



URBAN GROWTH STRATEGIES

Homes & Jobs for 2045

City Council Work Session
November 12, 2025



1



2

Agenda

- ▶ 2026 Adoption Package Overview
- ▶ Housing Actions
 - ▶ Micro Village Housing
 - ▶ Housing Production Incentives
- ▶ Next Steps & Discussion



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2



2026 Adoption Package

Overview of Adoption Package Components

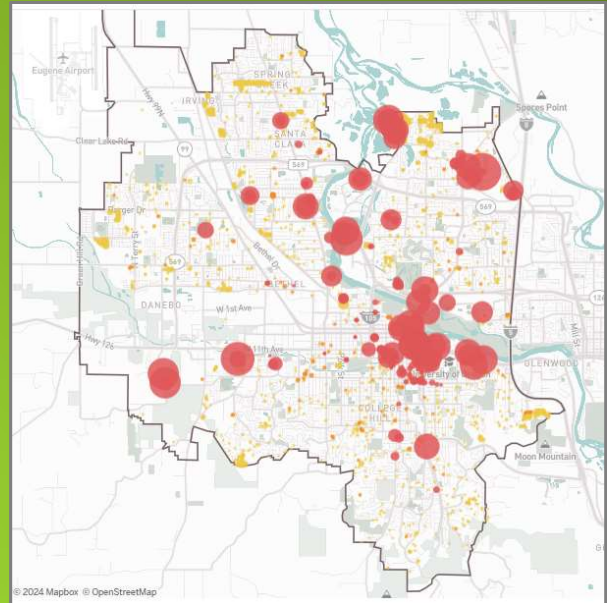
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Homes & Jobs for 2045

Project Overview



*New Dwellings Map
Growth Monitoring Data Dashboard*



Project Phases

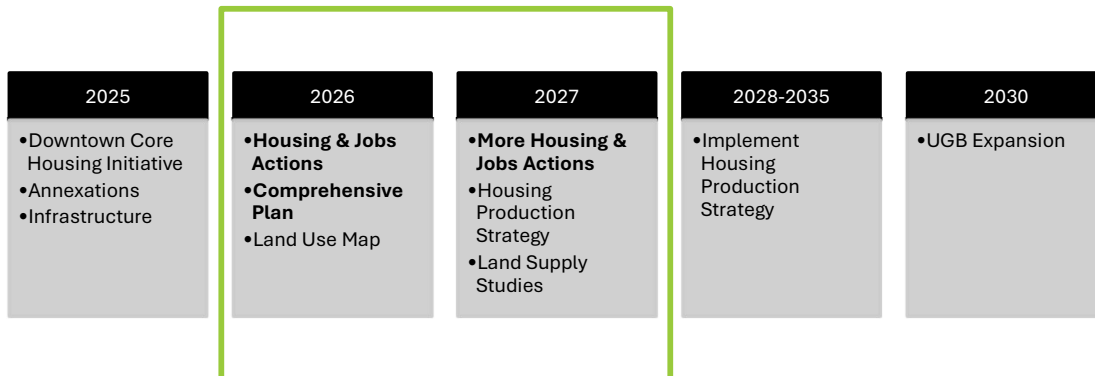
- ▶ Community Engagement
- ▶ Policy Development
- ▶ Housing & Jobs Actions
- ▶ Land Supply Studies



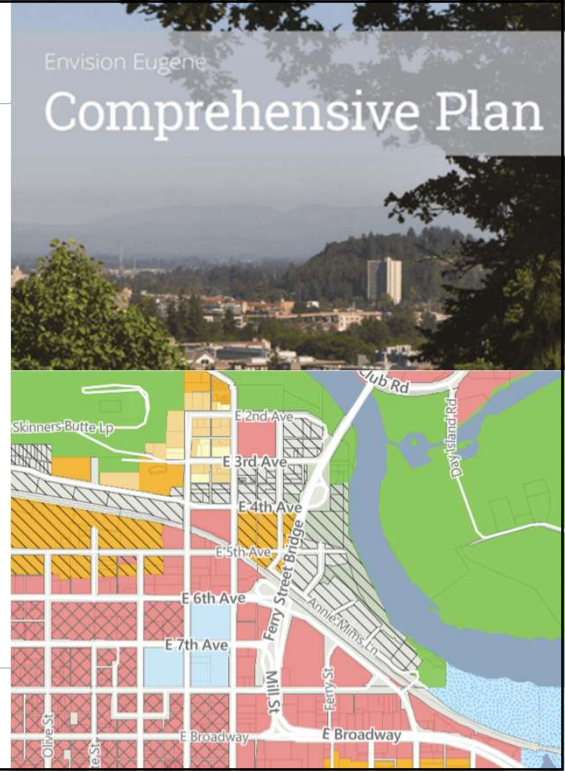
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Adoption Timeline



