

City of Eugene Middle Housing Survey

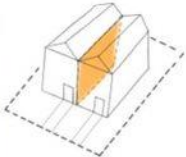


The online survey can be taken at www.Engage.eugene-or.gov/middle-housing or by pointing your phone camera at the link below:

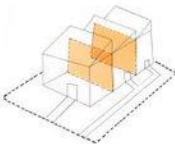


Middle Housing Types

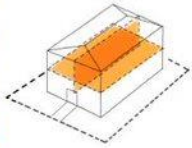
DUPLEX
Two connected or separated dwelling units on a single lot or parcel.



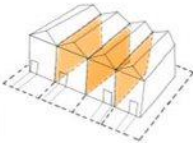
TRIPLEX
Three connected or separated dwelling units on a single lot or parcel.



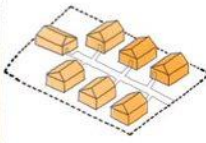
QUADPLEX
Four connected or separated dwelling units on a single lot or parcel.



TOWNHOUSE
A dwelling unit that is part of a row of two or more attached dwelling units, where each unit is located on an individual lot or parcel and shares at least one wall with another dwelling unit.



COTTAGE CLUSTER
A grouping of multiple unconnected dwelling units on a site with a common courtyard - each dwelling may share a single lot or occupy its own lot.



Guiding Principles for the Project

This fall, the City engaged several groups of residents to help define principles to guide project decisions. The final principles were written by city staff using words, phrases and themes suggested by the groups. Considering the future of housing in Eugene, choose the **top 3** that you think are most important for addressing current and future housing needs in our community.

Equity and Access to Housing

Create more ways for renters and owners of all incomes and identities to live across Eugene's neighborhoods.

Broad Dispersal of Middle Housing

Encourage the creation of a land use code that facilitates the broadest possible dispersal of housing types to create accessible neighborhoods and avoid disproportionate impacts.

Housing Options of All Shapes and Sizes

Develop a land use code that allows the creation of quality housing in all neighborhoods that varies in size, type, and total cost.

Compact, Efficient Housing

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 our natural environment and surrounding farm and forest land.

Sense of Belonging

Treat existing and future neighbors living in homes of all shapes and sizes with respect and use language that champions safe, welcoming neighborhoods and public forums.

Opportunities to Build Wealth

Create opportunities for home ownership and economic vitality.

Interconnectedness of Housing Solutions

Go beyond the requirements of the legislation; see the minimum standards as a floor, not a ceiling, in order to meet more community needs.

Vibrant Neighborhoods

Reimagine areas zoned low density residential and encourage creation of vibrant neighborhoods with pedestrian and bicycle access to parks, shops, and gathering places.

These principles are generally consistent with a variety of other overarching goals and principles developed by the City of Eugene for previous planning and policy initiatives.

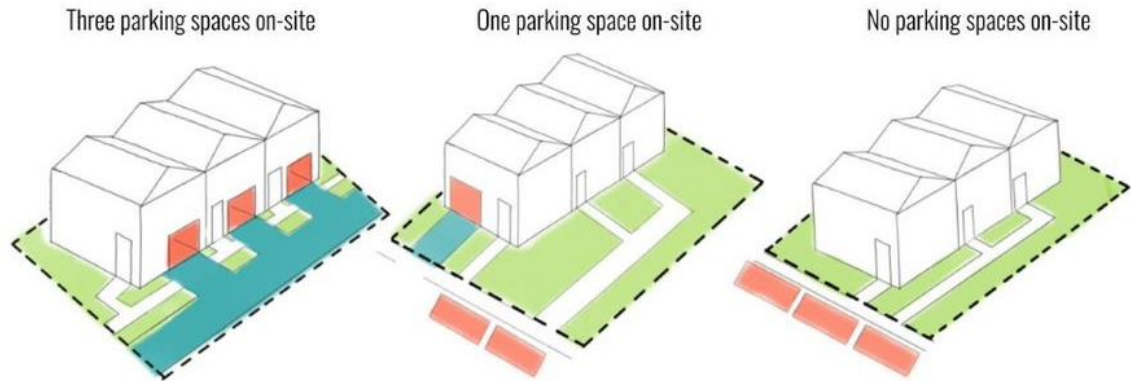
Comments about housing principles?

