



Achievement in Community Engagement

2022 ACE Award Application

Application Deadline: By 5:00 p.m., Wednesday, March 30, 2022

Eligibility: Submissions must address excellence in engaging the community in land use planning efforts (“project”). Individuals, community organizations, and government entities are welcome to submit applications. The person(s) completing the application do not necessarily have to be directly involved in the project, but they must submit the application package as a co-applicant with a cover letter signed by the applicant and the project lead. Projects must have completed *at least* one phase of public outreach in the period January 2021-March 2022, which ideally has been assessed and evaluated.

Deadline: Applications are due to DLCD (attn: Sadie Carney) by 5:00 p.m., Wednesday, March 30, 2022. If you have questions, please contact Sadie Carney, 503-383-6648, sadie.carney@dlcd.oregon.gov; or Ingrid Caudel, 971-701-1133, ingrid.caudel@dlcd.oregon.gov.

Award Notification: Awardees will be notified by summer 2022.

APPLICATION

Name of Project: __City of Eugene Middle Housing Code Amendments_____

Project Initiation Date: __July 2020_____ Project End Date: __June 30, 2022_____

Applicant Name: __Sophie McGinley_____ Phone: __ (541) 682-5476 _____

Applicant email: __smcginley@eugene-or.gov_____

Affiliation: __Associate Planner, Project Public Engagement Lead_____

Project Lead Name: __Terri Harding_____ Phone: __ (541) 682- 5635 _____

Project Sponsor: __Alissa Hansen_____

Project Sponsor email: __ahansen@eugene-or.gov_____

Project Sponsor Address: __99 W 10th Ave _____

City: __Eugene_____ Zip: __97401_____

Instructions

You must use this 2022 application and address all sections and related award criteria. Where a particular criterion is not relevant, be sure to say so and provide a brief explanation for the lack of relevance.

Be sure to refer to the CIAC Review Sheet

(https://www.oregon.gov/lcd/About/Documents/CIAC_ACE_Review_Sheet.docx) to help guide your answers.

Applications are limited to 10 typed pages (not including this cover page) and we encourage electronically submitted applications. Supporting materials may be included in your application package, but you are encouraged to furnish links to such materials wherever feasible (social media pages, press releases, etc.).

Project Description. Provide a brief summary of the project, addressing the following, as relevant (see the CIAC Review Sheet for a description of each item).

- Rationale/intentional design
- Stakeholder analysis
- People centered
- Diversity and equity
- Communication
- Resources

House Bill 2001 was already going to be a big lift to implement—the Eugene City Council, like many other Oregon elected officials, opposed the legislation. This opposition alone was reason enough to keep the project’s outreach to a minimum and choose to educate the community about the impacts of the bill and the requirements of the minimum standards and model code. Instead, City staff saw an opportunity to inform the community about the impetus of the bill; that zoning has an exclusive, racist history and, along with perpetuating inaccessibility of our neighborhoods, has resulted in an unprecedented housing shortage. The theme of making changes to progress towards equitable and inclusive communities extended to the project’s public involvement process. So, to begin the work of redress, the project team committed to an engagement process that not only focused on raising voices for who was involved, but also how community members were involved.

Although zoning codes affect everyone, cities don’t typically hear from groups representative of our entire community. In Eugene, underrepresented voices include Black, Indigenous, and other people of color, people who rent their homes, young people, students, and some wards and neighborhoods. Community conversations are predominantly white—a legacy of Oregon’s statewide legal exclusion of non-white people that has resulted in a local population that is 83% white. This created a unique challenge for conducting equitable and inclusive outreach and was a foundational element for the intentionality and strategy of the project’s Public Involvement Plan.

The project outreach formed several stakeholder groups that shaped the project’s eight Guiding Values and Principles, conducted a Triple Bottom Line analysis, and provided code concept feedback to the project team. These included a Local Partners RoundTable, Boards and Commissions RoundTable, Local Developers and Architects Focus Group, and University of Oregon class that conducted student outreach. Additionally, the City partnered with Portland-based nonprofit Healthy Democracy and piloted a panel composed of 29 lottery-selected community members and was representative of eight local demographic factors. The Healthy Democracy panelists were given technical support that included hotspots and computers if needed; they were compensated for their time and met on 15 occasions - 10 of which were spent establishing project context by hearing from 20 statewide experts. Additionally, the panel was completely facilitated by Healthy Democracy staff, independent of City staff. The Healthy Democracy Panel provided four sets of recommendations for: project guiding principles, review of middle housing concepts, future public engagement, and affordability considerations. To be more representative of diversity, the panel’s racial demographic targets matched those from local K-12 public-school students.

However, even with increased panel diversity, the panel was still representative of an overwhelmingly white community, as previously stated. This was the onus for the creation of the project’s Equity RoundTable. The Equity RoundTable was comprised of representatives from local organizations representing underserved community and was intended to provide an equity lens to the project. The Equity RoundTable was facilitated by Alai Community Consulting—a local consultant that specializes in social and environmental justice. The RoundTable met seven times and participants were compensated for their time.

A key component of the public engagement was sharing clear, accessible, and helpful information. It was important to balance this information and include background information, information about the

minimum standards and model code (and the differences between them), outcomes from engagement, and information about the public hearing and adoption process. Among the information created and shared were four project fact sheets available in both English and Spanish on the project overview, history of residential zoning, House Bill 2001 requirements, and local market factors. Additionally, there were several project FAQs as well as consultant memos and analysis. These documents, along with others, were available on the project webpage that also hosted resources to learn more about the history of zoning and exclusion, links to upcoming meetings, and more. To make information accessible to different audiences, City interns created an ArcGIS Story map about the project that was tailored for a Gen-Z audience. In addition to the project webpage, staff created a project Engage Eugene page on the City's new interactive platform. This page included a discussion board with prompting questions, newsfeed for project updates, a Q&A monitored by staff, and a project survey. A separate Spanish Engage Eugene page was made for the project. After the bulk of the engagement, staff produced guides that provided background information, local and state code summaries, and information for how to participate in the public hearings.

Project Outcomes. If ongoing, discuss desired long-term outcomes and any outcomes achieved to date. If completed, discuss final outcomes achieved and any unanticipated outcomes that may have arisen along the way. Address the following, as relevant.

- Partnership building
- Innovation
- Feedback on community input

Along with the six project panels that had 37 meetings and 79 participants, there were opportunities for the broader public to engage with the project and provide their input outside of just the public hearings process. The City expanded its social media presence and created an Instagram and Reddit profile. Public events included 5 Facebook Live events with local experts to discuss the relationship between zoning and things like social justice and climate change, weekly planning trivia on Instagram, and a question and answer session on the local Eugene subreddit. Project staff and consultants created Meetings in a Box that were tailored to groups such as Neighborhood Associations and contained a discussion guide, several neighborhood middle housing walking tours, and feedback forms. Additionally, there was a survey (in both English and Spanish) on code concepts hosted on both the English and Spanish Engage Eugene pages for one month. The surveys received 741 responses. Staff also held 6 information sessions: three before the Planning Commission public hearing and three before the City Council public hearing. These information sessions were open to the public, held at various times to accommodate different schedules, and posted to YouTube afterwards. Also, worth noting are the monthly Planning Department emails, project interested parties email list, and the project-specific email address for community members to directly send their public testimony to.

Assessment/Evaluation. Discuss any assessments/evaluations of the community engagement work that have occurred to date. Explain whether assessment/evaluations have resulted in project adaptations? If the project and work is ongoing, explain what assessments/evaluations, if any, are planned?

This project is ongoing, and, after adoption, the project team will assess how/whether outreach recommendations were implemented. Additionally, data such as demographic data and viewership numbers have been collected as engagement efforts have occurred. This will be compared to past and future projects to see who we reached and who we missed as well as what efforts were successful and what efforts could be improved upon.

Lessons Learned. What was learned and what areas for improvement have been identified? Do any lessons learned have the potential to inform other, future phases, or new citizen engagement efforts?

