House Bill 2001
Code Amendments Process
Reality Check

Presented by

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TrustTheNeighbors.org

My “affordable home” in Kentucky for two years.

Let's get serious about housing affordability.

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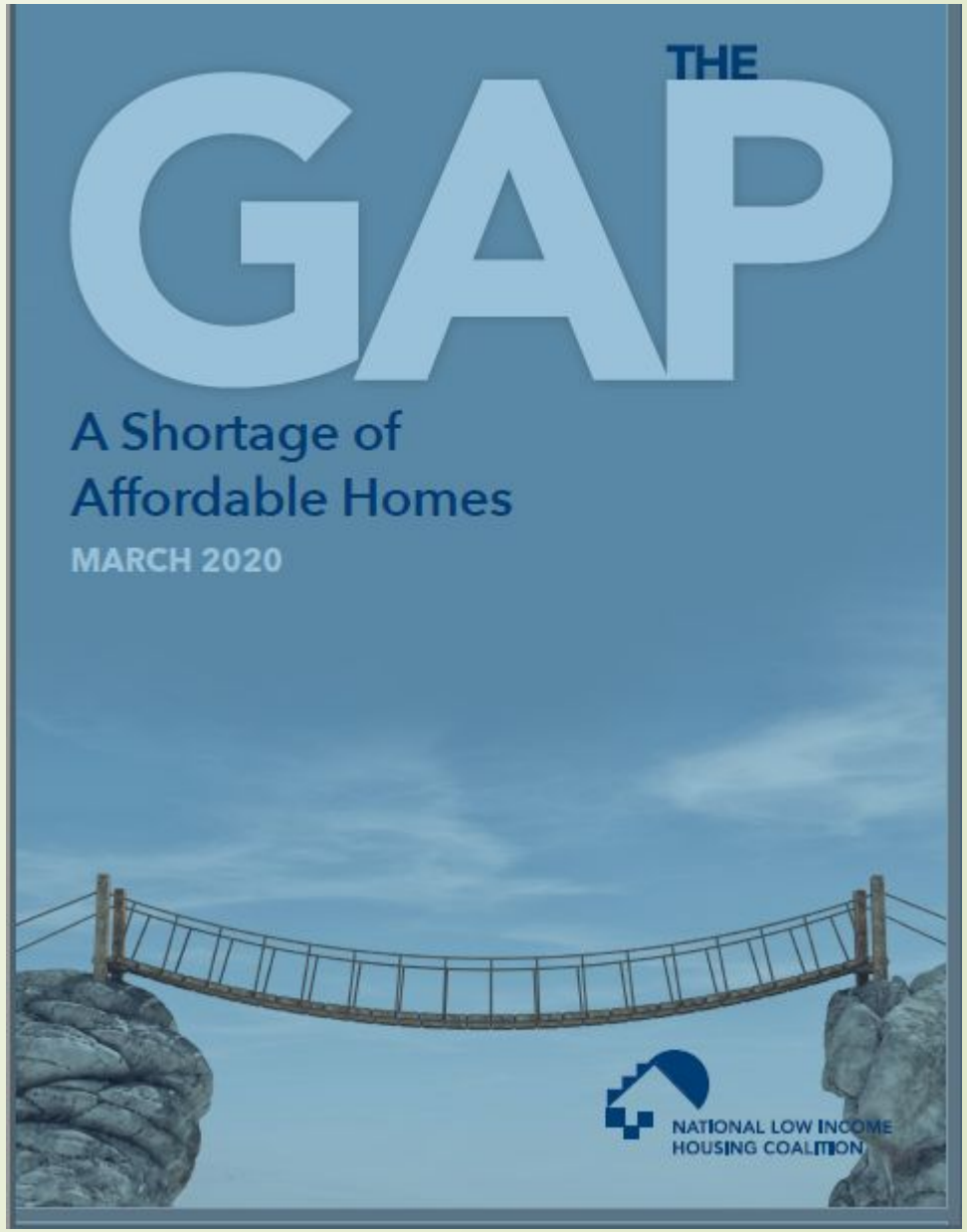
National Low-Income Housing Coalition 2020 Report

Read it!

reports.nlihc.org/gap



NLIHC Report Major Points

- In addition to the unhoused population, almost all of the households that are "housing-cost-burdened" are renters.
- Almost all of the households that are "housing-cost-burdened" are low-income households.
- The disproportionate number of non-white households that are "housing-cost-burdened" is due primarily to their lower income and wealth (including home ownership), for which multiple historical factors were a substantial cause. Secondarily, "availability" of affordable housing to non-white households is limited in some cases by illegal discrimination.
- "The housing needs of middle-income renters are largely met."
- "The filtering ["trickle-down"] process fails to produce a sufficient supply of rental homes inexpensive enough for the lowest-income renters to afford.
- "Zoning reforms alone will not sufficiently improve the ability of extremely low-income renters to afford rents."
- "A private housing market driven by economic incentives will continually fail to meet the needs of extremely low-income households."
- "The private market cannot and will not, on its own, build and operate homes extremely low-income families can afford."

Takeaways from this presentation

- Insist on getting information from sources that challenge what you've heard so far from advocates who want to impose "blanket" upzoning on all neighborhoods and then let private, profit-oriented investors & developers decide the type and **cost** of what housing gets built.
- Understand that upzoning and increasing allowable density without protecting vulnerable renters will ***worsen*** **–** ***not improve*** – affordability.
- Understand that the private market **cannot and will not** produce **affordable** "middle housing" *no matter what code changes are adopted*. No way, no how.

Recommendations to City Council

Three important recommendations that the Review Panel should make:

1. "Ensure HB 2001 code amendments **will not increase displacement and/or 'gentrification'** in neighborhoods of color or that are comprised of predominantly low-income households."
2. **Prohibit demolition** of any dwelling that's affordable to households with annual income of 80% of Area Median Income unless **at least one replacement dwelling** meets that same affordability criteria.
3. "**Require** all revelopment that increases density above the current allowable maximum in single-family zone(s), including R-1 Low-Density Residential Zone, to **provide at least 51% of dwellings affordable** to households with annual income of 80% of Area Median Income."

This presentation provides *credible* research and expert opinions to support all assertions.

Annotated HB 2001 References

trusttheneighbors.files.wordpress.com/2019/12/hb-2001annotatedlistofrefrences7dec2019.pdf

Comprehensive resource on HB 2001:

trusttheneighbors.org/hb2001

The Review Panel should insist other presenters provide complete, credible references.

How about a debate? (I'd be available.)

First: Understand the scope of the problem! Only *very low-income* households lack adequate supply of affordable housing

- From the latest Census data for Eugene …

There is a **surplus** of affordable housing for all households with **income over $25,000**.

There is a **large deficit** of affordable housing for households with **incomes below $25,000** ("Very Low Income" – "VLI")

90% of these households have incomes below $15,000

("Extremely Low Income" – "ELI")

