keep moving forward
- Alai (she/her/hers) - multigenerational households,
- Perla - Really enjoyed hearing all of your feedback, not a lot of spaces to talk about your housing including the ugly things and share it with the hope of making it into to a change

iv. Review community agreements and add a new agreement about information sharing. -Perla (2 minutes)

- Information Sharing Agreement - City staff will share summaries of what happens here with the planning commission

v. Share example of summaries from Healthy Democracy-Terri (2 min)

- Terri shares examples of summaries
- Listed the attendees by first name, where they are representing, and purpose of meeting
- Notes with no names
- Draft guiding values and principles
 - Participant gives input
 - Staff synthesized input
 - This may be different for this group, maybe you don't want staff to edit/synthesize
- Examples of Healthy democracy Panel Principles
 - Portion written by staff based on input
 - Portion written by panel members
- Feedback
 - P1 - As long as the name is removed I feel completely fine
 - As long as you can't trace my comment back to me
 - P2 - purpose of the document
 - Staff - they will be included in the packet for the planning commission, widely distributed on the website and with others
- vi. Finalize agreement about information sharing-Perla (2 min)**
 - Amendment: Summaries of reflection will be shared anonymously not linking individuals to specific piece of feedback
- vii. Clarify group's role in the project and opportunities to speak with decision makers (4 min) – Alai**
 - If sharing info, we still must follow the agreements and not breach confidentiality
 - If anybody is interested/willing/excited to talk to city officials etc..
 - Scott Lemons
- viii. Update on rulemaking; update on other outreach and Healthy Democracy Panel resources – Sophie**
 - Tomorrow morning the states planning commission are hopefully adopting the standards for the bill. It must be done by the end of the year
 - Model code
 - Minimum standards
 - Performance metric approach ← not finalized
 - If we go the the minimum standards (Full list of questions in the powerpoint slides)

- A lot we can do
- P1 - Big but important list
- P4 - Clarification: The commission is adopting the guidance opposed by the state?
 - Staff - We will have the rules tomorrow and the question will be what we are asking ourselves once we know what the rules are
- P1 - Are they locking in the rules tomorrow? If we decide to go above and beyond can we do that?
 - Staff - We will use the panel to guide the commission to see if we are going above and beyond
 - Staff - Your voices are valuable to provide feedback
- Alai - we have feedback from this group, city is getting basic requirements from the state
 - Through the feedbacks from groups the requirements can be amplified
- Perla put up the questions/decisions the Sophie talked about in the presentation slides
 - If you go to your email you have the link to the slides and the questions are on slides 15 and 16
 - Terri - this is a pretty new list and it is very helpful as a preview but it could change

- 5 minute break -

ix. Guiding Values and Principles (45 min) – Perla and Team

- Shared
 - Safety and security in the code itself
 - Thinking beyond the usual requirements
 - Spreading middle housing across Eugene
 - Thinking about duplex and multiplexes in the same buildings
 - Functional efficiency
 - Process of getting the code to pass
 - Homelessness and child homelessness as indicators
 - Can indicate the needs
 - Indigenous communities and federal funding for housing dedicated to Indigenous communities

- P3 - trying to represent the current and past native longhouse members to clarify and look at how to decolonize the functions of housing and planning
 - Not just about low income members but is city council representing the unheard communities?
 - And why are they unheard
- Green spaces
- Different funding strategies:
 - <https://www.newday.com/film/holding-ground-rebirth-dudley-street>
 - Boston example → the bank was not run by the city at all
 - Portland is doing something similar looking at families who have lived there and have historic presence in Alberta (black community)
 - Has to do with socioeconomic status
- Multi-family opportunities for housing
- Socio-economic status funding to go from rent to own
- Economic guidelines or first time buyer
- People are losing housing opportunities because others are coming and buying with all cash
- Is economic guidance for first time buyers possible?
 - Terri - everything is on the table
 - We do have an existing program and there are ideas to have one specifically for BIPOC communities
 - Can't make rules about specific race but we can make incentives
- Affordability at different levels
- Rent to Own
- Distribution amongst different neighborhoods so that it is equitable
- Try to support local people who are trying to buy a house
- Trying to get back to the relationship of the land
 - In ways that things are built
 - Only few people are able to live by river
 - Thinking about Indigenous communities
 - Thinking about principles and how you live with the land
 - Sustainable ways, design