Although a step in the right direction for more equitable and inclusive public engagement, there are many opportunities to build and improve upon Eugene's middle housing outreach. Primarily, the public engagement was constrained by the COVID-19 pandemic—all engagement was conducted virtually thus limiting the opportunity to meet the community where they are at in-person meetings and events. In hindsight, it would be beneficial to continue engaging groups such as the Healthy Democracy panel and Equity RoundTable up until the public hearings process. This would capitalize on the momentum and energy of engagement efforts that are more diverse and prevent a public hearings process that includes only typically-heard voices. Furthermore, we were fortunate to have unanimous recommendations from our outreach groups. In the future, it would be pertinent to have a method to weigh and prioritize recommendations if they differ- especially when some groups are more diverse than others. Finally, the biggest lesson learned was that our outreach wasn't enough. It was a step in the right direction that elevated new voices, and there is still much work to be done. Truly equitable work cannot be done in inequitable systems. More work must be done to increase representation not just on advisory panels but in positions of power, on staff, boards and commissions, and City Council. Regardless, we must start somewhere—and this project did just that.



Date: April 14, 2022

To: The Department of Land Conservation and Development

CC: Sadie Carney

From: Sophie McGinley, Planning Division

Subject: Achievement in Community Engagement Award Application

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Tuesday, April 12, 2022

Dear 2022 Achievement in Community Engagement (ACE) Award Committee,

The City of Eugene Planning Team regularly exemplifies excellence and instills trust and confidence in both the Council and the community. We have a very involved and caring community and the expectations around public involvement are high.

This project – the implementation of House Bill 2001 - was a tough sell. The Council had strongly voiced their opposition to it during the legislative process. While it was not required, the project team worked to make sure that the Middle Housing Code Changes project meant more than just complying with the bill.

They established context and began by discussing the racist history of residential zoning at a time when community tensions were high. They did their research and presented the information in a thoughtful and bold way. The project team had never discussed race or the history of zoning with the Council or community before. Not only did the team provide this foundational context—the entire plan was centered around equity, inclusion, and elevating voices the city doesn't usually hear from.

The Middle Housing Code Changes Public Involvement Plan was innovative. It built on existing relationships and strategies rather than replacing them. Some new strategies included a paid lottery-selected panel representative of Eugene demographics. This was the first panel of its kind used for a Planning project in the state if not the country. That panel used local school-age demographics to plan for the next generation as well as represent the increased diversity in our youth.

The project team didn't stop there. They were also presented a unique challenge caused by the state's history of exclusion. Eugene's population is 87% white and the project team knew that equitable engagement in predominantly white communities like Eugene had to be more than just representative of the population. Planning staff also facilitated an Equity RoundTable that included representatives from organizations serving underserved communities who were compensated for their time and brought an equity lens to the panel.

Along with these two new panels, the project team also used new and exciting ways of engaging such as conducting a Reddit AMA, creating an Instagram, hosting Facebook Live events with local experts, and creating a GIS Storymap for a Gen-Z audience.

And they didn't just ask technical code questions. Their outreach established context, explained local government procedures, and required no pre-established knowledge—making the project accessible to everyone.

They did all of this during a pandemic while working from home, without in-person meetings. I am proud of staff and the community for setting a new bar.

Sincerely,

A handwritten signature in blue ink that reads "Lucy Vinis". The signature is written in a cursive, flowing style.

Lucy Vinis
Mayor

March 8th, 2022

It is with great enthusiasm that I write this letter in support of the City of Eugene Middle Housing community engagement efforts. I write this letter first and foremost as a participant of the Middle Housing Panel, and then by coincidence, as a professor of planning whose research focuses on the design of community engagement processes for the sustained and meaningful engagement of under-served communities.

Back in 2020, when I received the mailing to place my name in the lot from which participants would be chosen to sit on the Middle Housing Panel, I had only lived in Eugene for 2 years and was a renter. I recalled how, before our move in 2018, my partner and I had difficulties finding housing that was affordable. Thus, the mailing piqued my interest to participate in a process that could help guide the city on addressing such a fundamental problem. I also realized that as a new resident to the city, I had yet to civically engage locally, and this was an opportunity to do so while meeting other residents as one of their peers and not as a professor.

Once I was selected, I was impressed with the number of resources that the city had made available to Healthy Democracy, the managing organization it had contracted to design and run the process. The staff of Healthy Democracy contacted me for a consultation that included whether I needed a loaner laptop, internet hotspot, a tutorial with using zoom, in addition to ensuring that I understood that given the amount of time commitment the panel required of participants that I would receive a stipend. I was struck by the amount of attention that was provided before the face-to-face virtual meetings began to ensure that panelists had the tools and means to effectively participate once the zoom sessions began.

Indeed, once the meetings began our work was divided into three phases:

- Education and learning of the topic that was the focus of the Panel.
- Deliberation amongst panelist on how we understood the problem, and what our guiding principles should be to the city planners as they drafted the new zoning codes.
- Reviewed and voted on each of the draft codes the city had come up with using our guiding principles under three scenarios: implement the minimum standards proposed under HB2001, encourage more development that went beyond the minimum code changes to include more affordable housing, and finally incentivize development that lower the costs as much as possible of new middle housing projects.

Across several months, I was affected with my fellow panelist as we spent time getting to know one another and working together. During this time, I came to learn about the various socio-economic backgrounds represented on the panel, ranging from high school age to senior citizens, high school education level to a Ph.D., which included renters and owners. They also were representative of the racial/ethnic diversity of Eugene, (dis)abilities, English fluency, and sexual orientations. Across these differences, what stood out was that every one of us showed up for the required sessions. We were ready to learn, listen, reflect, and problem solve for the purpose of helping alleviate a problem that makes finding a safe affordable home something that is more and more out of reach for many residents in Eugene, especially for those who are not well off.

It was clear from the beginning that no one on the panel, including myself, was an expert on housing policy. That was OK, since it was obvious that this process was not meant for experts, but for the average resident who was not your typical city political “usual suspect” and yet needed to be consulted on a policy change. The design of the middle housing panel supported the engagement of non-experts, which included hearing and questioning content experts, then thinking out loud in smaller groups to make sense of the content, before reporting back to the whole group, and concluding by working through disagreements and coming up with guiding principles and recommendations.

Additionally, it was also clear that the panel was not about numbers—having the most amount of people involved—given how the task was in-depth deliberation that required facilitations and small group interactions. I was heartened to see other immigrants and people of color make sense of our tasks in small groups, or even when one of our elderly participants shared how she was going through chemo treatment while participating. Yet, there she was—there we were—showing up and doing the hard work that we had been selected to do and that towards the end we had achieved a sense of a community defined by the purpose for our work.

As a professor who studies these designs, I could observe what was happening as quite meaningful. Not only in relation to content and policy, but also how individually and collectively we were developing an identity. An identity of average residents who could tackle complex problems and had a right to be consulted just as much as the usual suspects. More importantly, I could see how it related to the theories on what the literature refers to as designing “Democratic Innovations” (Smith, 2009), and of a mini-public, which the Middle Housing Panel was a form of. Given how mini-publics in general are designed to “limit the over-representation of individuals with relatively high social or economic status, i.e. the usual suspects of political participation” (Khoban 2021, pg. 501), then their successful implementation should be rewarded. I ask the State’s Community Involvement Advisory Committee to evaluate the City of Eugene’s application to receive the 2022 Achievement in Community Engagement award not under the usual standards of outreach metrics. Instead, focus on the qualities that made the middle housing panel unique. A process worthwhile celebrating to encourage other jurisdictions to take on such an innovative approach that requires commitment of resources, and as such, shows evidence of where their values are.

Smith defines democratic innovations as institutions or processes that “have been specifically designed to increase and deepen citizen participation in the political decision-making process.” (pg. 1). Smith lists 4 key democratic goods that are key to evaluate democratic innovations. They are:

1. Inclusiveness- where as “differentials that traditionally affect levels of engagement across social groups are reduced or even neutralized” (pg. 22),
2. Popular Control-where participants have some sense of “effective control over significant elements of decision-making” (pg. 22),
3. Considered judgement- where participants make judgement not only on “raw-preferences-on narrow private interests and pre-existing knowledge and prejudices-but rather on informed and reflective assessment of the matter in hand.” (pg. 24),
4. Transparency- where the process is “open to scrutiny not only to the participants, but also to the wider public.” (pg. 25).