Examples of Code Change Options

In revising the land use code to comply with State of Oregon regulations, the City of Eugene is making code changes to meet or exceed the State’s minimum standards related to House Bill 2001. If the City does not adopt new standards specific to Eugene, we will be required to use the State’s “Model Code”. Your input on these important issues will help guide the City in the right direction for our community. Housing policy affects everyone, and all voices need to be included.

The following questions explore examples of situations where Eugene can choose to:

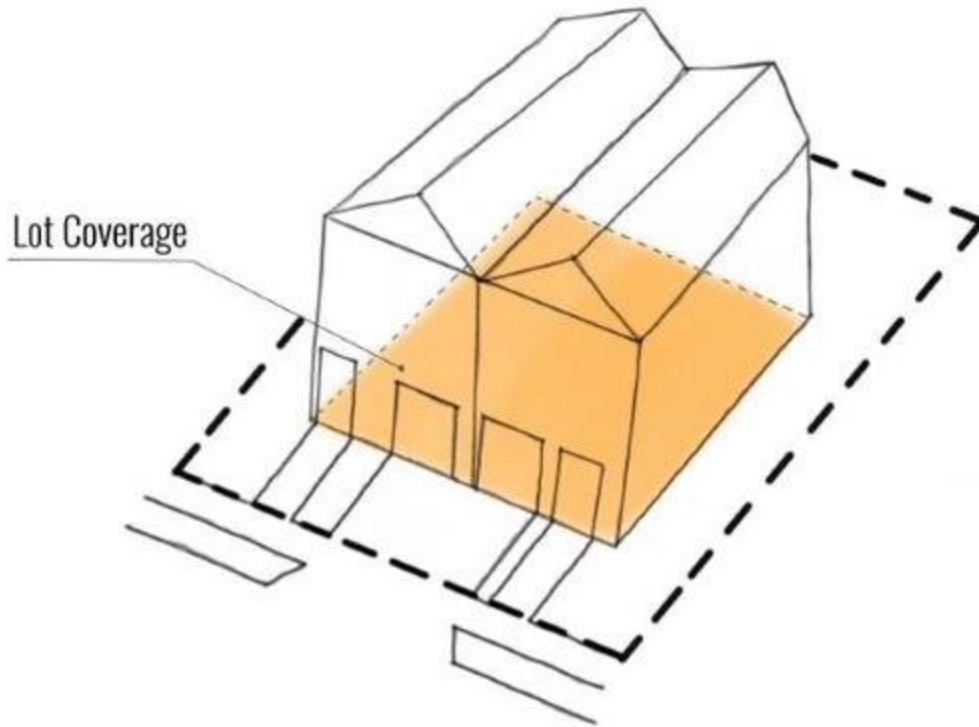
- **ALLOW for more middle housing: Meet the minimum standards required by the State of Oregon.** *This option has more regulations, less design flexibility, and has less potential to reduce the cost of future housing compared to the other two options.*
- **ENCOURAGE more middle housing: Remove code barriers, increase flexibility.** *This option has less regulation, more design flexibility, and reduces housing costs more than the “allow” option.*
- **INCENTIVIZE more middle housing: Minimize regulation, apply bonuses and incentives.** *This option has the least regulation, most flexibility, and has the potential to reduce housing costs the most of the 3 options.*



1. **“On-site parking”** is area allocated to vehicles (e.g., driveways, garages, carports, or other parking areas on the lot). Requiring more parking for vehicles can decrease the amount of space for housing and potentially increase the cost of development. When someone builds middle housing in these “R-1” zoned areas, how much space should be dedicated to parking?

- ALLOW: Require the most parking possible per state law (one space per individual home is the maximum the City can require)
- ENCOURAGE: Require less parking (allow on-street parking, and/or less parking near places where it is easier to get around without a car)
- INCENTIVIZE: Require even less parking (if the developer includes affordable units.)

Comments about parking?