- Design in ways connected to the Indigenous people of this land, cultural specificity
- Distribution to different neighborhoods and a variety of income levels and demographics within neighborhoods around the city
- Having people who come into the neighborhood feel comfortable
- Implementation of middle housing may be a way to help mitigate the historical zoning practices
- Distribution of housing types and recognize a lot of a resistance from neighborhoods
 - Equity goes both ways
- Helping people afford to rent and buy
- From Terri Harding (City Staff, she/her) to Everyone: (7:04 PM)
 - anti-displacement strategies? ^[P]wealth building programs?
- This is about building new houses and recognizing that someone has to be able to afford to build these
 - Are there ways to incentive the builders to follow the principles and values created here
 - Developers are in a business
- Finding a way to enhance culture
 - Having government to government relationship with tribes
- Apply with decolonizing lens
- Themes: Safety, culture, being mindful about the government, wealth building strategies for people who want to become homeowners
- P8 - since we are having the census, we will be having new numbers and demographics that reflects the community
 - Involving some local communities, non profits, business, and botanists in the creation and planning for equitable and sustainable planning
 - Hiring contractors locally and people who have been living in Eugene for a while
- From P3 to Everyone: (7:17 PM): How do we avoid slum lord style neighborhoods? Or how do we prevent certain families from owning micro neighborhoods within the city... I guess this leads me to thinking about renter discrimination. As a guiding principle, can the city ensure a better support of monitoring

micro-neighborhoods aka cottage clusters, to prevent or filter against private land-owner discriminatory rental practices?^[P-1]_[SEP]

- P1 has similar concerns

- Federal Funding: Housing for Indigenous Community Members

- Socio-economic status: rent to own

- Race-based funding-building investments in historical neighborhoods like Alberta (Portland)

- NEDCO: if city could provide 0 interest loan or without downpayment mortgages (economic guidelines, first-time buyers)

- Housing shortage: people have saved for downpayment, but cannot compete on the P7et

- Affordability

- Subsidies-incentives

- Safety in building standards (lighting, materials, mailboxes, garbage)

- Address bias against middle housing

- Democratic and transparent decision making

- Decolonize land development/in relationship to land in sustainable ways

- Decolonize approaches to conflict emerging around Middle Housing: recognize privilege, foster openness in neighborhoods, face bias against apartment buildings and middle housing

- Co-design architecture and floor plans with Grande Ronde and Siletz (gov to gov relationship with tribes)

- Wealth building strategies and others for those who want to be homeowners

- Multigenerational

- Can the city ensure monitoring cottage clusters ect to prevent discriminatory rental practices?

- Anti-displacement strategies?

- Wealth building programs?

x. Closing and Next Steps (10 min) - STAFF

- Upcoming Planning Commission and City Council work sessions
- Next Equity RoundTable in February to discuss code concepts

- Terri: deep gratitude for sharing with us. Your participation matters and will impact. Very open to suggestions. You also have a voice directly to city council. Planning commission and City Council has open comments at their meetings
- Sophie: The role of the planning department. We are liaisons and trying to be neutral to bring voices to be into the room and take those to the city council. Planning commission will make a recommendation and the city council makes the ultimate decisions.
- Jennifer: Thank you. I appreciate the conversation

xi. Closing with thanks. If there is time, ask each person for what is their favorite drink in the Winter. - Perla (5 minutes)

Eugene Review Panel

First Report: Guiding Principles

11 December 2020

The following Guiding Principles were created and ranked by the 29 Panelists of the 2020–21 Eugene Review Panel on Housing. This report exclusively represents the words of Panelists themselves and the language below has not been edited by either City or Healthy Democracy staff. This explanatory text (in italics) is the only content contributed to this report by staff.