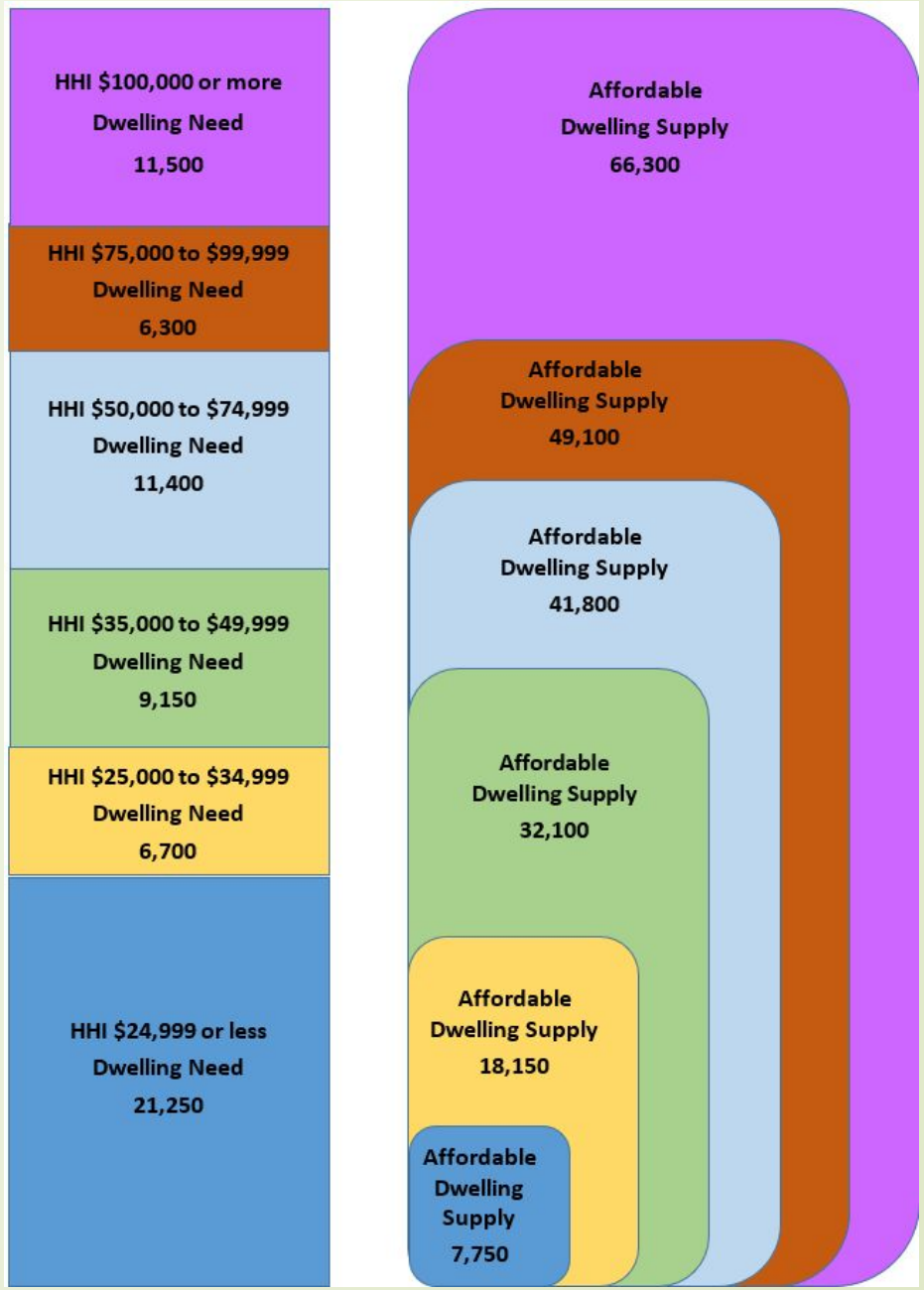
- FACT: Market rate housing cannot produce housing that VLI and ELI households can afford to purchase or rent. (**National Low-Income Housing Coalition** research)
- FACT: **Subsidized housing**, specifically apartments with access to good **public transportation**, is the <u>only</u> viable solution to the real "housing crisis" in Eugene.
- FACT: Eugene could use the **Multiple-Unit Property Tax Exemption** (MUPTE) for subsidized apartments on the W. 6th & 7th Aves. **EmX route**.

Supply of affordable housing in Eugene

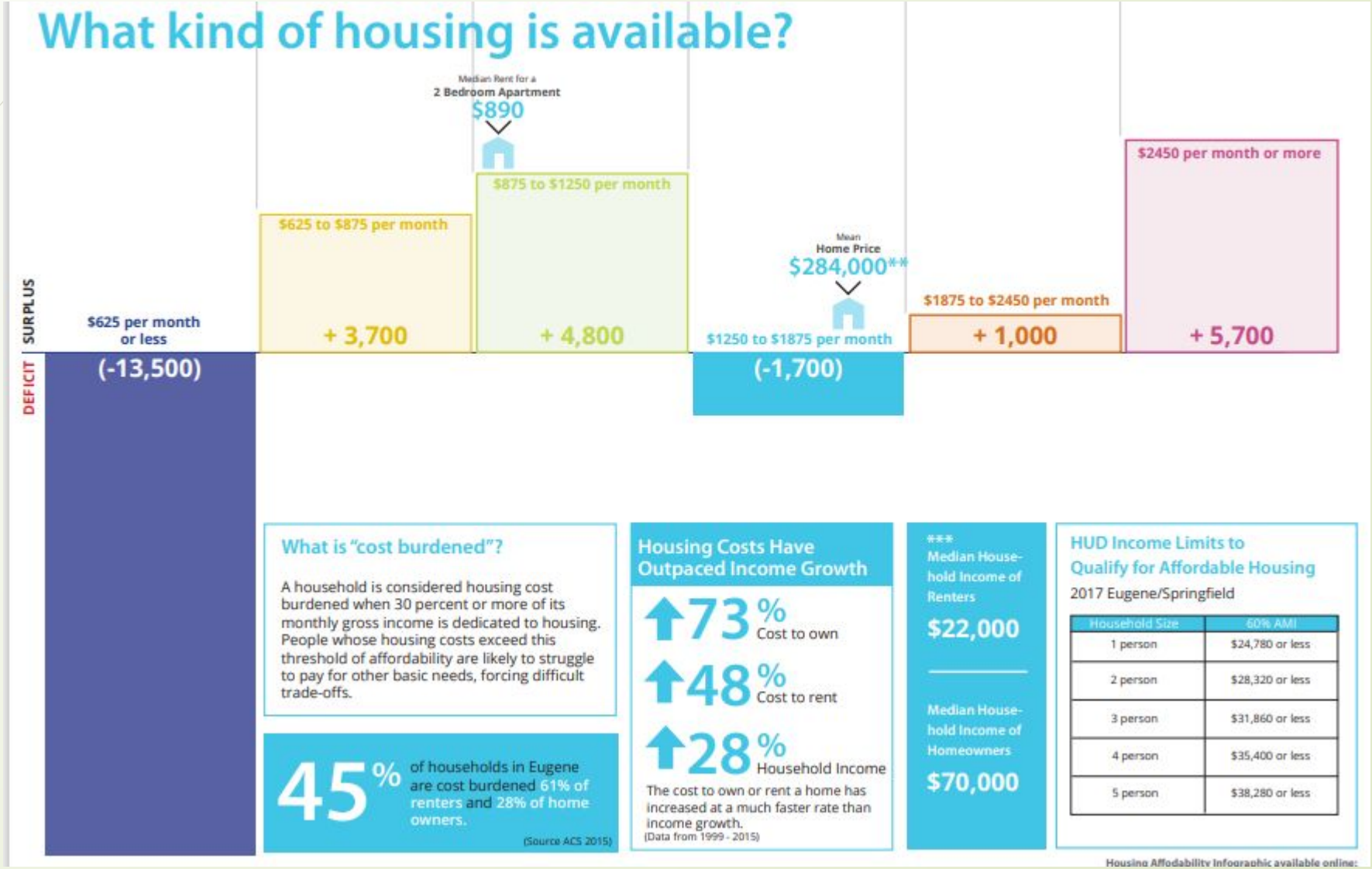
Compare the "need" of an income category (on the left) with the "cumulative supply" of affordable housing (on the right); e.g., (green) for HHI $35,000 to $49,999, need is 9,150 & "cumulative supply" is 32,100.

The ONLY deficit is "blue" – less than **$25,000** income.*

** About 90% of the shortfall of affordable dwelling supply is in a subcategory of less than $15,000 income.*



City of Eugene version of "availability



Caveat: "Affordable" vs. "Available"

- While there may be "*affordable*" housing supply, it may not be "*available*" to some proportion of households.
- Some lower-income households will rent dwellings that are above the "affordable" amount for the household. This lessens the "available" supply for higher income households, creating a net shortage/cost increase in higher income categories.

“Trickle Down” myth vs. “Trickle Up” reality

“**Trickle Down**” is a myth! Building more dwellings that are affordable only to higher-income households ***does not*** lower the cost of dwellings that are affordable to lower-income households.

Unlike corn or gasoline, the housing market is “stratified” and adding “supply” of dwellings in the high-cost range does not increase “supply” (and thus lower cost) in the low-cost range.