Although not perfect, it was exciting to see a process that in its design was hitting so many of the democratic goods that the research argues need to be central to democratic innovations that go beyond just traditional outreach and engagement efforts. I hope that my narrative above as a participant gives the members of the reviewing committee a window into how this process was and how city leaders who took the risk to implement such an effort need to be applauded. This is especially important since the usual suspects will indeed question the validity of these types of efforts given how their voices in the decision-making process are mitigated by such designs.

Respectfully,

A handwritten signature in black ink, appearing to read 'José W. Meléndez', with a long horizontal line extending to the right.

José W. Meléndez
Middle Housing Review Panelist
Eugene City Resident
Assistant Professor of Planning for Engaging Diverse Communities



Re: ACE Awards Letter of Support - Eugene Middle Housing Code Amendments
Date: April 14, 2022

Dear ACE Evaluation Committee:

Better Housing Together is a multi-sector, community-led housing advocacy organization based in Eugene. As an independent 501(c)3 and the backbone of a collective impact effort, we work collaboratively to increase housing affordability, diversity and supply.

With a network of more than 50 multi-sector partners, we support action and innovation to address our local housing crisis. Eugene faces one of the worst, by multiple metrics. The highest per capita instance of homelessness in the nation. The lowest rental vacancy among larger cities on the West Coast (just 1.5%). A full 50% of the metro area population struggling to meet basic needs. Median housing prices now double what median-income households can afford. But while our crisis is unique in profile, we are not alone. Which makes modeling successful path forward—in public process and planning outcome—even more important.

As DLCD is aware from statewide CFEC work and Goal 1 assessments, we need new approaches and tools to ensure that our land-use system and engagement processes are up to the task of 21st-century challenges. Entrenched systems, unrepresentative engagement, layered injustice, and the dominance of loud, individual voices can drive necessary work to dysfunctional ends. Eugene began its work to implement HB2001 with only one City Councilor voting to even engage the statewide legislation, and with singularly aggressive voices opposing it.

This is part of why Eugene's Middle Housing work deserves a 2022 ACE Award. But there are many more reasons.

Central among them is the public process that helped show Eugene what we really look and sound like. A lottery-selected, demographically representative "Healthy Democracy" panel—which included 29 community members with the intensive responsibility to create guiding principles, review code concepts, and vet code drafts against their own direction—showed Eugene's true diversity in a land-use process for the first time. DLCD's grant support for this work was foundational to the success of the project. That support enabled an enlightening and representative process to inform and stabilize every engagement thereafter. It also helped Eugene see how unrepresentative certain land-use dynamics had become.

But the engagement didn't stop there—it was just getting started. Through a global pandemic, staff created new outreach tools, digital channels, and useful graphics that helped to engage and inform the public. Summary reports and comparative materials made it possible for community groups to dig deeper and build informed support for work that is both abstract and detailed. The process integrity and unanimous Planning Commission Recommendation signal that dynamics are changing in Eugene. We hope other places can learn from this work.

We support this application to honor the public involvement efforts and community engagement that informed Eugene's proposed Middle Housing Code Amendments. We congratulate the project staff and community at-large for their outstanding work and commitment to a more vibrant and equitable future.

Kind regards,

A handwritten signature in black ink that reads "Kaarin Knudson".

Kaarin Knudson, AIA
Founding Director
Better Housing Together



Planning Commission Recommendation Guide

February 2022



MIDDLE HOUSING CODE AMENDMENTS

Expanding housing options for Eugene

Introduction

Thank you for your interest in the **Middle Housing Code Amendments project**. We hope you find this Guide to the Planning Commission Recommendation helpful. It includes: a letter from the Planning Commission, summary of proposed code standards, summary of incentives, summary of hot topics, and information for how to get involved and provide public comment. For even more information including technical documents and the full proposed code, visit the resources below or contact project staff.

Background information

- [Project Webpage](#)
- [Fact Sheet: Project Overview](#)
- [Fact sheet: Requirements of HB 2001](#)
- [Fact Sheet: The History of Residential Zoning](#)
- [Fact Sheet: Market Factors](#)
- [Project FAQ](#)
- [Middle Housing Land Division \(SB 458\) FAQ](#)
- [Affordability FAQ](#)
- [Sign up for emails and formal notice](#)

All Things Code

- [HB 2001 Minimum Standards](#)
- [House Bill 2001 Model Code](#)
- The Planning Commission's [Proposed Code Amendments](#) *(full text)*

Analysis

- [Evaluation of Middle Housing Development Potential in Eugene](#)
- [Impacts of Code Scenarios \(Allow/Encourage/Incentivize\) on Small Rental Units](#)
- [Middle Housing Code Concepts](#)
- [Middle Housing Massing Model](#)

Middle Housing Core Team

- **[Terri Harding](#)**: Project Manager
- **[Jennifer Knapp](#)**: Urban Design Lead
- **[Jeff Gepper](#)**: Land Use Code Lead
- **[Sophie McGinley](#)**: Public Engagement Lead

Save the Dates- details available on the [project webpage](#)

- **City Council Work Session**: Wednesday March 9, 12:00 pm and Monday April 11, 5:30 pm
- **City Council Public Hearing**: Monday April 18, 7:30 pm





Memorandum

Date: January 25, 2022
To: Eugene Mayor and City Council
From: Eugene Planning Commission
Subject: Recommendation for Middle Housing Code Amendments

The members of the Eugene Planning Commission are pleased to present our formal recommendations for the City of Eugene's implementation of House Bill 2001 (2019) for middle housing. As Eugene's Planning Commission, we view this process as an opportunity to serve our community, effectively implement a new state law and seriously plan for our community's future. We have been committed to bringing you the best possible set of middle housing recommendations, based upon information learned through the technical analysis process of the last 18 months and through a constant commitment to what we heard in a robust public engagement process.

House Bill 2001 is a landmark zoning reform bill. This piece of legislation affords the opportunity for City officials, staff, and the community to invite current and future Eugeneans into all corners of our neighborhoods and to offer them housing choices of all shapes and sizes. A home is a home regardless of the number of dwelling units, and neighborhoods are made better when they encompass a diversity of neighbors. Although the land use code is, on its face quite technical—we all know that it's more than that. It's a manifestation of a community's values and a blueprint for the future. Zoning is not just a document or map; it is emotional, personal and it can become divisive. As a Commission, we have worked hard to both hear and carefully consider all the voices raised as we've crafted a recommendation for your consideration.

As the City of Eugene's Citizen Involvement Committee, early on in the process, we approved a Public Involvement Plan that aimed to elevate voices not usually heard during planning processes. The middle housing public engagement process exemplified excellence in reaching and informing a broad cross section of our community, not just the most vocal. The process demonstrated a commitment from City staff to raise the bar, elevate voices, reconcile our State's and local zoning code's history of exclusion, and implement amendments that center on equity. The Commission enthusiastically supports this robust and broad outreach process that was inclusive and representative of the interests of: renters, homeowners, Black, Indigenous, People of Color, people of all ages and abilities, and people from all Eugene neighborhoods. For many, this was their first time getting involved with a City process, much less a land use planning process. The Planning Commission urges you to assign the same value to all of these voices as to those you may hear more frequently.

Even though much of the proposed code is an implementation of state requirements, some community members have asked why Eugene is proposing to do more than the state's minimum standards required

to comply with House Bill 2001. While waiting for the finalization of State administrative rules for implementation, City staff worked with community members to establish the following eight Guiding Values and Principles:

- Equity and Access to Housing
- Broad Dispersal of Middle Housing
- House Options of All Shapes and Sizes
- Compact, Efficient Housing
- Sense of Belonging
- Opportunities to Build Wealth
- Interconnectedness of Housing Solutions
- Vibrant Neighborhoods

Every part of our recommendation has been informed by those foundational Guiding Values and Principles, resulting in a proposed code that treats the entire City equitably, encourages lower cost and Affordable housing, and takes steps to begin solving the housing crisis for the next generation. Our recommendation was not formed without context; we considered other plans and policies such as the Envision Eugene Pillars, Climate Action Plan 2.0, and the Eugene Transportation System Plan. We believe our recommendation honors the results of public engagement and public testimony, in addition to recognizing the importance of adopted City plans and policies.