This project is a partnership between the City of Eugene and Healthy Democracy. The Review Panel prepared these Principles as advice to City staff preparing draft code related to HB 2001. Panelists were randomly selected from across the city (including the unincorporated areas within its Urban Growth Boundary), to reflect a microcosm of the city in terms of age, gender, race/ethnicity, geographic location of residence, disability status, renter/homeowner status, and educational attainment.

The Principles below were written by the Panel after hearing from seven background experts selected by the project's Steering Committee, 11 stakeholders and experts selected by the Panel from a menu prepared by the Steering Committee, and two additional speakers called by the Panel to answer specific questions. In addition – and of equal importance – the Panel explored the experiences of the cross-section of Eugene residents on the Panel itself. The Panel met for a total of 22 ½ hours during this portion of the Review. The Panel will meet again for an additional 12 ½ hours, over six sessions in the spring, to review the City's draft code related to HB 2001.

Additional Notes

The Principles in this report were placed in order using a weighted score. This score was based on the votes submitted for each Principle by members of the Panel, according to this formula:

- *First a raw score was calculated:*
 - *A vote of "strongly agree" counted for 2 points toward the score of that Principle.*
 - *A vote of "somewhat agree" counted for 1 point.*
 - *A vote of "don't know / neutral" counted for 0 points.*
 - *A vote of "disagree" counted for -1 point.*
- *Then, a weighted score was calculated in this way:*
 - *The raw score / the number of votes cast for that Principle = the weighted score.*

Both the overall score and the specific votes have been noted with each Principle below. Ties were broken by a random number generator.

Note that some of the Principles are followed by rationales, also written by the Panel. These rationales are identified by a standard phrase: "why this is important,"

The Principles are numbered using the arbitrary numbers assigned to them during the Review. Those assigned numbers are preserved here for ease of reference; they never represented any sort of ranking.

For more information on the Panel, please visit: healthydemocracy.org/eugene.

Guiding Principles

Principle 1: Affordable housing is of paramount importance.

Weighted Score: 1.92.

Votes: Strongly Agree – 25, Somewhat Agree – 2, Don't Know / Neutral – 0, Disagree – 0.

- *Why this is important:*
 - Rent is over half a person's income – 60% a lot of the time – so affordability must be a priority.

Principle 38: Provision for continuous improvement of policy; what we create will need to be revisited in the future. Establish a periodic form of review process on existing policy to change accordingly. Form a review process that is at least as representative as this Panel.

Weighted Score: 1.89.

Votes: Strongly Agree – 25, Somewhat Agree – 3, Don't Know / Neutral – 0, Disagree – 0.

- *Why this is important:*
 - As an example, only three buildings have been built under an existing Eugene policy: MUPTE (Multi Unit Property Tax Exemption). We should revisit policies after two years and see if it's working.

Principle 6: Expedite the process of securing affordable housing for those that need it most. Reduce red tape.

Weighted Score: 1.89.

Votes: Strongly Agree – 25, Somewhat Agree – 1, Don't Know / Neutral – 1, Disagree – 0.

Principle 2: Maintain affordability for newly constructed middle housing when replacing existing affordable housing structures.

Weighted Score: 1.85.

Votes: Strongly Agree – 23, Somewhat Agree – 4, Don't Know / Neutral – 0, Disagree – 0.

Principle 39: Zoning codes need to serve the needs of the general population.

Weighted Score: 1.85.

Votes: Strongly Agree – 23, Somewhat Agree – 2, Don't Know / Neutral – 1, Disagree – 0.

- Need to speak to a minimum level of habitability

Principle 30: Rentals need to be affordable and habitable and accessible.

Weighted Score: 1.74.

Votes: Strongly Agree – 21, Somewhat Agree – 5, Don't Know / Neutral – 1, Disagree – 0.

Principle 32: Refrain from tearing down existing habitable affordable housing and discourage replacing it with higher cost housing.