“**Trickle Up**” *does* lower the cost of housing for multiple household income categories. Building more dwellings that are affordable to lower-income ***does lower*** the cost of dwellings that are affordable to higher household income categories.

Supplying additional lower-income households removes them from the households competing for higher-cost dwellings.
So “demand” is reduced, which lowers costs.

DON’T BE FOOLED BY BOGUS “LAW OF SUPPLY AND DEMAND” CLAIMS!

Eugene zoning isn't racially exclusionary

- A greater proportion of non-white households are housing-cost burdened for a simple reason: A greater proportion of non -white households have lower household incomes.

  The Census data for Eugene makes clear that **household income and housing costs are the main factors** in where households live. Lower income households are predominantly renters, and apartments provide most of the supply of lower cost housing.

- So-called "Middle Housing" is in no way inherently "inclusionary," nor does allowing redevelopment with "Middle Housing" remediate historical racial injustice in any way –

  unless the rent is affordable to lower-income households

DON'T BE MISLED BY "WOKE-WASHING" MARKET-RATE UPZONING!

Upzoning land increases price/rent and causes displacement

- HB 2001 upzones land without restrictions or affordable housing requirements
- The land becomes more valuable and thus, more expensive.

In upzoned, single-family neighborhoods of color and poorer neighborhoods, the land is more valuable, but the homes are not.

- In such areas that are close to amenities, investors buy lots that have low improvement (home) value, but high investment return potential for redevelopment with multiple, mid- to high-price/rent condos and rentals.

This selective redevelopment potential leads to increased rents for the lower range of rentals and increased purchase price for lower-cost houses, which forces lower-income households to move.

- SUPPORTING FACTS: NE Portland and major research in Chicago.

https://youtu.be/sFwSk6wQFoU **Portland Commissioner Baugh**

The Reality: Displacement of Non-whites

https://youtu.be/M_Wwk5cizug

"RIP is agreeing to displace minorities as part of a policy for creation of additional [housing] opportunities. … We've made it [a future] era of displacement of minorities in the single-family homes. ...."

Commissioner Andre Baugh, who led four Portland Planning & Sustainability Commissioners in opposing the Residential Infill Project ("RIP"), Portland's version of HB 2001.

The Reality: Displacement of Non-whites

“Institutional Racism is defined as ‘racial discrimination that has been established as a normal behavior of society.’ This [upzoning] is becoming normal behavior for us to say ‘We’re OK with displacement …’.”

More at: https://youtu.be/sFwSk6wQFoU
https://youtu.be/WB46fJW-rk0

The Reality: A Developer's Analysis

2/ 5,500 sf homes
Plus 2/ ADU's of 1,125 SF
1.8 million each, 1 million profit

2 duplexes for 700,000 per side or
1.6 million profit

7 cluster units, 1,100 SF Each,
3.5 million, 1.2 million profit

"I'm a developer, and I know exactly how to make the most money by tearing down your neighborhood and rebuilding." https://youtu.be/O3LnoZTxx3A

The nostalgic sales pitch for “middle housing”

A supposed “middle housing” fourplex that would result from HB 2001

The Reality: Scenes from Portland

https://youtu.be/Uqo-M8eFNXo

Replaced with Private Market-Rate

"Middle Housing“

Think about how insulting this is to the low-income families that have to move.

$400,000
Condos
are a bad joke
to households
with less than
$30,000 annual
income.

BURN THIS FACT INTO YOUR BRAIN

Envision Eugene "Livability" Pillar

- No increase in density unless in accordance with the goals and recommendations of the Infill Compatibility Standards Task Team – i.e.:

"preventing negative impacts and promoting positive impacts of residential infill development on neighborhoods."

Some final words – How can we help?

- The true "housing crisis" in Eugene, Oregon and the nation is among low-income households.
- The "market" cannot deliver scalable solutions.
- The solution is more funding for subsidized, mostly multifamily housing.
- The immediate opportunity in Eugene is to provide "Multiple-Unit Property Tax Exemptions" (MUPTE) for affordable housing development along the W. 6th and 7th EmX corridors.
  - Engage the bordering neighborhoods: Jefferson Westside Neighbors and Whiteaker Community Council
  - Update the refinement plans for the target areas
  - This would provide not only housing, but the public transportation that is essential for low-income households.

Thank you!

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Beau says: “Learn more from the following slides and resource links.”

What you can expect from this information

- You'll have a better understanding of the upzoning provisions dictated by House Bill 2001.
- You'll learn about reliable evidence and critical analyses of HB 2001's potential impacts.
- You'll understand how upzoning could harm residents in some areas of Eugene's single-family neighborhoods.
- You'll know where to find additional resources to better understand the potential impacts of HB 2001.
- You'll have learned about multiple actions you can take to ensure your neighborhood area's livability.

In a "nutshell"

- HB 2001 forces Eugene to upzone large areas to allow multiple dwellings, up to fourplexes, on single-family lots.
- HB 2001 will not improve affordability of housing for "housing cost burdened" households.
- HB 2001 will increase rent and housing prices in some areas of existing lower-cost housing.
- HB 2001 may allow serious loss of privacy, looming structures, congestion, etc. in areas.
- Eugene City Council can either worsen or mitigate the negative impacts of HB 2001.

Impacts of HB 2001

An analysis based on evidence and research

All assertions are based on data, research and credible expert opinions that can be viewed in the following document:

Annotated HB 2001 References

at **TrustTheNeighbors.org**

HB 2001 Reality Check

- HB 2001 **upzones land** for **more intensive residential development.**
- **HB 2001** does not create any new housing at all.
- The **real estate market** – investors & developers – will determine:
  - How many new dwellings are built
  - The type and design of dwellings
  - The purchase price or rent of new dwellings
  - The location of new dwellings

HB 2001 doesn't have any direct or indirect provision that requires or encourages investors and developers to create housing that is affordable to households that are "housing-cost burdened."

There is no "trickle-down" benefit

- HB 2001 **upzones land** and leaves the price/rent of housing that is built up to the market.
- The market won't support "affordable housing" for VLI & ELI households.

  "I also agree that **filtering does not reach the lowest rungs of the income distribution**. That is clear." – Josh Lehner **Oregon Office of Economic Analysis**
- Research & local Eugene developments show: The market will produce mid- to high-cost housing for multi-dwelling condos and rentals.
- Research: The housing market is **location-dependent** and **segmented**; more supply creates downward pressure only on adjacent ranges.

Adding supply of mid- to high-price dwellings will not lower the rental rates for ELI and VLI households.

- In contrast, under conditions where all the deficit is in the VLI and ELI categories, adding supply (subsidized housing) in these categories has a "trickle-up" effect. (Because households that have been forced to "buy up" move out of the market for more expensive housing.)