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Policy Changes

- ▶ New Comprehensive Plan Chapters:
 1. Community Engagement
 2. Compact Development & Urban Design
 4. Housing
 5. Community Health
 11. Land Use + Land Use Designation Map



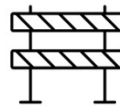
Action Priorities



Increase Capacity
for Housing



Reduce Barriers
to Housing



Reduce Barriers
to Jobs



Encourage
Compact Development





Housing Actions

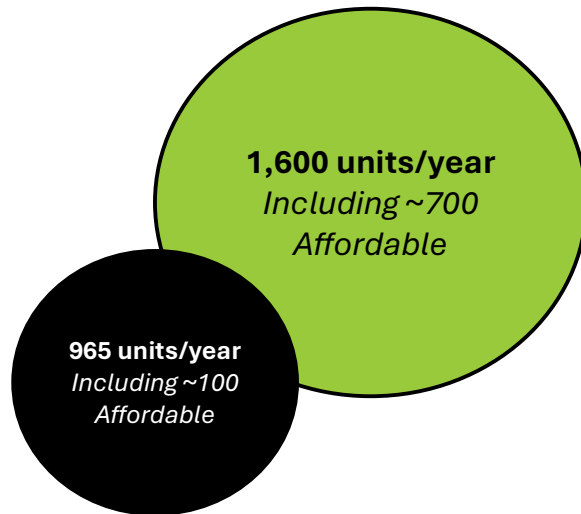
Meeting Eugene's 20-year urban growth needs

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Housing Need

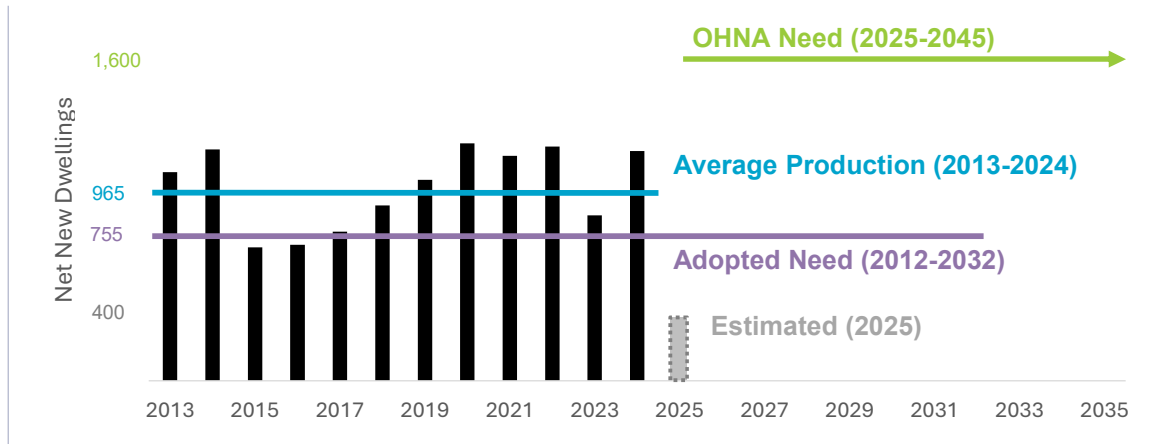
- ▶ 26,273 new dwelling units
- ▶ Need to produce 70% more units annually compared to the last 10 years
- ▶ Challenging market ahead