Weighted Score: 1.71.

Votes: Strongly Agree – 21, Somewhat Agree – 6, Don't Know / Neutral – 1, Disagree – 0.

Principle 21: Protect and preserve our natural resources, such as the Amazon headwaters, and features our city holds dear as well as , open spaces, green spaces, playgrounds and gathering spaces, especially for children.

Weighted Score: 1.71.

Votes: Strongly Agree – 21, Somewhat Agree – 6, Don't Know / Neutral – 1, Disagree – 0.

Principle 26: Build for the foreseeable future. Age and demographics are changing.

Weighted Score: 1.68.

Votes: Strongly Agree – 21, Somewhat Agree – 5, Don't Know / Neutral – 2, Disagree – 0.

- It is important to have middle housing that can cater to an older population and people with disabilities, allowing them to live .
- *Why this is important:*
 - Houses are often too big for one or two people.

Principle 22: Address homelessness with practical solutions, like tiny homes, transitional housing, and townhomes. More parks of tiny homes, like Emerald Park or cottage clusters for homeless individuals – something that gives a homeless person a sense of dignity and place they can call their own.

Weighted Score: 1.68.

Votes: Strongly Agree – 21, Somewhat Agree – 5, Don't Know / Neutral – 2, Disagree – 0.

Principle 14: Allow any housing greater than two units which bring the cost down for building and affordability in a greater number of neighborhoods across the city.

Weighted Score: 1.67.

Votes: Strongly Agree – 18, Somewhat Agree – 9, Don't Know / Neutral – 0, Disagree – 0.

- *Why this is important:*
 - Current zoning codes are restrictive and don't allow for triplexes and quadplexes in many places.
 - A speaker talked about being as precise and flexible as possible.

Principle 35: Encourage inclusive and diverse neighborhoods with equal access.

Weighted Score: 1.67.

Votes: Strongly Agree – 21, Somewhat Agree – 4, Don't Know / Neutral – 1, Disagree – 1.

- *Why this is important:*
 - Reject discriminatory practices such as redlining and segregated neighborhoods, both in terms of race and socio-economic status.
 - Historical context has separated minorities and upheld systemic racism.

Principle 41: Low-income housing and affordable housing are where most of the housing shortage is. As the City implements the bill in code, they should use statistics and metrics over time to mandate a certain amount of housing for low-income people.

Weighted Score: 1.65.

Votes: Strongly Agree – 20, Somewhat Agree – 4, Don't Know / Neutral – 1, Disagree – 1.

Principle 19: Promote sustainability and a low carbon footprint.

Weighted Score: 1.64.

Votes: Strongly Agree – 21, Somewhat Agree – 5, Don't Know / Neutral – 1, Disagree – 1.

Principle 18: Make the code less restrictive to remove barriers.

Weighted Score: 1.64.

Votes: Strongly Agree – 19, Somewhat Agree – 4, Don't Know / Neutral – 1, Disagree – 1.

- For example, to allow for complete kitchens in infill housing.
- Another speaker talked about how the fees are the same for a single-family house versus a triplex or quadplex. Fees should be commensurate with what's being built.

Principle 10: Promote walkable & bikeable neighborhoods.

Weighted Score: 1.61.

Votes: Strongly Agree – 21, Somewhat Agree – 4, Don't Know / Neutral – 2, Disagree – 1.

Principle 8: Ensure adequate transportation is available, such as buses, bikes, bike lanes, and other forms of public transportation and infrastructure.

Weighted Score: 1.61.

Votes: Strongly Agree – 22, Somewhat Agree – 3, Don't Know / Neutral – 1, Disagree – 2.

Principle 29: Create a forum for renters to represent themselves and have input during development.

Weighted Score: 1.56.

Votes: Strongly Agree – 19, Somewhat Agree – 5, Don't Know / Neutral – 2, Disagree – 1.