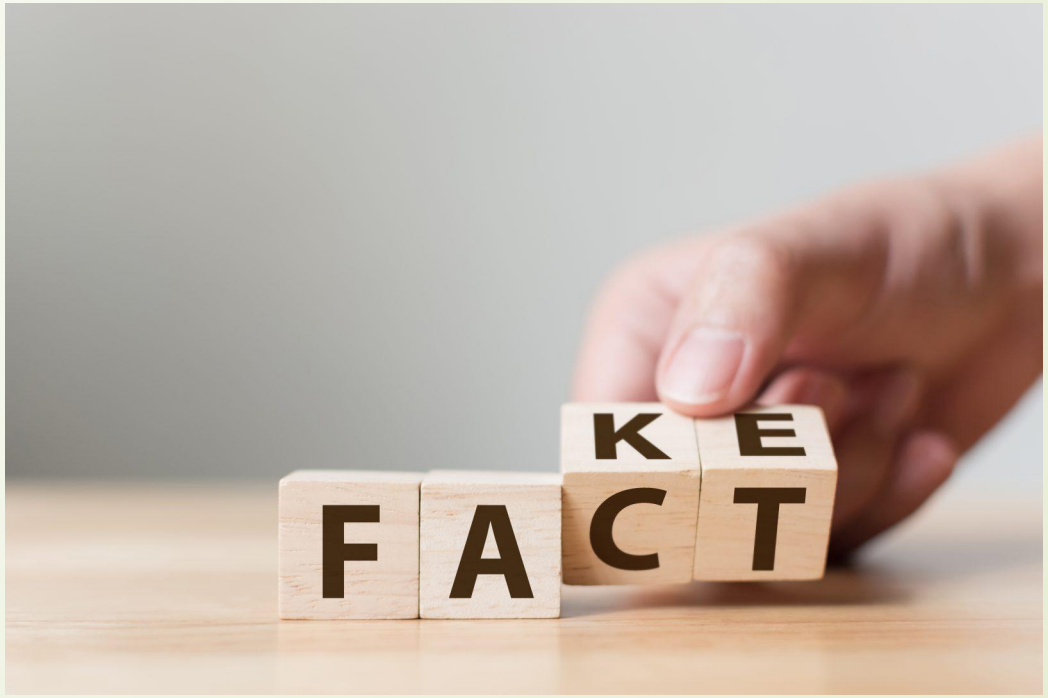
Illustrative redevelopment proformas

- Tentative Eugene financial proformas in R-1 Zone
  - Area Median Income (household): Approx. $45,000
- 9,300 s.f. lot with single-family home @ $250,000
- Add 1,000 s.f. units (total of 3 units in both cases)
- Case 1 – Add 2 units (duplex or townhouse)
  - Price per unit: $277,875 (800 s.f. & Alt. factors: $210,134)
  - Minimum monthly rent: $1,654 ($1,250)
  - Affordable to income at least: **$74,160** ($58,032)
- Case 2 – Demolish and build triplex or townhouse
  - Price per unit: $368,750
  - Minimum monthly rent: $2,194
  - Affordable to income at least: **$95,797**

Who benefits from HB 2001?

- HB 2001 benefits **"commodity" real estate investors**
- HB 2001 **does not benefit** households that are "housing cost burdened"

Debunking the false narratives



Eugene's R-1 Zone is not "exclusionary"

- No structural elements that exclude buyers or renters based on race or economics.
- Eugene has large areas of R-1 zoning with relatively low-price housing.
- **The #1 "exclusionary" factor in Eugene is private "CC&Rs" – Covenants, Conditions & Restrictions" that are recorded when land is platted into individual lots.**
- **Many CC&Rs prohibit more than one dwelling on a lot.**

  Such lots are *exempt* from HB 2001 dictates.
- Who is protected: Julie Fahey – the Eugene State Representative who sponsored HB 2001. Jennifer Yeh, a Eugene City Councilor pushing for upzoning.

Opponents of HB 2001 are not "NIMBYs"

- Most resident single-family homeowners, as well as renters, care about their neighborhood and are welcoming to diverse households and housing types.

Referring to one's neighbors as "NIMBYs" simply shows that a person both lacks respect for his or her neighbors and has no sound evidence or arguments.

The *Jefferson-Westside Special Area Zone* demonstrates how a neighborhood can handle higher density, a variety of housing types and maintain a high degree of livability. (That may be a later seminar.)

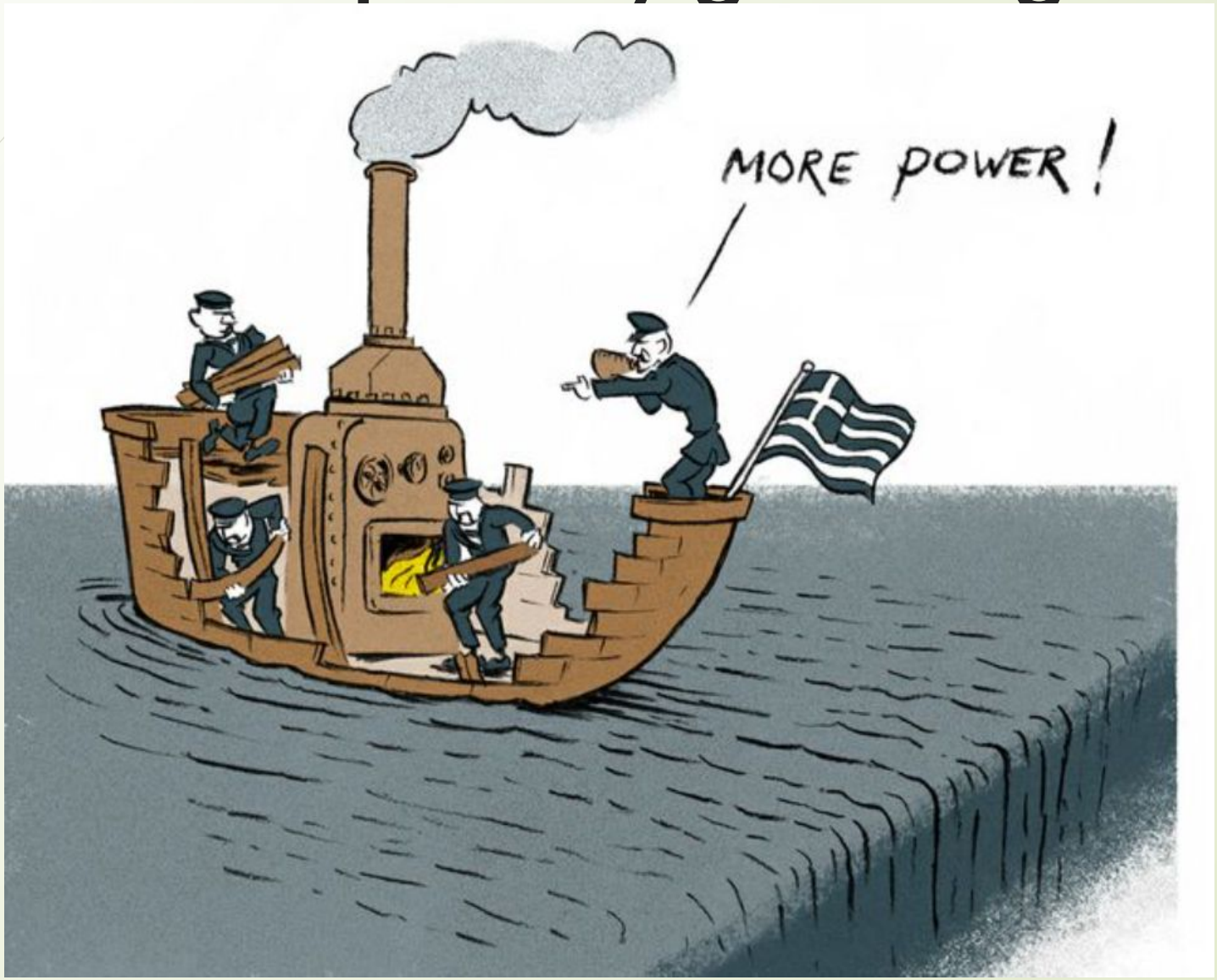
Upzoning is not just "more choices."

- HB 2001 provides investors a lot more choices, but it tramples on the choices that many homeowners made when they purchased their homes in an area that was developed mainly as single-family homes and authentic ADUs.
- The Oregon Legislators rammed HB 2001 through without any credible engagement of homeowners or local elected officials.

  Why? Because they didn't want citizens to have a choice.

- *Most importantly – It is unethical to create "choice" for higher-income households by forced, blanket upzoning of neighborhoods of color and poorer neighborhoods that will cause displacement of lower-income residents.*

What could possibly go wrong with HB 2001?



A partial list of HB 2001 negative impacts

Already touched on in this presentation:

- Degrades the livability and stability of neighborhoods
- Increases housing cost for low-income households
- Displaces residents in neighborhoods of color and poorer neighborhoods

Additional harmful outcomes:

- Investment funds replace local home owners
- Throws local infrastructure and services into chaos
- Worsens climate change
- Impedes government investment in public mass transit
- Increases sprawl to Junction City, Creswell and other towns

Investment funds replace local residents as the owners of homes in formerly single-family neighborhoods

- Healthy neighborhoods depend on the right mix and balance of housing types and ownership.

Investors – including commodity real estate funds, Zillow, Trulia, Expedia, Travelocity, etc. are making huge purchases of single-family properties for both rental and AirBnBs.

HB 2001 makes such corporate ownership for redevelopment as multi-unit short- and long-term rentals much more financially attractive.