As mentioned, much of the proposed code meets the minimum standards. In cases where the proposed code does exceed minimum standards, it does so to incentivize smaller housing types, lower-cost housing, income-qualified housing, transit-oriented development, and flexibility for already-developed sites. Eugene is not alone in proposing to exceed the minimum standards. We are joined by the Cities of Albany, Bend, Gresham, Milwaukie, Newberg, Portland, Salem, and Springfield. The minimum standards were intended to act as a floor, not a ceiling. While the changes may seem vast to some, in reality, they will result in incremental change over many years. Eugene must be bold and act with the foresight to take big steps now to even begin to see results in the coming decade. There is no doubt that this project will result in our neighborhoods looking a little different over time, but it will also result in welcoming more neighbors into our wonderful communities and effectively planning for future generations.

However, even with taking these important, necessary steps, the implementation of House Bill 2001 will not be enough. Our community must continue the work to end the housing crisis in other ways. While the proposed code encourages lower-cost dwellings and some income-qualified housing, it is only one piece of the puzzle. We strongly encourage you to build on this work through the Housing Implementation Pipeline, which recommends the establishment of an Anti-Displacement Plan, in addition to exploring additional incentives for much needed, income-qualified housing.

The Planning Commission also asks that the City Council commit to monitoring the results of these proposed code amendments to determine whether and how the amendments meet the goals of the middle housing project, whether as part of growth monitoring or some other process. This will better equip all of us with crucial knowledge about the kind of housing built after the code changes and incentives are in place. Together, we can implement a code that makes our community more accessible to everyone. This is a once-in-a-generation opportunity, and we are proud of the work of the community, staff, and Commission.

We look forward to following the community conversation about middle housing as it comes before the City Council. Thank you for the opportunity to provide policy guidance on this important project and its outcomes; as a Commission, we take very seriously our role as the City of Eugene's Citizen Involvement Committee. We appreciate and value collaborating with you on planning efforts that seek to remove barriers to housing affordability, availability, and diversity and increase equity across the community.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ken Beeson', with a long horizontal flourish extending to the right.

Ken Beeson, Chair & Middle Housing Resource Committee

Tiffany Edwards

Lisa Fragala, Middle Housing Resource Committee

Dan Isaacson, Vice Chair

Chris Ramey

Kristen Taylor, Middle Housing Resource Committee



Comparison Summary for Middle Housing Code Amendments

The summary tables provided below are intended to compare the Planning Commission’s recommendation for the Middle Housing Code Amendments to the Minimum Standards of the State Law and the State’s Model Code. The Minimum Standards are standards that cities need to meet to implement and comply with the requirements of House Bill 2001. The Model Code was developed by the State as an example and tool for a code that meets the minimum standards and is the code that will apply if the City doesn’t adopt a Eugene-specific code that complies with the Minimum Standards by June 30, 2022.

Each of Eugene’s proposed standards in the tables below has been categorized in accordance with the following three classifications, which illustrates where it falls on the spectrum of incentivizing Middle Housing development.

Allow	Encourage	Incentivize
Follow the Minimum Standards.	Remove some barriers to middle housing.	Do even more to remove barriers and lower the cost of middle housing.

As a summary, this information cannot fully capture the breadth of the changes proposed for the Eugene Code (Code Amendments) and cannot address every standard for every zone where middle housing is allowed. This handout focuses on the standards for the City’s R-1 Low-Density Residential zone because it is by far the largest area of residentially zoned land in the City and the standards applicable in the R-1 zone are generally representative standards applicable in other residential zones. Please refer to the proposed draft code for the complete set of Code Amendments proposed as part of the Middle Housing Project. Contact Planning Division Staff if you have more specific questions about standards in these tables or standards applicable in other zones. More information and staff contacts are available at eugene-or.gov/middlehousing

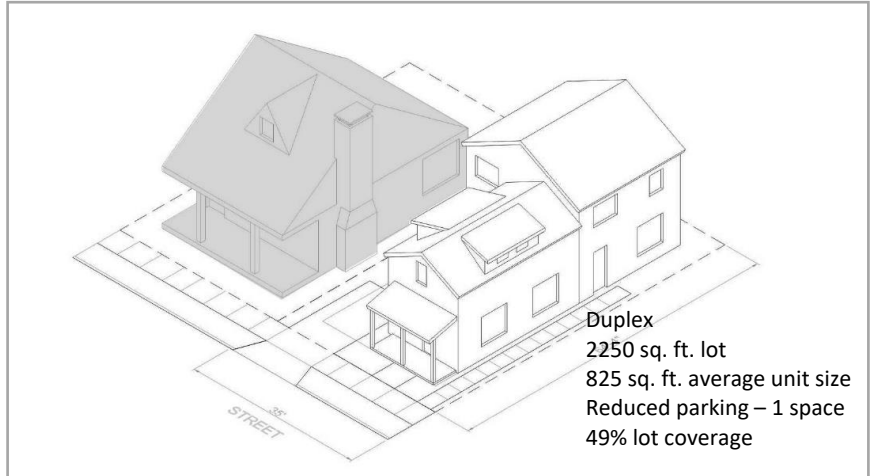
Definitions

	Minimum Required by State Law	Model Code	Planning Commission Recommendation
Duplex	Duplexes must be allowed in an attached configuration but may also be allowed in a detached configuration.	A duplex may be attached or detached.	A duplex may be attached or detached. If one of the dwellings on the lot or parcel is an accessory dwelling, the two dwellings on that lot or parcel are not considered a duplex.
Triplex	Triplexes must be allowed in an attached configuration but may also be allowed in a detached configuration.	Triplex units may be attached or detached.	Triplex units may be attached or detached.
Fourplex	Fourplexes must be allowed in an attached configuration but may also be allowed in a detached configuration.	Fourplex units may be attached or detached.	Fourplex units may be attached or detached.

Townhouse	A row of two or more attached dwelling units where each dwelling is located on an individual lot or parcel and shares at least one common wall with an adjacent dwelling.	A row of two or more attached dwelling units where each dwelling is located on an individual lot or parcel and shares at least one common wall with an adjacent dwelling.	Two or more attached dwellings where each dwelling is located on an individual lot or parcel and shares at least one common wall with an adjacent dwelling.
Cottage Cluster	A grouping of no fewer than four detached dwelling units per acre with a footprint of less than 900 square feet each that includes a common courtyard. Cottage Cluster units may be located on a single lot or parcel, or on individual lots or parcels.	A grouping of no fewer than four detached dwellings per acre, each with a footprint of less than 900 square feet, located on a single lot or parcel that includes a common courtyard.	A grouping of no fewer than four detached dwellings per acre with a footprint of less than 900 square feet each that includes a common courtyard. Cottage clusters are not fourplexes or multiple-unit dwellings.