- *Why this is important:*
 - Renters have little control over the land they live on or house they live in. Current Renters need to have a say or voice in the habitability of their rental. Because renters have a fear of reprisal. There should be a neutral, anonymous platform because renters have a fear of reprisal. Have anonymity.

Principle 3: Incentivize and/or subsidize the construction of middle housing that is affordable for low income people, with special consideration for more than two units.

Weighted Score: 1.56.

Votes: Strongly Agree – 17, Somewhat Agree – 9, Don't Know / Neutral – 0, Disagree – 1.

- *Why this is important:*
 - Incentives won't really kick in until you get a four-plex or higher. So our code should advocate for four-plexes or higher if we want to get to more affordable housing.

Principle 5: Reduce the System Development Costs in order to keep the costs low.

Weighted Score: 1.56.

Votes: Strongly Agree – 18, Somewhat Agree – 6, Don't Know / Neutral – 3, Disagree – 0.

Principle 23: Everyone deserves a place to live, without discrimination.

Weighted Score: 1.52.

Votes: Strongly Agree – 20, Somewhat Agree – 2, Don't Know / Neutral – 4, Disagree – 1.

Principle 40: Be bold planners. Draft has the potential to be as impactful as possible for those who need it the most.

Weighted Score: 1.50.

Votes: Strongly Agree – 17, Somewhat Agree – 6, Don't Know / Neutral – 2, Disagree – 1.

- *Why this is important:*
 - Time is of the essence. We need to move faster. It's going to get worse during the pandemic – through no fault of people's own.
 - Solutions need to affect the housing access and affordability for the greatest number of people

Principle 31: Middle housing buildings should be equitably distributed, so that there are guardrails against only certain neighborhoods being targeted, those with less middle housing should be focused first.

Weighted Score: 1.46.

Votes: Strongly Agree – 19, Somewhat Agree – 4, Don't Know / Neutral – 4, Disagree – 1.

- *Why this is important:*
 - Give people in different socio-economic classes the opportunity to live in a variety of neighborhoods.

Principle 7: New buildings need to provide a commensurate or at least a certain amount of affordable housing to be approved.

Weighted Score: 1.46.

Votes: Strongly Agree – 16, Somewhat Agree – 9, Don't Know / Neutral – 3, Disagree – 0.

Principle 11: Prioritize improved accessibility for the disabled and the elderly.

Weighted Score: 1.44.

Votes: Strongly Agree – 16, Somewhat Agree – 8, Don't Know / Neutral – 2, Disagree – 1.

Principle 20: Lower the carbon impact in new construction. Should be created with local and sustainable materials and energy efficient design - eco friendly standards. For example, encourage use of solar panels, close access to bus stops, access to transportation, green space, walkability.

Weighted Score: 1.43.

Votes: Strongly Agree – 19, Somewhat Agree – 5, Don't Know / Neutral – 1, Disagree – 3.

Principle 33: Find balance between new development and renovation.

Weighted Score: 1.43.

Votes: Strongly Agree – 17, Somewhat Agree – 7, Don't Know / Neutral – 3, Disagree – 1.

Principle 24: Transitional housing should be close to services and close to public transportation.

Weighted Score: 1.37.

Votes: Strongly Agree – 15, Somewhat Agree – 8, Don't Know / Neutral – 3, Disagree – 1.

- *Why this is important:*
 - There needs to be more transitional housing – or lots where people can put a tent up. around town, not just in one neighborhood.
 - Transitional housing in some neighborhoods get moved around. Some neighborhoods don't have any. It's a good stepping stone if there's a six-year wait to get into an apartment.
 - It doesn't help anyone if it's on the far side of town; no one will use it.

Principle 12: Remove barriers to ADU legislation.

Weighted Score: 1.26.

Votes: Strongly Agree – 15, Somewhat Agree – 6, Don't Know / Neutral – 4, Disagree – 2.

Principle 27: Smaller houses are easier to maintain and are more eco-friendly.

Weighted Score: 1.26.

Votes: Strongly Agree – 16, Somewhat Agree – 5, Don't Know / Neutral – 3, Disagree – 3.