Throws local infrastructure & services into chaos

- HB 2001 takes away cities' ability to plan in which areas new housing is concentrated.

Without knowing where residential density is going to increase and how much (e.g., from none to four times), cities can't predict where new infrastructure or substantial infrastructure replacement will be necessary.

Similarly, it will be impossible to plan where new police, fire and emergency medical stations will be necessary for public safety.

**** show city zoning map*

Time to Get in the Game!

Increases sprawl to Junction City, Creswell and other commuter towns

The following nearby commuter towns are exempt from HB 2001:

- Junction City
- Creswell
- Veneta
- Coburg
- Harrisburg
- Monroe
- Brownsville
- Pleasant Hill
- Lowell
- Oakridge

Households, especially young families with children, will exercise their "choice" to live in an outlying single-family neighborhood.

Impedes government investment in <u>public mass transit</u>

- EmX and other transit depend on higher density housing and concentrations of businesses.
- Lower-income households need affordable apartments near frequent and extensive public transportation.

By promoting future housing as <u>low-density</u> plexes, <u>diffused</u> across huge areas that aren't near transit routes, HB 2001 will greatly undermine "Transit-Oriented Development."

Worsens climate change

- The most important action Eugene (and other towns) can take is to reduce the use of cars and trucks.
- That requires two main things:
  - Providing viable alternative transportation, mainly through public mass transit; and
  - Minimizing the additional delivery truck miles in neighborhoods arising from on-line purchasing.
- Perhaps even worse, HB 2001 will increase automobile use by commuters who chose to live in an outlying commuter town.
- In addition, significantly increasing the number of car-owning residents in neighborhoods with inadequate street and/or off-street parking will create congestion, which generates more GHG per mile travelled

By promoting future housing as <u>low-density</u> plexes, <u>diffused</u> across huge areas that aren't near transit routes, HB 2001 will substantially worsen the per capita production of green house gasses and exacerbate climate change.

HB 2001

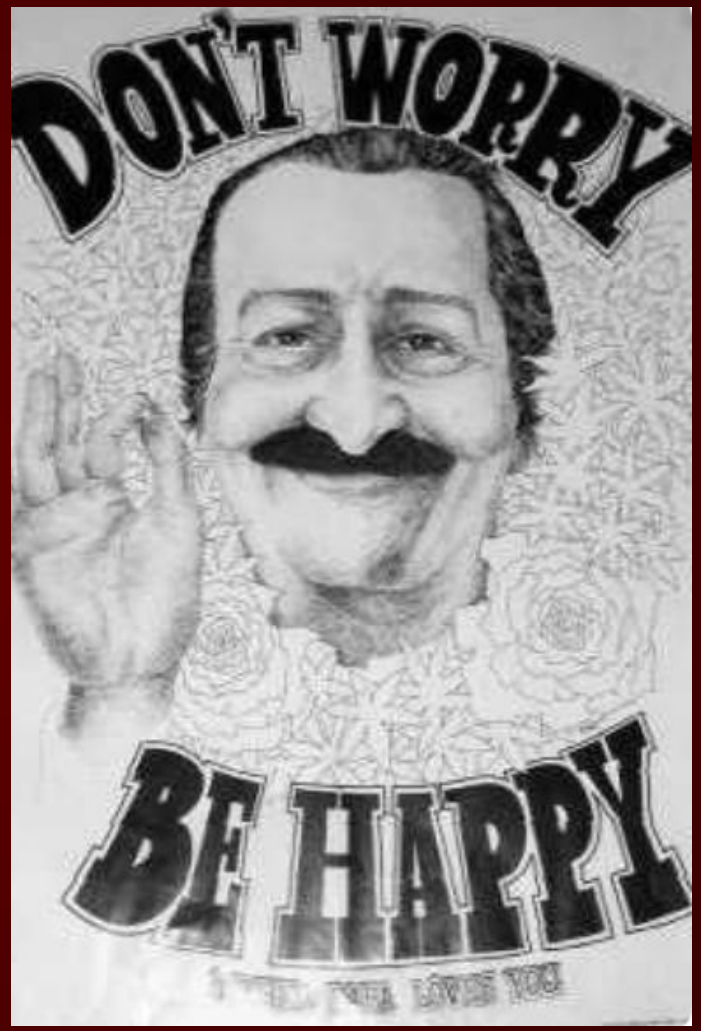
Miracle or Monster?

Why are we here?

- HB 2001 imposes forced upzoning of all single-family neighborhoods in Eugene.
- The upzoning will allow up to four dwellings on a lot.
- Proponents of HB 2001 misleadingly describe this as "re-legalizing so-called 'missing middle housing'."
- Advocates of "missing middle housing" rely on nostalgic images of the kinds of plexes that were typical decades ago in transition areas between low-scale commercial and single-family neighborhoods bordering streetcar lines.
- Here's what forced upzoning causes in today's cities:
  - Portland did a comparable upzoning in the past couple of years.
  - Eugene upzoned an R-2 neighborhood in the 1980s and 1990s.

Alarmist! This isn't going to happen in Eugene!

Alfred E. Neuman



Meher Baba

The reality in Eugene: R-2 upzoning for 4-plexes

West 11th Ave.

Affordable housing … Scraped off two lots

West 11th Ave.

The “charm” viewed from an adjacent backyard

HB 2001 is only about “choice” … for real estate investors.
HB 2001 affords adjacent homeowners and residents no choice, at all.

The Reality: Impacts on decent residents

https://trusttheneighbors.files.wordpress.com/2019/12/peoplenotbuildingsvideo.mp4 Video starts at 5:45

A charming R-2 “middle-housing” triplex in Eugene

West 11th Alley. In rear yard of house on W. 11th. Four dwellings jammed on a single-family lot.

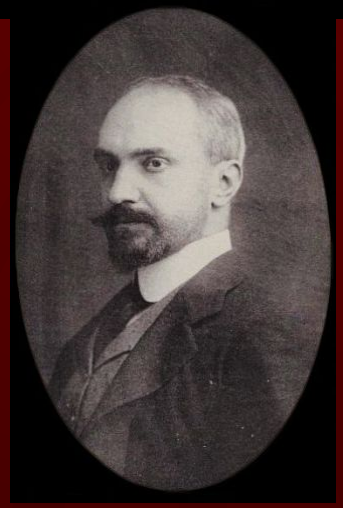
The wall that faces the small house’s dining room

- Shuts out morning sunlight
- Eliminates privacy
- Increased noise and dust from cars on the alley
- Mid-block traffic increases pedestrian risk
- Worsens storm runoff

The history of “R-2” upzoning in Eugene

- **1948:** R-2 Two-Family Residential District. Duplexes and ADUs allowed. Apartments allowed abutting a commercial district.
- **1962:** R-2 Limited Multi-Family District. Apartments allowed. Max density 14.5 dwelling units per net acre (du/na).
- **1982:** R-2 Density increased to 19.3 du/na.
- **2000:** R-2 Medium-Density Residential District: **28 du/na**.
- *The 4-plexes & triplex examples created under R-2 zoning.*
- **2009:** R-2 max height **over 40' &** interior setbacks only **5'.**
- **2010:** Jefferson-Westside Special Area Zone ended this abuse.

"Those who cannot remember the past are condemned to repeat it."
-- George Santayana



Eugene City Council may repeat the R-2 travesty

- Local individuals and organizations are working hard to replace R-1 zoning criteria with standards like the R-2 zone.
- Much **higher density** & much more **intensive development**.
- **WECAN** and **Better Housing Together** (BHT) supported the most extreme provisions of HB 2001 (e.g., Eugene can no longer require that an owner reside on the same property as an ADU).

If you don't want to see the kinds of incompatible development in <u>your</u> R-1 single-family neighborhood that were, *and still are*, allowed under the R-2 zone …

Get engaged!

Which developed areas are most vulnerable?

- Not covered by protective CC&Rs
- High appeal from location and/or amenities
- Only one existing dwelling on the lot
- Proportionately low value of existing improvements
- Basically any location where the risk is low and a conservative financial proforma shows an excellent profit
- Examples (there are plenty of others)
  - University areas, particularly with lower value homes
  - "Willamazon" and south of E. 29th Ave. where no CC&Rs
  - East and west of Fairgrounds
  - Laurel Hill Valley
  - River Road & Santa Clara
  - Older/less expensive housing around Coburg and Harlow Roads

What do we need to accomplish?