Duplex in West University Neighborhood



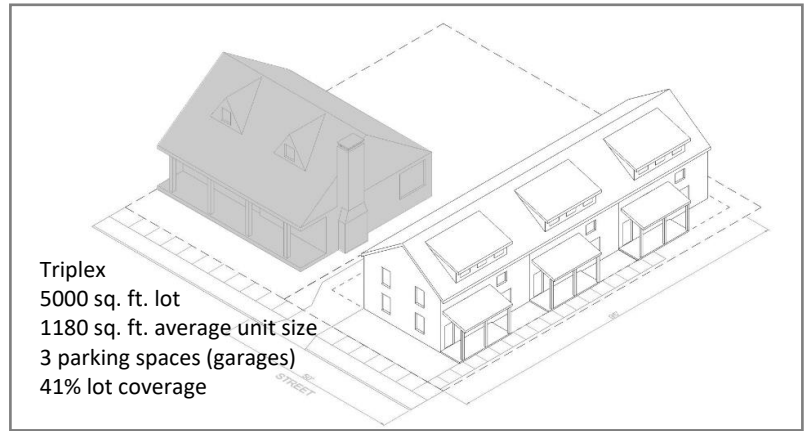
Duplex Standards

	Minimum Standard	Model Code	Planning Commission Recommendation	
Minimum Lot Size	Cannot be greater than the minimum lot size required for a single detached dwelling.	Cannot be greater than the minimum lot size required for a single detached dwelling.	2,250 square feet (less than the minimum lot size for a single detached dwelling, which is 4,500 square feet)	
			Encourage	Incentivize (lot size reduced by 25% if composed of small and/or income-qualified units)
Minimum Frontage	Cannot be greater than the minimum frontage required for a single detached dwelling.	Cannot be greater than the minimum frontage required for a single detached dwelling.	Interior lot: 20 feet (less than the 50 feet for single detached dwelling) Corner lot/Curved lot : 20 feet (less than the 50 feet for single detached dwelling) Curved lot/ Cul-de-sac bulb lot: 35 feet (same as single detached dwelling)	
			Allow	Encourage
Minimum Lot Width	Cannot be greater than the minimum lot width required for a single detached dwelling.	Cannot be greater than the minimum lot width required for a single detached dwelling.	Interior lot: 20 feet (less than the 50 feet for single detached dwelling) Corner lot: 20 feet (less than the 50 feet for single detached dwelling) Curved lot/Cul-de-Sal Bulb Lot: 35 feet (same as single detached dwelling) Flag lot: 50 feet (same as single detached dwelling)	
			Allow	Encourage
Minimum Front Yard Setbacks	Cannot be greater than the minimum setbacks required for a single detached dwelling.	Must be less than 20 feet, except those minimum setbacks applicable to garages and carports.	10 feet or 18 feet for garage doors and carports (same as single detached dwelling)	
			Allow	

Minimum Interior Yard Setbacks	Cannot be greater than the minimum setbacks required for a single detached dwelling.	Must be less than 15 feet, except those minimum setbacks applicable to garages and carports.	5 feet from the property line and minimum of 10 feet between buildings (same as a single detached dwelling).	
			Allow	
Maximum Height	Cannot be lower than the maximum height for a single detached dwelling.	Cannot be lower than the maximum height for a single detached dwelling.	35 feet (taller than the maximum height for a single detached dwelling, which is 30 feet)	
			Encourage	
Minimum Off-Street Parking	No more than 1 space per duplex dwelling unit	No off-street parking requirements.	1 space per duplex dwelling unit	
			Allow	Incentivize (No parking requirements if located near transit and/or has small units and/or income-qualified units)
Design Standards	Must be: 1) the same design standards applicable to single detached dwellings; 2) the design standards from the Model Code; or 3) design standards that are less restrictive than the design standards in the Model Code.	The same design standards applicable to single detached dwellings.	The same design standards applicable to single detached dwellings.	
			Allow	
Maximum Lot Coverage	May not be less than the maximum lot coverage applicable to a single detached dwelling.	May not be less than the maximum lot coverage applicable to a single detached dwelling.	75% of lot (more lot coverage allowed for a duplex than the 50% lot coverage allowed for a single detached dwelling)	
			Encourage	



Triplex – West Eugene



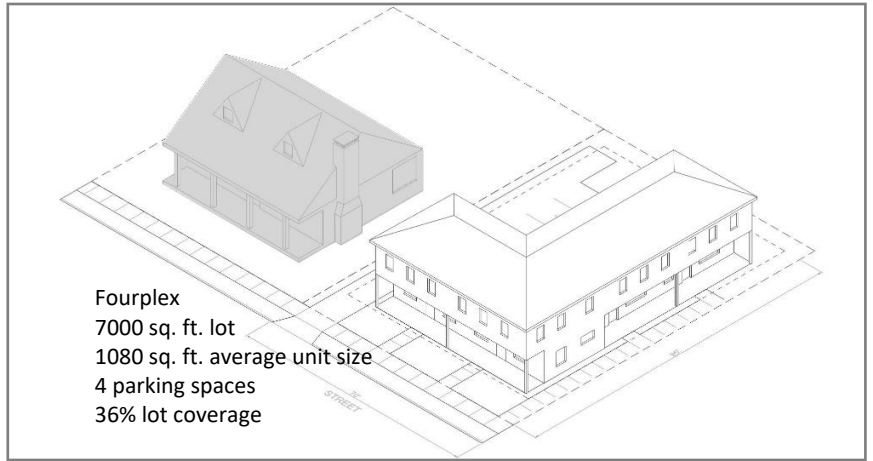
Triplex Standards

	Minimum Standard	Model Code	Planning Commission Recommendation
Minimum Lot Size	If the minimum Lot or Parcel size in the zone for a detached single detached dwelling is 5,000 square feet or less, the minimum Lot or Parcel size for a Triplex may be no greater than 5,000 square feet.	Same as the minimum lot size that applies to single detached dwellings in the same zone	3,500 square feet (less than the minimum lot size for of 4,500 for single detached dwellings) Encourage Incentivize (lot size reduced by 25% if composed of small and/or income-qualified units)
Minimum Frontage	Cannot be greater than the minimum frontage required for a single detached dwelling	Cannot be greater than the minimum frontage required for a single detached dwelling	Interior & Corner lots: 35 feet (less than the 50 feet for single detached dwelling) Curved lot/Cul-de-sac bulb lot: 35 feet (same as a single detached dwelling) Flag lot: 50 feet (same as a single detached dwelling) Allow Encourage
Minimum Lot Width	Cannot be greater than the minimum lot width required for a single detached dwelling	Cannot be greater than the minimum lot width required for a single detached dwelling	Interior & Corner lots: 35 feet (less than the 50 feet for single detached dwelling) Curved lot/Cul-de-sac bulb lot: 35 feet (same as a single detached dwelling) Flag lot: 50 feet (same as a single detached dwelling) Allow Encourage
Minimum Front Yard Setbacks	Cannot be greater than the minimum setbacks required for a single detached dwelling.	Cannot be greater than 10 feet, except those minimum setbacks applicable to garages and carports	10 feet or 18 feet for garage doors and carports (same as a single detached dwelling) Allow
Minimum Interior Yard Setbacks	Cannot be greater than the minimum setbacks required for a single detached dwelling.	Cannot be greater than 10 feet, except those minimum setbacks applicable to garages and carports	5 feet from the property line and minimum of 10 feet between buildings (same as a single detached dwelling) Allow
Maximum Height	Cannot be lower than the maximum height for a single detached dwelling.	Cannot be lower than 35 feet or three (3) stories	35 feet (taller than the maximum height for a single detached dwelling, which is 30 feet) Encourage

Minimum Off-Street Parking	Lots under 3,000 square feet: 1 space per lot Lots 3,000 square feet to 4,999 square feet: 2 spaces per lot Lots 5,000 square feet to 6,999 square feet: 3 spaces per lot	In zones with a minimum lot size of less than 5,000 square feet, one (1) off-street parking space per development In zones with a minimum lot size of 5,000 square feet or more, two (2) off-street parking spaces per development	Lots under 3,000 square feet: 1 space per lot Lots 3,000 square feet to 4,999 square feet: 2 spaces per lot Lots 5,000 square feet to 6,999 square feet: 3 spaces per lot	
			Allow	Incentivize (No parking requirements if located near transit and/or has small units and/or income-qualified units)
Design Standards	Must be: 1) the same design standards applicable to single detached dwellings; 2) the design standards from the Model Code; or 3) design standards that are less restrictive than the design standards in the Model Code.	Entry orientation, windows, garages and off-street parking areas, driveway approach	Entry orientation, windows, garages and off-street parking areas, driveway approach	
			Allow	
Maximum Lot Coverage	May not be less than the maximum lot coverage applicable to a single detached dwelling.	Maximum lot coverage does not apply to Triplexes	75% of lot (more lot coverage allowed for a triplex than the 50% lot coverage allowed for a single detached dwelling)	
			Encourage	