Principle 4: Consider allocating property taxes from middle housing toward providing subsidies, incentives, and tax breaks.

Weighted Score: 1.26.

Votes: Strongly Agree – 12, Somewhat Agree – 12, Don't Know / Neutral – 1, Disagree – 2.

Principle 28: The aesthetics of the neighborhoods needs to be addressed - diversification of types of middle housing is needed that allows neighborhoods to meet a variety of needs.

Weighted Score: 1.22.

Votes: Strongly Agree – 11, Somewhat Agree – 12, Don't Know / Neutral – 3, Disagree – 1.

- *Why this is important:*
 - The zoning laws shouldn't be specific to styles; they should have health and safety as their focus.

Principle 16: Raise the height restrictions on multifamily housing.

Weighted Score: 1.21.

Votes: Strongly Agree – 13, Somewhat Agree – 10, Don't Know / Neutral – 3, Disagree – 2.

Principle 25: There needs to be more transitional housing around town, not just in one neighborhood.

Weighted Score: 1.18.

Votes: Strongly Agree – 15, Somewhat Agree – 6, Don't Know / Neutral – 4, Disagree – 3.

- *Why this is important:*
 - Some neighborhoods lack adequate transitional
 - It's a good stepping stone if there's a six-year wait to get into an apartment.

Principle 37: Prioritize and protect locals to avoid gentrification and displacement.

Weighted Score: 1.18.

Votes: Strongly Agree – 14, Somewhat Agree – 8, Don't Know / Neutral – 3, Disagree – 3.

- We want to be careful not to create an exclusionary policy. Be mindful of unintended side-effects of protections.

Principle 9: Consider space in schools and plan for future needs.

Weighted Score: 1.14.

Votes: Strongly Agree – 13, Somewhat Agree – 8, Don't Know / Neutral – 5, Disagree – 2.

Principle 36: Consider exactly who these homes are being built for – smaller families, people who want to live in Eugene and stay in Eugene – build houses for that reason.

Weighted Score: 1.11.

Votes: Strongly Agree – 10, Somewhat Agree – 12, Don't Know / Neutral – 3, Disagree – 2.

- *Why this is important:*
 - Concern about upzoning and gentrification.
 - Quality housing for families, not mediocre housing.

Principle 13: Allow for modification of HB2001, restructuring zoning to allow for middle housing.

Weighted Score: 1.07.

Votes: Strongly Agree – 11, Somewhat Agree – 8, Don't Know / Neutral – 7, Disagree – 1.

Principle 15: Consider unit size and square footage.

Weighted Score: 1.07.

Votes: Strongly Agree – 11, Somewhat Agree – 9, Don't Know / Neutral – 7, Disagree – 1.

Principle 34: Incentivize renovation over new development.

Weighted Score: 1.07.

Votes: Strongly Agree – 14, Somewhat Agree – 7, Don't Know / Neutral – 2, Disagree – 5.

Principle 42: Have the city add infrastructure to encourage building.

Weighted Score: 0.96.

Votes: Strongly Agree – 7, Somewhat Agree – 11, Don't Know / Neutral – 8, Disagree – 0.

- System development fee shouldn't be a flat fee but should be related to the amount of work the City will have to do.

Other Principles

This Principle was voted by over $\frac{2}{3}$ of the Panel to not be relevant to the issue at hand. Importantly, this vote did not imply agreement or disagreement with this Principle – only that it was “not relevant” to the issue currently before the Panel. Therefore, it was not included in the final ranking, but it is included here for the record.

Principle 17: ADUs can be built and be less restrictive than single family housing.

Healthy Democracy Resources

We welcome you to explore the Healthy Democracy process including panelist resources, meeting recordings, the process outline, Steering Committee, and more. The information is all online but lives in different places. Below, you will find an outline of what resources exist and where they can be found:

- [Healthy Democracy webpage](#): includes the [demographic profile of the panel](#), [project outline](#), [contract](#), materials given to panelists, presenter names and powerpoints, and more.
- [Healthy Democracy Youtube](#): where all the meeting recordings can be found as well as “[Discussions on Democracy](#)”, a video series that does a deep dive into the process.
- [Middle Housing Code Amendments webpage](#): where links to recordings of Steering Committee can be found.