Matthew 25:40

"*Whatever you did for one of the least of these brothers and sisters of mine, you did for me*."

Determine what criteria would protect low-income households from predatory redevelopment and the rent increases and displacement that would result.

Those criteria would also provide reasonable protection for most neighborhood areas.

Key residential approval criteria (1)

- Lot configurations
  - Do not lessen minimum lot size (4,500 s.f. for 1 dwelling in R-1)
  - Eliminate flag lots
  - Do not allow alley access only lots
  - Other constraints to avoid “gerrymandering”
- Do not lessen R-1 maximum dwelling density
  - Currently 14 dwelling units per acre
  - Count Accessory Dwelling Units (ADUs) in calculating dwellings
  - Round down the calculation to determine max
- Incorporate maximum bedrooms criterion (options)
  - As part of max dwelling density calculation (see S-JW Zone)
  - For additional dwellings, based on lot size (e.g., duplexes)

Key residential approval criteria (2)

- Incorporate maximum dwelling square footage
  - For ADUs: Maintain lesser of 800 s.f. or 10% of lot size
  - For duplexes on lots less than 6,100 s.f. or on alley-access only lots: Each limited the same as ADUs, with at least 400 s.f. allowed for each.
  - For other cases of multiple dwellings on a lot, a max per unit and max total, based on lot size.
- Parking
  - Minimum based on dwellings and bedroom count
  - Allow adjacent 20-foot curbside parking space to count
- Maximum lot coverage
  - Count structures' footprint
  - Count vehicle use areas
  - Max percentage of lot covered
  - Minimum square footage not covered

Key residential approval criteria (3)

- Max height
  - One, one-and-a-half, and two stories for multiple dwellings, base on area and lot size.
  - Sloped setbacks (larger setbacks for higher sections of structures)
  - Different scale based on impacts on adjacent properties
  - "Fungible" – allow easement agreements between adjacent property owners
- Treat multi-lot development as if a single lot.
- "Bonuses" (more density and/or flexibility) for 60-year "affordable" rent covenant
- Demolition restrictions and fees
  - Must be careful to not encourage disinvestment or arson
  - Require dwellings over 1 to be comparable rent/price

Current state and local processes

- 2020 Legislative Session – January 13 to March 8, 2020
  - No chance of repeal; limited chance of amendments
  - "Short session" – Limited number of bills can be introduced (e.g., 2 per State Representative)
  - Nonetheless, contact your representative and senator
- Department of Land Conservation and Development (DLCD)
  - "Rule making" – CRITICAL – March to September 2020
  - May attempt to "legislate" (by rules) to prevent Cities from adopting mitigating zoning criteria (e.g., maximum density)
- Eugene City Council – 2020
  - Analyis of legal framework, impacts, housing needs, market forces, etc.
  - Drafting R-1 (and other zoning) code amendments

Legislature – What you need to know

- Objective:
  - Possible amendments (see list on TrustTheNeighbors.org)
  - In any case, contact your representative and senator
- General information

https://www.oregonlegislature.gov/

- Find your legislators

https://www.oregonlegislature.gov/FindYourLegislator/leg-districts.html

- Get involved in 2020 elections!

DLCD – What you need to know

- Objective:
  - Prevent DLCD rules from prohibiting critical zoning code criteria
  - Ensure DLCD rules are limited to administrative items, not legislative policy
- Department of Land Conservation and Development (DLCD)

https://www.oregon.gov/lcd

- Rule making information and comments

https://www.oregon.gov/lcd/Commission/Documents/2019_09_Item_5_Rulemaking_HB_SR.pdf

Search the DLCD website (above) for "HB 2001" for additional documents.

Eugene City Council – What you need to know

- Objective:
  - City Council requires staff to do impartial, legitimate analysis:
    - Restrictive CC&Rs map and data
    - Projected indirect and induced displacement
    - Proformas for redevelopment in different areas
  - City Council adopts code amendments that protect vulnerable neighborhoods from predatory redevelopment
- Actions
  - Submit e-mails and letters to the Council and your councilor:

    mayorcouncilandcitymanager@ci.eugene.or.us

    Councilor contacts:

    https://www.eugene-or.gov/537/Mayor-and-City-Council
  - Present comments at the Council meetings' "public forum"
- Get involved in 2020 elections!
  - Mayor, Wards 1 (Semple), 2 (Taylor), 7 (Syrett), 8 (Pryor)
  - Demand your councilor support Envision Eugene protections.

Zoning provisions in HB 2001

Details from the adopted bill, available at:

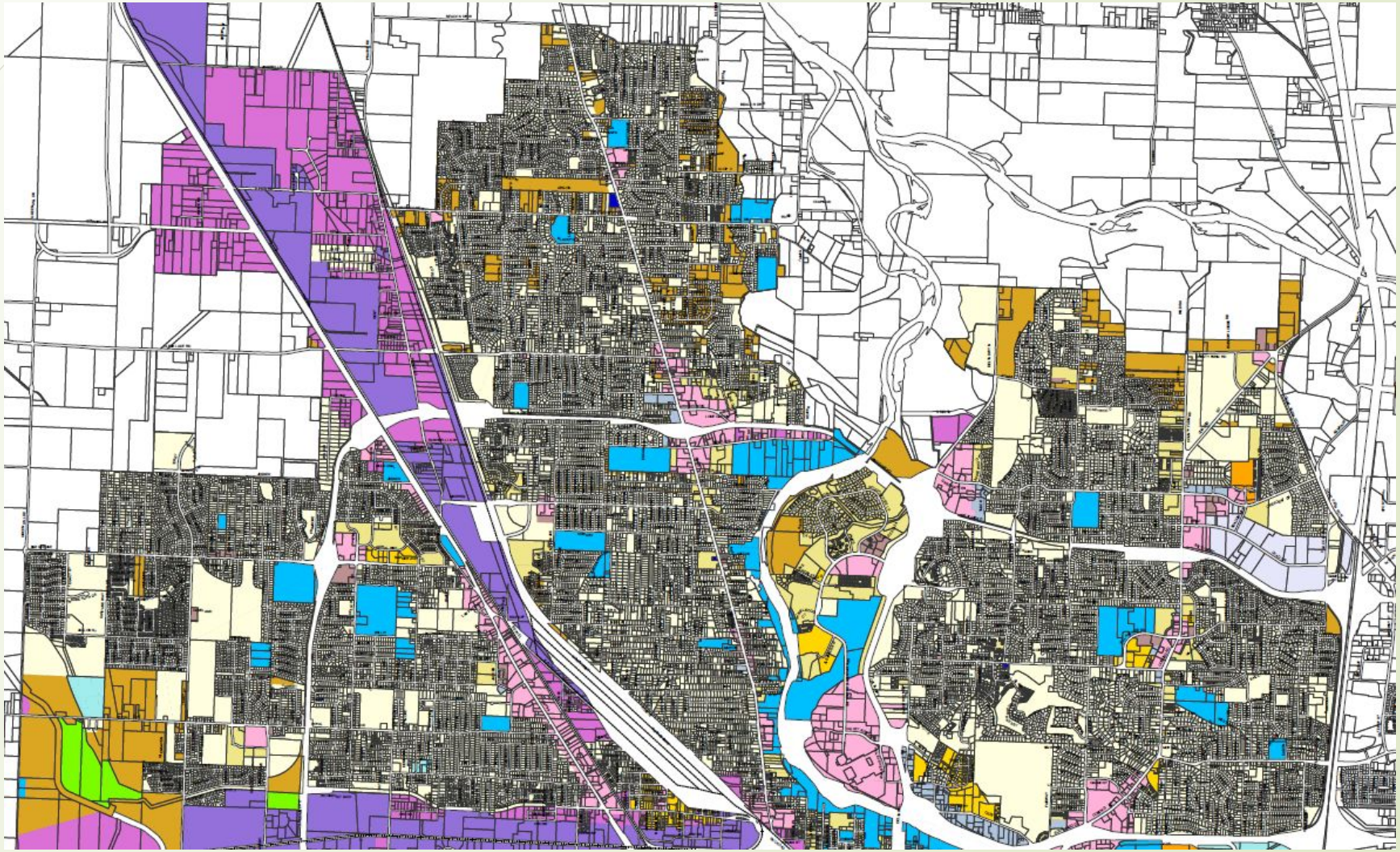
https://olis.leg.state.or.us/liz/2019R1/Downloads/MeasureDocument/HB2001/Enrolled