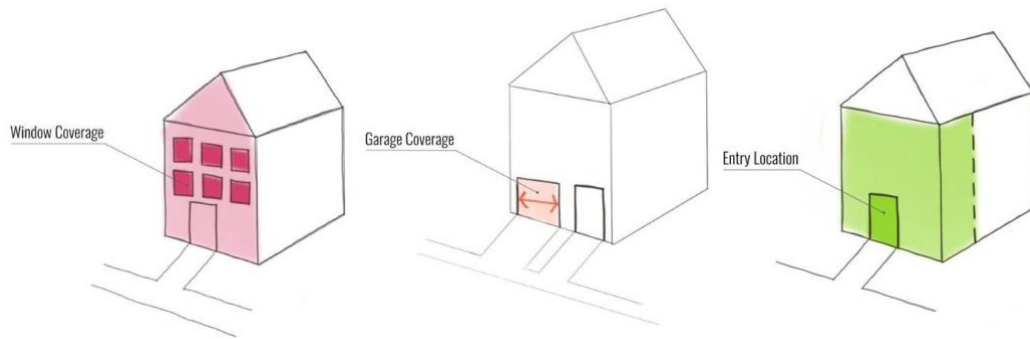
2. **“Lot coverage”** is the percent of a lot covered by homes or other structures. Decreasing how much of a lot can have housing typically results in more open area (such as a yard). Increasing how much of a lot can have housing provides more flexibility and can lower costs. When building new middle housing, how much of the lot should be covered with homes?

- ALLOW: Allow the largest amount of open area possible
- ENCOURAGE: Allow for lots to develop with a balance between open area and housing
- INCENTIVIZE: Allow most of the lot to have housing if it is near transit or provides affordable units

Comments relating to lot coverage?

4. **Design standards** define the look and feel of buildings. In many cases, the City of Eugene currently applies only very basic design standards such as building setbacks (the distance from the edge of the property to the home) and maximum height to homes in the zone(s) that will soon allow more middle housing types. Some design standards promote walking and pedestrian accessibility (having doors to homes face the street or reducing the width of driveways or garage doors).

The following are examples of potential design standards. What level of standards should the City use for middle housing?



- ALLOW:** Use the highest level of design standards (allowed by the state such as the location of doors or entries, the amount of the house covered by windows, and garage widths). Features will more closely match single-family homes, but the standards may limit design flexibility and may add cost to the home.
- ENCOURAGE:** Develop design standards that are less restrictive than the “allow” option. Encourages middle housing to include basic design features but leaves more options available for design flexibility and reducing costs.
- INCENTIVIZE.** Use very few or no design standards. This permits a wide range of design options for entry locations, garage width, and other factors that may make middle housing stand out more from single-family homes, but has the benefit of greater design flexibility that can result in more efficient, customized, and lower-cost housing.

Comments about design standards?

5. The questions above about parking, lot coverage, and design standards are examples of the many code topics that require change to meet State regulations. In general, what direction do you feel is best for the Eugene community?

- ALLOW for more middle housing: Meet the minimum standards required by the State of Oregon.** *This option has more regulations, less design flexibility, and has less potential to reduce the cost of future housing compared to the other two options.*
- ENCOURAGE more middle housing: Remove code barriers, increase flexibility.** *This option has less regulation, more design flexibility, and reduces housing costs more than the “allow” option.*
- INCENTIVIZE more middle housing: Minimize regulation, apply bonuses and incentives.** *This option has the least regulation, most flexibility, and has the potential to reduce housing costs the most of the 3 options.*

Comments that describe the reasons for your choice?

Is there anything else we should know?

Housing affects everyone. We'd like to know who we aren't hearing from in our outreach. If you prefer not to answer, the questions below aren't required. Any information you share will remain confidential.

1. Please tell us about your residency status regarding the City of Eugene. Select all that apply:

- I live in Eugene
- I work in Eugene
- I own a business in Eugene
- I attend school/university in Eugene
- None of the above

2. Please tell us about your living situation.

- I own the residence in which I live
- I rent the residence in which I live
- I do not own or rent, but I am sheltered
- I do not own or rent, and I am unsheltered

3. Please tell us about your age

- I decline to answer this question
- Under 12 years old
- 12-17 years old
- 18-24 years old
- 25-34 years old
- 35-44 years old
- 45-54 years old
- 55-64 years old
- 65-74 years old
- 75 years or older

4. Please tell us about your sex/gender/gender identity. Select all that apply:

- I decline to answer this question
- Male
- Female
- Transgender
- Another gender identity
- Heterosexual
- Gay
- Lesbian
- Bisexual
- Another sexual orientation

5. Please tell us about your racial/ethnic identity. Select all that apply:

- I decline to answer this question
- Black, African, or African-American
- White or Caucasian
- Asian
- Hawaiian or Pacific islander
- Native American or Indigenous
- Hispanic, Latino/a/x, or Caribbean
- Multiracial or Mixed
- Middle-Easterner or Arab
- Another