If you are interested in hearing presentations given to the Healthy Democracy panelists, you can view those below:

1. **Ethan Stuckmayer**, Department of Land Conservation and Development
 - Overview of House Bill 2001
 - [10 minute presentation](#)
 - [Powerpoint](#)
2. **Alissa Hansen**, Planning Director, City of Eugene
 - a. Overview of City of Eugene
 - b. [10-minute presentation](#)
3. **Rep. Julie Fahey**, Oregon House of Representatives
 - a. State legislative perspective
 - b. [10 minute presentation](#)
 - c. [Powerpoint](#)
4. **Tyler Bump**, ECONorthwest
 - a. Overview of the economics
 - b. [10 minute presentation](#)
 - c. [Powerpoint](#)
5. **Councilor Chris Pryor**, City Council, City of Eugene
 - a. Council and state rulemaking perspective
 - b. [10 minute presentation](#)
6. **Renee Clough**, Branch Engineering
 - a. Private sector perspective: barriers to building middle housing
 - b. [10 minute presentation](#)
 - c. [Powerpoint](#)
7. **Dr. Sarah Adams-Schoen**, Law Professor, University of Oregon
 - a. The history of residential zoning
 - b. [10 minute presentation](#)
 - c. [Powerpoint](#)
8. **Michael Andersen**, Sightline Institute
 - a. Advocacy perspective: barriers to building middle housing
 - b. [10 minute presentation](#)
 - c. [Powerpoint](#)
9. **Danielle Arigoni**, AARP
 - a. Aging in place: age-friendly communities

Healthy Democracy Resources

- b. [10 minute presentation](#)
- c. [Powerpoint](#)
- 10. **Jon Belcher**, River Road/Santa Clara Neighborhood Plan Community Advisory Committee
 - a. The neighborhood association and planning perspective
 - b. [10 minute presentation](#)
 - c. [Powerpoint](#)
- 11. **Ethan Stuckmayer**, Department of Land Conservation and Development
 - a. More information about HB 2001
 - b. [10 minute presentation](#)
 - c. [Powerpoint](#)
- 12. **Josh McCarty**, Urban 3
 - a. Density and economics
 - b. [10 minute presentation](#)
 - c. [Powerpoint](#)
- 13. **Ibrahim Coulibaly**, Eugene Human Rights Commission & NAACP
 - a. Housing and Equity perspective
 - b. [10 minute presentation](#)
- 14. **Dan Bryant & Dylan Lamar**, SquareOne Villages & Cultivate Inc
 - a. Barriers to building affordable middle housing
 - b. [10 minute presentation](#)
 - c. [Powerpoint](#)
- 15. **Matt McRae**, Mayor's Climate Recovery Ordinance Ad Hoc Work Group
 - a. Land use and climate
 - b. [10 minute presentation](#)
 - c. [Powerpoint](#)
- 16. **Noreen Dunnells**, United Way
 - a. Eugene demographics and housing need
 - b. [10 minute presentation](#)
 - c. [Powerpoint](#)
- 17. **Laurie Hauber**, Springfield Eugene Tenant Association
 - a. A renter's perspective
 - b. [10 minute presentation](#)
 - c. Powerpoint (*forthcoming*)
- 18. **Paul Conte**, Neighborhood Advocate
 - a. Opposition to HB 2001 and potential outcomes
 - b. [10 minute presentation](#)
 - c. [Powerpoint](#)
- 19. **Matt Hastie**, Angelo Planning
 - a. Answering technical questions
 - b. [5 minute presentation](#)
- 20. **Lisa Arkin**, Beyond Toxics
 - a. Housing and Environmental justice
 - b. [5 minute presentation](#)