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Needs vs. Trends



Adapted from Growth Monitoring Data through June 2025



20-Year Housing Need by Income Level



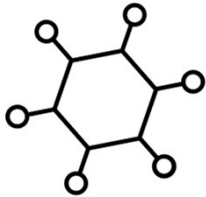
Source: Oregon Housing Needs Analysis, January 2025

2025 Area Median Income (AMI) = \$91,700 for a household of four



13

Today's Focus



**Micro Village
Housing**



**Housing Production
Incentives**



13



14

Micro Village Housing

Issue: Need for deeply affordable units (0-30% AMI) in a village setting

▶ **Micro-dwellings**

- Small units with an in-unit bathroom with a shared kitchen in a common building
- Lower building costs, quicker to build; limited subsidy needed to reach affordability

▶ **Village setting**

- Desire for community style living and supports
- Desire for detached units for safety and comfort



14



Micro Village Dwelling

- ▶ 400 sq feet or less, accessible bonus
- ▶ Private, in-unit bathroom
- ▶ Optional kitchenette
- ▶ Allow for a variety of configurations (detached, attached, stacked)

Image: Dwelling unit at Community First! Village, Texas



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15

15



Village Site

- ▶ Variety of sites – infill, institutional/community, etc.
- ▶ Community building + kitchen
- ▶ Open space, pedestrian paths
- ▶ Developer flexibility to provide laundry, storage, services, or limited commercial uses

Image: EveryOne Village Market Garden



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16

16



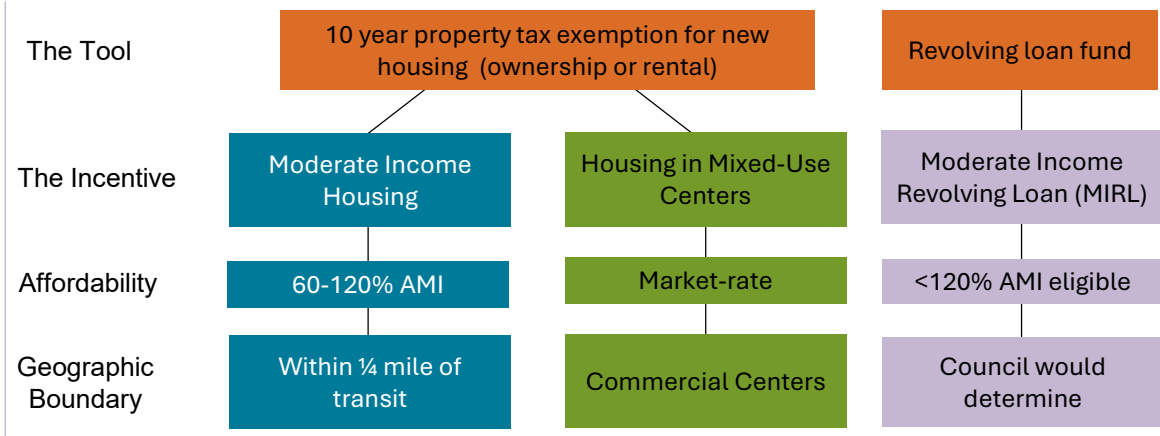
Housing Production Incentives

Issue: Important housing development types lack production incentives.

- ▶ **Moderate income housing** is an identified needed housing type in Eugene, but there are no programs or subsidies that specifically support moderate income housing.
- ▶ Eugene’s housing production incentives for **housing near centers and transit** are currently limited to the Downtown area.



Proposed Programs





Benefits of Approach

- ▶ Supports City's housing production goals
- ▶ Supports City's climate goals
- ▶ Strengthens tax base



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Discussion & Next Steps

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Next Steps

- ▶ November 24 City Council Potential Action
 - Adoption Package Initiation – Plan and Code Amendments
- ▶ December 2 Board of Commissioners Work Session
 - Adoption Package Overview, focus on County-adopted components
- ▶ December - March Eugene & Lane County Planning Commission Work Sessions
 - Policies and Actions, Pre-Hearing Work Sessions



Discussion

- ▶ Questions
- ▶ Feedback on Proposed Actions
 - Micro village housing
 - Housing production incentives