And at **TrustTheNeighbors.org**

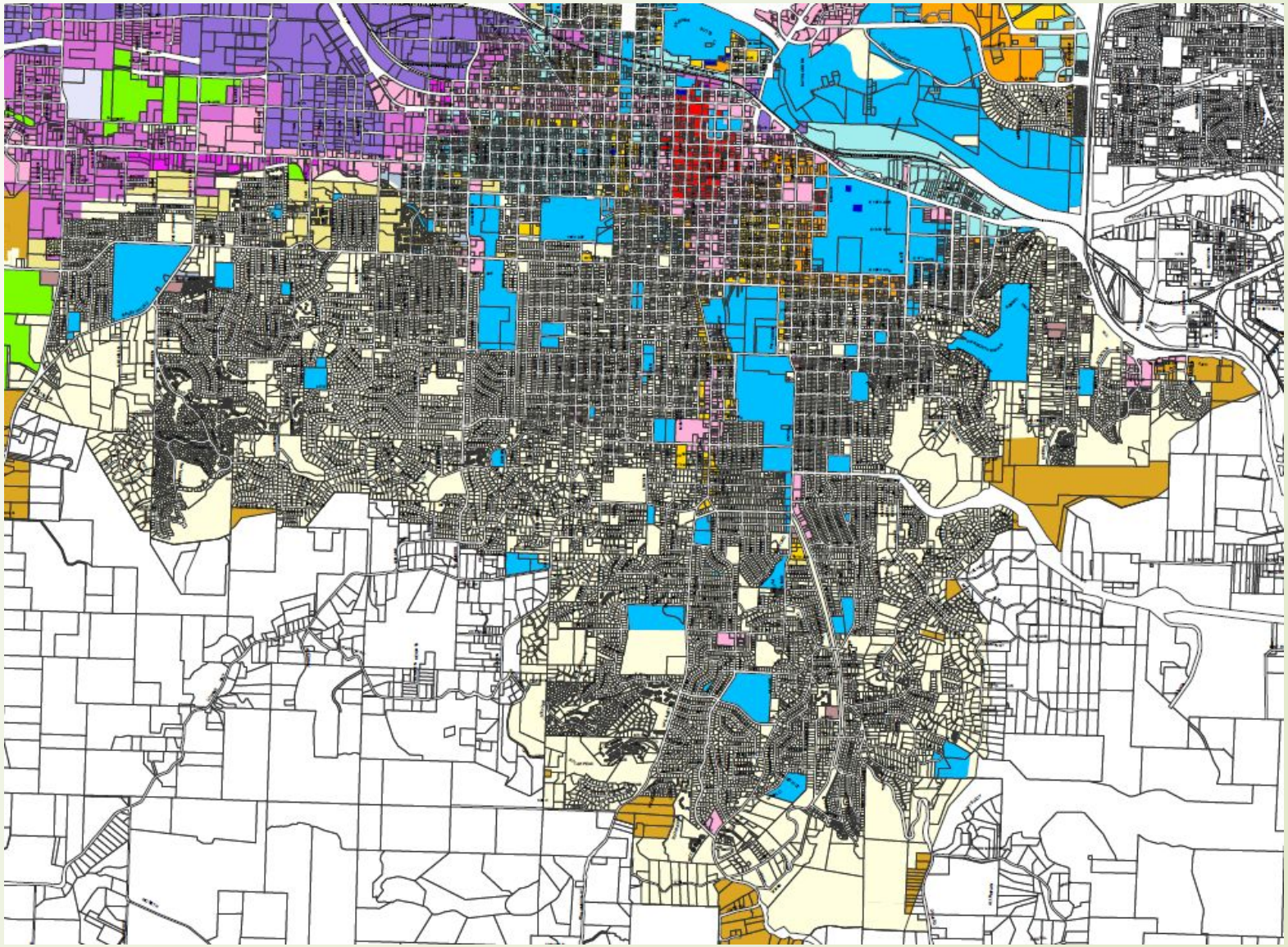
Impactful HB 2001 Dictates – by June 30, 2022

- **Eugene must amend its zoning code for the following zones** that have been largely built-out with single-family, detached houses plus some accessory dwelling units (ADUs) and duplexes.
  - **R-1 Low-Density Residential**
  - **Special Area Zones: Blair Blvd., Chambers, Jefferson-Westside, Royal, Whiteaker**
- **Areas with restrictive CC&Rs (Covenants, Conditions & Restrictions) are exempt.**
- **Amended code must allow:**
  - A **duplex** on every lot, no matter how small or lacking code-compliant vehicle access
  - **Triplexes** and **fourplexes** (in up-down or side-by-side form), as well as "**cottage clusters**"
  - A **second detached dwelling** (with no owner-occupancy)
  - HB 2001 appears to allow the City to adopt some **siting and design criteria** for all the dictated housing types, except any code that would prohibit a duplex while allowing a single-family dwelling.