Fourplex – Turtle Creek



Fourplex Standards

	Minimum Standard	Model Code	Planning Commission Recommendation	
Minimum Lot Size	If the minimum Lot or Parcel size in the zone for a detached single-family dwelling is 7,000 square feet or less, the minimum Lot or Parcel size for a Quadplex may be no greater than 7,000 square feet	Same as the minimum lot size that applies to single detached dwellings in the same zone	4,500 square feet (same as the minimum lot size of 4,500 for single detached dwellings)	Encourage Incentivize (lot size reduced by 25% if composed of small and/or income-qualified units)
Minimum Frontage	Cannot be greater than the minimum frontage required for a single detached dwelling	Cannot be greater than the minimum frontage required for a single detached dwelling	Interior & Corner lots: 50 feet Curved Lot/Cul-de-sac bulb lot: 35 feet (same as a single detached dwelling)	Allow
Minimum Lot Width	Cannot be greater than the minimum lot width required for a single detached dwelling.	Cannot be greater than the minimum lot width required for a single detached dwelling	Interior & Corner lots: 50 feet Curved lot/Cul-de-sac bulb lot: 35 feet Flag lot: 50 feet (same as a single detached dwelling)	Allow
Minimum Front Yard Setbacks	Cannot be greater than the minimum setbacks required for a single detached dwelling.	Cannot be greater than 10 feet, except those minimum setbacks applicable to garages and carports	10 feet or 18 feet for garage doors and carports (same as a single detached dwelling)	Allow
Minimum Interior Yard Setbacks	Cannot be greater than the minimum setbacks required for a single detached dwelling.	Cannot be greater than 10 feet, except those minimum setbacks applicable to garages and carports	5 feet from the property line and minimum of 10 feet between buildings (same as a single detached dwelling)	Allow
Maximum Height	Cannot be lower than the maximum height for a single detached dwelling.	Cannot be lower than 35 feet or three (3) stories	35 feet (taller than the maximum height for a single detached dwelling, which is 30 feet)	Encourage

Minimum Off-Street Parking	Lots 3,000 square feet to 4,999 square feet: 2 spaces per lot Lots 5,000 square feet to 6,999 square feet: 3 spaces per lot Lots 7,000 square feet and over: 4 spaces per lot	In zones with a minimum lot size of less than 5,000 square feet, one (1) off-street parking space per development In zones with a minimum lot size of 5,000 square feet or more, two (2) off-street parking spaces per development	Lots 3,000 square feet to 4,999 square feet: 2 spaces per lot Lots 5,000 square feet to 6,999 square feet: 3 spaces per lot Lots 7,000 square feet and over: 4 spaces per lot	
			Allow	Incentivize (No parking requirements if the fourplex is located near transit and/or has small units and/or income-qualified units)
Design Standards	Must be: 1) the same design standards applicable to single detached dwellings; 2) the design standards from the Model Code; or 3) design standards that are less restrictive than the design standards in the Model Code.	Entry orientation, windows, garages and off-street parking areas, driveway approach	Entry orientation, windows, garages and off-street parking areas, driveway approach	
			Allow	
Maximum Lot Coverage	May not be less than the maximum lot coverage applicable to a single detached dwelling.	Maximum lot coverage does not apply to fourplexes	75% of lot (more lot coverage allowed for a fourplex than the 50% lot coverage allowed for a single detached dwelling)	
			Encourage	



Lucia Townhouse – Friendly Neighborhood

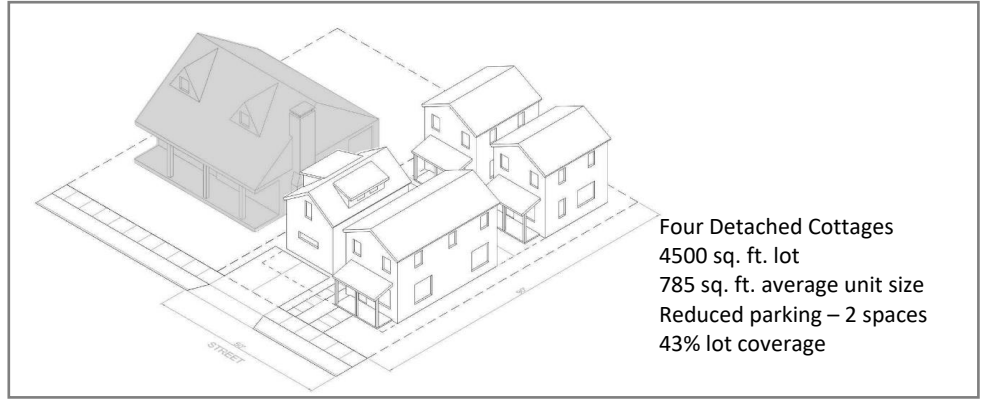


Townhouse – River Road Neighborhood

Townhouse Standards

	Minimum Standard	Model Code	Planning Commission Recommendation
Minimum Lot Size	Average minimum lot size cannot be greater than 1,500 square feet. A Large City may apply separate minimum Lot or Parcel sizes for internal, external, and corner Townhouse Lots or Parcels provided that they average 1,500 square feet or less.	No minimum lot size	No minimum lot size Encourage
Minimum Frontage	No more than 20 feet	No minimum frontage requirement.	No minimum frontage requirement Encourage
Minimum Lot Width	Not addressed.	No minimum lot width requirement.	10 feet Allow
Minimum Front Yard Setbacks	Cannot be greater than the minimum setbacks required for a single detached dwelling	Cannot be greater than 10 feet, except those minimum setbacks applicable to garages and carports	10 feet or 18 feet for garage doors and carports (same as a single detached dwelling) Allow
Minimum Interior Yard Setbacks	Cannot be greater than the minimum setbacks required for a single detached dwelling and must allow zero-foot side setbacks for lot lines where townhouse units are attached.	Setbacks from the property line cannot be greater than 10 feet, except those minimum setbacks applicable to garages and carports. No rear setbacks for lots with rear alley access. The minimum setback for a common wall lot line where units are attached is zero (0) feet. The minimum side setback for an exterior wall at the end of a townhouse structure is five (5) feet.	5 feet from the property line (same as a single detached dwelling). No interior setback along the side property lines is required if the buildings abut or share a common wall that conforms to adopted state building codes. A 5-foot setback is required at the end of the townhouse building, or a minimum of 10 feet between the townhouse building and any adjacent building. A 5-foot setback is also required along an alley. Allow

Maximum Height	Cannot be lower than the maximum height for a single detached dwelling. If covered or structured parking is required, the height standard must allow at least three stories. If no covered parking is required, the height standard must allow at least two stories.	Cannot be lower than 35 feet or three (3) stories.	35 feet (taller than the maximum height for a single detached dwelling, which is 30 feet)	
			Encourage	
Minimum Off-Street Parking	No more than 1 space per dwelling	One (1) space per unit. Spaces may be provided on individual lots or in a shared parking area on a common tract.	1 space per dwelling	
			Allow	Incentivize (off-street parking requirements are lifted if the townhouse is located near transit and/or has small units and/or income-qualified units)
Design Standards	Must be: 1) the same design standards applicable to single detached dwellings; 2) the design standards from the Model Code; or 3) design standards that are less restrictive than the design standards in the Model Code.	Entry orientation, unit definition, windows, driveway access and parking.	Entry orientation, unit definition, windows, driveway access and parking.	
			Allow	



Amazon Cottages – Southeast Neighborhood

Cottage Cluster Standards

	Minimum Standard	Model Code	Planning Commission Recommendation	
Minimum Lot Size	If the minimum Lot or Parcel size in the same zone for a detached single-family dwelling is 7,000 square feet or less, the minimum Lot or Parcel size for a Cottage Cluster may be no greater than 7,000 square feet.	Cannot be greater than the minimum lot size required for a single detached dwelling	4,500 square feet (same as the minimum lot of 4,500 for single detached dwellings)	
			Encourage	Incentivize (lot size reduced by 25% if composed of small and/or income-qualified units)
Minimum Frontage	Cannot be greater than the minimum frontage required for a single detached dwelling	No minimum frontage requirement.	Interior lot: 50 feet Corner lot: 50 feet Curved Lot/Cul-de-sac bulb lot: 35 feet (same as a single detached dwelling)	
			Allow	
Minimum Lot Width	Cannot be greater than the minimum lot width required for a single detached dwelling	No minimum lot width requirement.	Interior lot: 50 feet Corner lot: 50 feet Curved lot/Cul-de-sac bulb lot: 35 feet Flag lot: 50 feet (same as a single detached dwelling)	
			Allow	
Minimum Front Yard Setbacks	Cannot be greater than the minimum setbacks required for a single detached dwelling and cannot be greater than 10 feet.	Cannot be greater than the minimum front setbacks required for a single detached dwelling and cannot be greater than 10 feet.	10 feet (same as a single detached dwelling)	
			Allow	