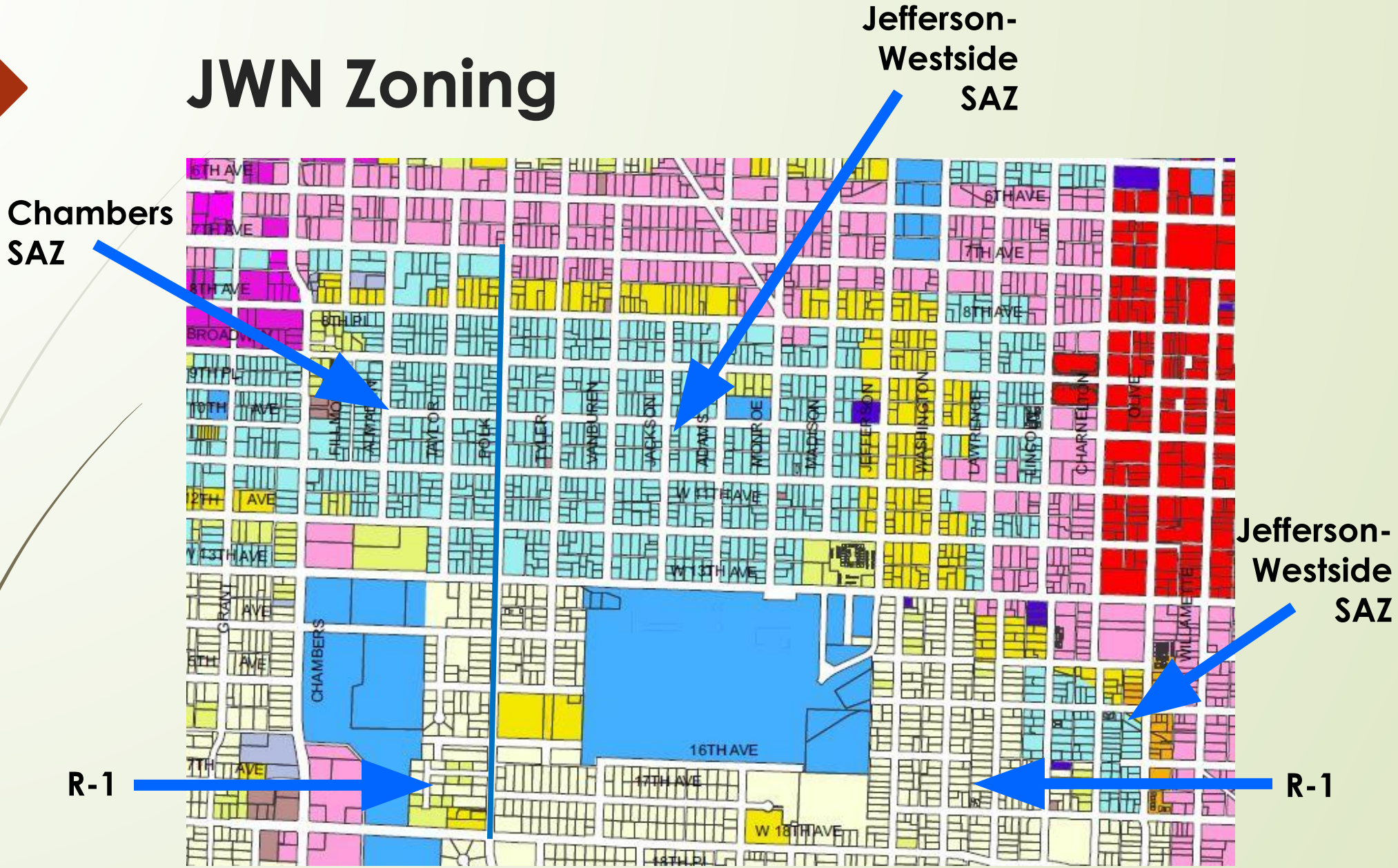
North Eugene Zoning



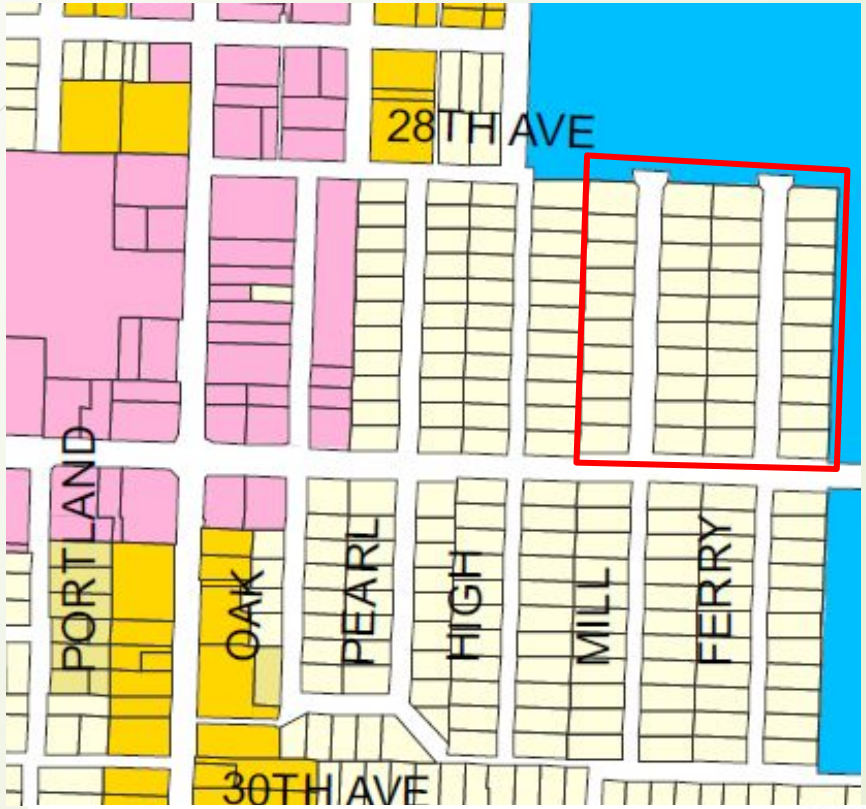
South Eugene Zoning

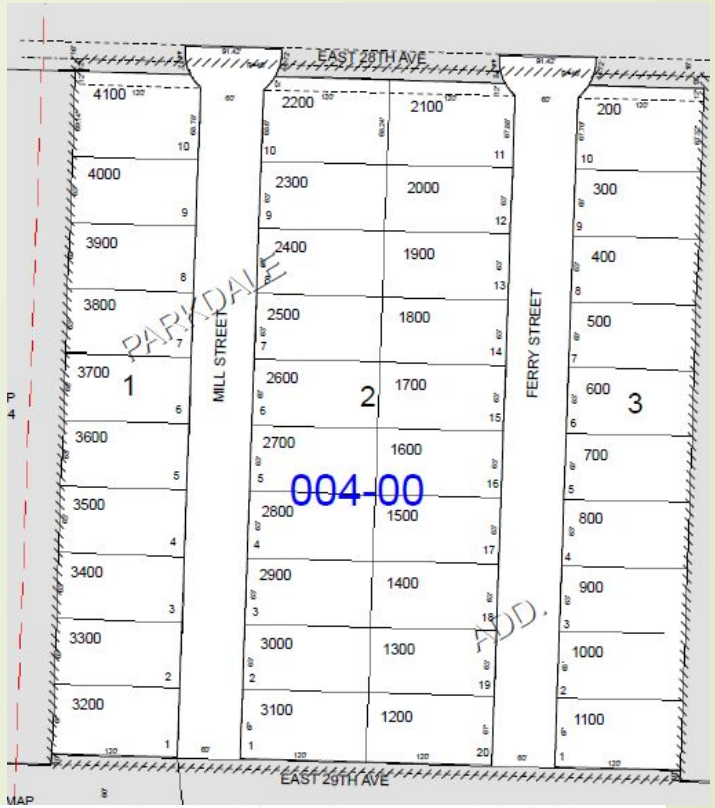


JWN Zoning


Jefferson-
Westside
SAZ
Chambers
SAZ
Jefferson-
Westside
SAZ
R-1
R-1
6TH AVE
7TH AVE
8TH AVE
9TH PL
10TH AVE
12TH AVE
W 13TH AVE
CHAMBERS
16TH AVE
17TH AVE
W 18TH AVE
JEFFERSON
WASHINGTON
MADISON
MONROE
ADAMS
JACKSON
VANBUREN
TYLER
POLK
TAYLOR
LAWRENCE
OLIVE
WILLAMETTE

CC&Rs example – “Parkdale”





All of the lots in PARKDALE ADDITION TO EUGENE, as platted and recorded in Volume 17, Page 8, Lane County Oregon Plat Records.

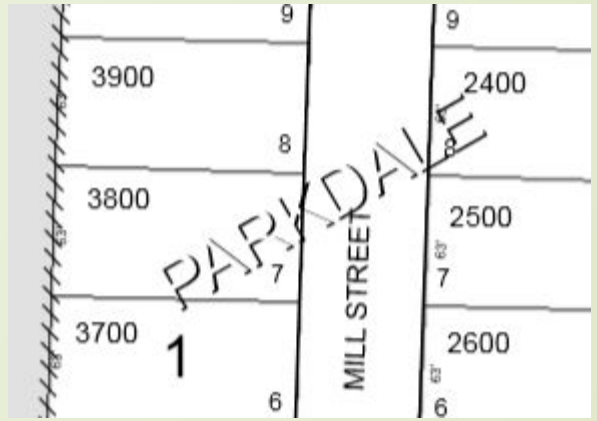
1. Each and every of the lots in the above described subdivision shall be used for residential purposes only. Not more than one detached family dwelling not to exceed 1-1/2 stories in height; and not more than one, one or two car garage and not more than two accessory buildings shall be constructed or placed upon any one of said lots.

Your Neighborhood – What you need to know

- Objective:
  - Conduct a robust process to inform and involve your neighborhood organization members in developing recommendations to City Council for zoning code amendments that fulfill the Envision Eugene policy
- Actions
  - Become a board member or ensure capable and supportive neighbors are elected to your board.
  - Help recruit your neighbors to become involved.
- If your neighborhood organization is dysfunctional, and reforming the board is infeasible in 2020 – organize your own *ad hoc* group with a small steering committee.

How to find CC&Rs

- Download Tax map from: **https://ormap.net/**
  Select "Map Viewer" and enter a street address.
- When the area map is displayed, double-click the map number to select it. Click the ">" and then click the map number from the displayed list.
- Download the PDF file and examine the map for subdivision name(s), such as PARKDALE.
- Lookup the subdivision name at: **https://www.westerntitle.com/ccr**



- A plat includes a map and, optionally CC&Rs. Some plats reference a separate document, filed with Lane County.

Questions about HB 2001 provisions?