Minimum Interior Yard Setbacks	Cannot be greater than the minimum setbacks required for a single detached dwelling. Additionally, perimeter setbacks applicable to Cottage Cluster dwelling units may not be greater than ten feet. Minimum of 10 feet or the distance required by the applicable building code.	Cannot be greater than the minimum interior setbacks required for a single detached dwelling, and side setbacks cannot be greater than 5 feet; rear setbacks cannot be greater than 10 feet. Minimum of 6 feet between cottages.	5 feet from the property line or minimum of 10 feet between buildings, except that the setbacks between cottages are a minimum of 6 feet	
			Allow	
Maximum Height	Not addressed.	25 feet or two (2) stories, whichever is greater.	25 feet	
			Allow	
Minimum Off-Street Parking	No more than 1 space per dwelling	The minimum number of required off-street parking spaces for a cottage cluster project is zero (0) spaces per unit with a floor area less than 1,000 square feet and one (1) space per unit with a floor area of 1,000 square feet or more.	1 space per dwelling	
			Allow	Incentivize (off-street parking requirements are lifted if the cottage cluster is located near transit and/or has small units and/or income-qualified units)
Design Standards	Must be: 1) the same design standards applicable to single detached dwellings; 2) the design standards from the Model Code; or 3) design standards that are less restrictive than the design standards in the Model Code.	Cottage orientation, common courtyard design standards, community buildings, pedestrian access, windows, parking design, screening, garages and carports, accessory structures, existing structures.	Cottage orientation, common courtyard design standards, community buildings, pedestrian access, windows, parking design, screening, garages and carports, accessory structures, existing structures.	
			Allow	

Middle Housing Incentives

In cases where the proposed Middle Housing code standards differ from the minimum standards and/or Model Code, the differences are intended to **lower cost**, increase **flexibility**, and **remove barriers** to the development of middle housing. In addition, the Planning Commission is recommending a set of standards that are specifically intended to **encourage the development of income-qualified Affordable housing**. *The proposed Land Use Code incentives¹ are as follows:*

Detached Units

The Planning Commission recommends allowing detached units for design flexibility and to encourage middle housing to be developed on lots that already have houses on them without displacing existing houses.

Proposed Incentive: Middle Housing Units may be attached or detached

Parking Reductions

The Planning Commission recommends off-street parking reductions to create design flexibility for sites, allow for more space to be dedicated to housing, and align with transit-oriented development and goals to reduce dependence on single-occupancy vehicles. Reduction in off-street parking requirements does not prohibit on-site parking from being built.

Proposed Incentive: No off-street parking is required if middle housing is within the buffer² of a Frequent Transit Route.

Proposed Incentive: On-street parking credits may contribute to minimum middle housing off-street parking requirements.

Proposed Incentive: No off-street parking is required for each middle housing dwelling unit with a dwelling size³ less than 900 square feet.

Proposed Incentive: No off-street parking is required if at least 50% of middle housing units are for low-income⁴ occupants.

Small Unit Incentives

The Planning Commission would like to encourage smaller units due to their generally lower development and rental or acquisition costs as compared to larger units. This incentive is intended to encourage the development of smaller units on smaller lots to decrease the cost of new development.

Proposed Incentive: If middle housing units have a dwelling size of less than 900 square feet, the minimum lot size may be reduced by 25 percent.

Income-Qualified Incentives

Along with encouraging lower cost housing, the Planning Commission recommends encouraging housing that is affordable to certain income levels. This incentive would encourage a portion of middle housing units to be reserved for folks making 80% of area median income or below.

Proposed Incentive: If at least 50% of units within a middle housing development are for low-income occupants, the minimum lot size may be reduced by 25 percent.

Proposed Incentive: If at least 50% of units within a townhouse development are for low-income occupants, a density bonus may be applied.

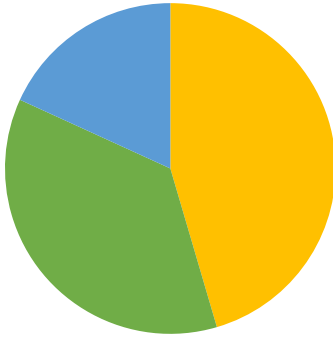
¹ These incentives are land use code incentives. Additional program and monetary incentives are being pursued through the *Housing Implementation Pipeline*.

² "Frequent Transit Route Buffer" means .25 miles from Frequent Transit Route and .5 miles from the EmX corridor

³ "dwelling size" means the total square footage of a dwelling unit in a duplex, triplex, fourplex, townhouse, or cottage cluster.

⁴ "low-income" means having an income at or below 80% of area median income.

Going Beyond the Minimum Standards



■ Allow
 ■ Encourage
 ■ Incentivize

Many of the proposed Middle Housing Code Amendments meet the minimum standards established by the state (“Allow”)⁵. Where the proposal exceeds minimum standards (“Encourage”, “Incentivize”), it does so to encourage lower cost housing, flexibility, and Affordable Housing. Examples of standards that encourage or incentivize development of middle housing are below:

Encourage

<i>Lot Size</i>	The proposed minimum lot size is less than the maximum allowed by the state’s minimum standards.
<i>Lot Width</i>	The proposed minimum lot width, in some cases, is less than the minimum requires by the state’s minimum standards.
<i>Height</i>	The proposed maximum height, in some cases, is greater than the minimum required by the state’s minimum standards.
<i>Lot Coverage</i>	The proposed maximum lot coverage percentage, in come cases, is greater than the minimum required by the state’s minimum standards.

Incentivize⁶

<i>Detached Middle Housing</i>	Middle housing may be attached or detached.
<i>Lot Size Reduction</i>	Minimum lot sizes can be decreased by 25 percent if middle housing units are small and/or for low-income occupants.
<i>Reduction of On-Site Parking Requirements</i>	Minimum on-site parking requirements can be decreased if middle housing is nearby a frequent transit route, through on-street parking credits, for small middle housing units, and/or for middle housing for low-income occupants.

⁵ This graph is representative of the standards included in the *Guide to the Planning Commission Recommendation* code summary section.

⁶ More information on incentives can be found on the prior page.

Middle Housing Hot Topics

Tree Preservation

Middle housing is treated the same as a single detached dwelling for purposes of Chapter 9 tree preservation standards.

Chapter 6 tree preservation standards are not proposed to be amended and will apply to all housing and other development.

Special Area Zones

Middle Housing located in a Special Area Zone will be subject to the middle housing standards applicable to the base zone, such as R-1, R-2, R-3 or R-4, consistent with the Special Area Zone's land use designation.

Single Detached Dwellings continue to be subject to Special Area Zone Standards.

Historic Districts

Middle Housing code standards will apply to all area of the city, including Historic Districts, however Historic District protections and standards will still apply.

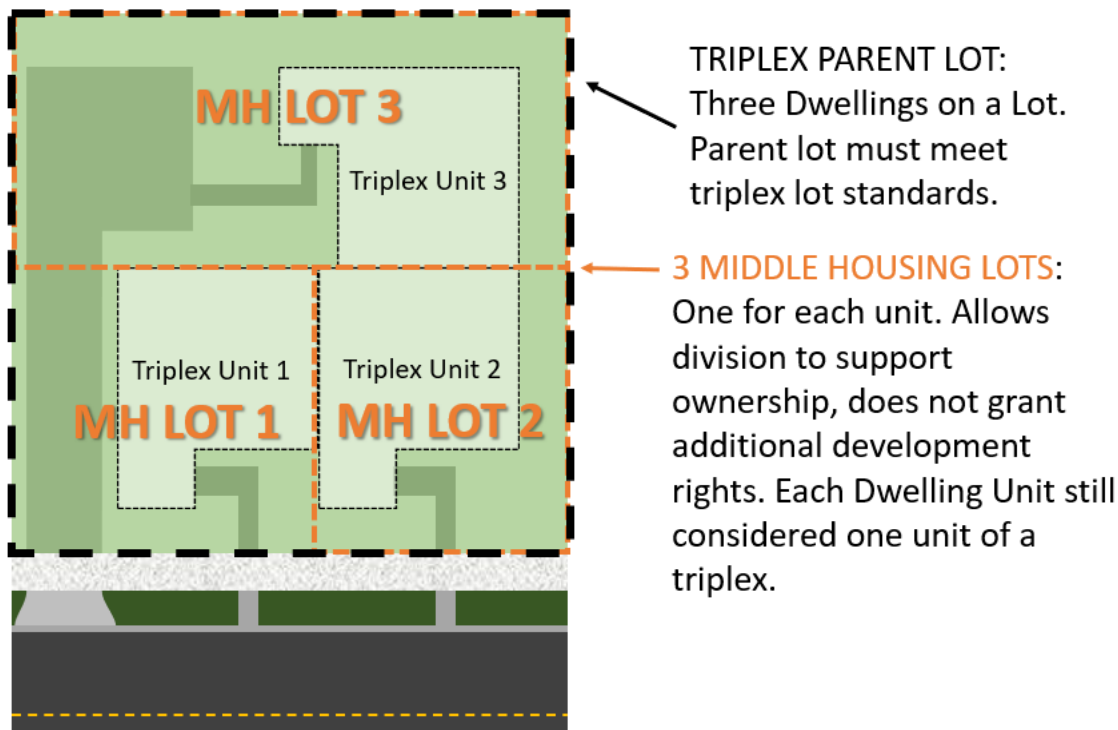
Covenants, Conditions, and Restrictions (CC&Rs)

While HB 2001 does prohibit the creation of new CC&Rs that conflict with HB 2001, it does not affect existing CC&Rs.

Middle Housing Land Division

Consistent with state law requirements, lots developed with middle housing can be divided so that each middle housing unit can be individually owned.

The "parent lot" must meet all applicable development standards (e.g. setbacks, lot coverage, height limits) and the "child lot" is solely for ownership purposes and does not allow further development.



We Want to Hear from EUG!

Attend Public Hearings

City Council

City Council meetings take place on the second, third, and fourth Mondays of each month at 7:30 p.m. These dates are subject to change -- check the [City webpage](#) for the most up to date information! The City Council also holds public work sessions at 5:30 p.m. on meeting days as well as most Wednesdays at noon. All City Council meetings are livestreamed **here** and on YouTube.

The Middle Housing City Council work sessions have been scheduled for [Wednesday March 9th at 12:00 pm](#) and [Monday April 11th at 5:30 pm](#).

Note: There is **no opportunity for comment at council work sessions**. There is typically an opportunity to comment (public forum) at the regular Council meetings held on the second and fourth Mondays of the month at 7:30. (Council typically doesn't meet the first Monday of the month and the third Monday is reserved for public hearings on specific issues so there is no public forum). Depending on the number of folks signed up to speak they may be given 2 or 3 minutes. No one is guaranteed three minutes.

The Middle Housing City Council public hearing has been scheduled for [Monday April 18th at 7:30pm](#).

Provide Public Comment

Public Testimony Over Zoom

1. Watch the meeting over Zoom (Zoom link is always on the meeting agendas, found on the [City webpage](#)) *Note:* You cannot provide testimony from the YouTube livestream
2. Use the "Raise Hand" feature to indicate that you'd like to speak
3. When called upon, unmute yourself
4. Begin your statement by giving your name and ward, if known and address if you wish to receive future notices
5. You will have three minutes to speak, unless otherwise instructed
6. You did it!

Written Public Testimony

Written public testimony can be sent to the City Council. There is no length limit for written public testimony and it does not have to be formal, although it is helpful to include your name and ward, if known. All written testimony is entered into the public record. Submit written testimony to **MiddleHousingTestimony@eugene-or.gov** or mail to: Planning Division, 99 W. 10th Avenue, Eugene OR 97401

We Want to Hear from EUG!

Contact City Council

Ward 1: Emily Semple

Ward 2: Matt Keating

Ward 3: Alan Zelenka

Ward 4: Jennifer Yeh

Ward 5: Mike Clark

Ward 6: Greg Evans

Ward 7: Claire Syrett

Ward 8: Randy Groves

The Mayor: Lucy Vinis

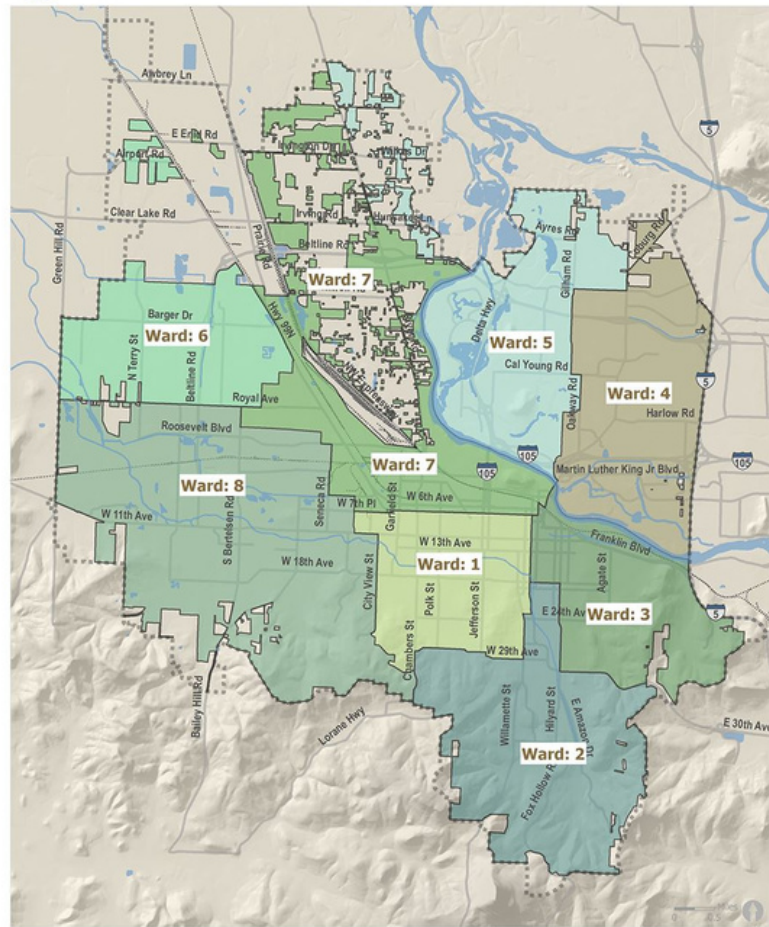
Did you know that you can send an email to the entire City Council? Use the email below:

City Council

MayorCouncilandCityManager@eugene-or.gov



Eugene City Council Wards



- Eugene UGB
- Ward 1: Emily Semple
- Ward 2: Matt Keating
- Ward 3: Alan Zelenka
- Ward 4: Jennifer Yeh
- Ward 5: Mike Clark
- Ward 6: Greg Evans
- Ward 7: Claire Syrett
- Ward 8: Randy Groves

Caution: This map is based on proprietary source data, subject to change, and for general reference only.

Send us an Email

The project team has set up an email address for public comments about the middle housing project! Community members can send their comments to middlehousingtestimony@eugene-or.gov, and staff will compile the public testimony for sharing with the Planning Commission and City Council at their respective points in the process.

You can also contact Project Manager Terri Harding at THarding@eugene-or.gov and Public Engagement Lead Sophie McGinley at SMcGinley@eugene-or.gov