

Eugene Review Panel

First Report: Guiding Principles

11 December 2020

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

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

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

Additional Notes

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

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

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

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

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

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

Guiding Principles

Principle 1: Affordable housing is of paramount importance.

Weighted Score: 1.92.

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

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

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

Weighted Score: 1.89.

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

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

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

Weighted Score: 1.89.

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

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

Weighted Score: 1.85.

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

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

Weighted Score: 1.85.

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

- Need to speak to a minimum level of habitability

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

Weighted Score: 1.74.

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

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

Weighted Score: 1.71.

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

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

Weighted Score: 1.71.

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

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

Weighted Score: 1.68.

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

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

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

Weighted Score: 1.68.

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

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

Weighted Score: 1.67.

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

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

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

Weighted Score: 1.67.

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

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

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

Weighted Score: 1.65.

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

Principle 19: Promote sustainability and a low carbon footprint.

Weighted Score: 1.64.

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

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

Weighted Score: 1.64.

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

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

Principle 10: Promote walkable & bikeable neighborhoods.

Weighted Score: 1.61.

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

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

Weighted Score: 1.61.

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

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

Weighted Score: 1.56.

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

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

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

Weighted Score: 1.56.

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

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

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

Weighted Score: 1.56.

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

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

Weighted Score: 1.52.

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

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

Weighted Score: 1.50.

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

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

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

Weighted Score: 1.46.

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

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

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

Weighted Score: 1.46.

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

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

Weighted Score: 1.44.

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

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

Weighted Score: 1.43.

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

Principle 33: Find balance between new development and renovation.

Weighted Score: 1.43.

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

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

Weighted Score: 1.37.

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

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

Principle 12: Remove barriers to ADU legislation.

Weighted Score: 1.26.

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

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

Weighted Score: 1.26.

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

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

Weighted Score: 1.26.

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

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

Weighted Score: 1.22.

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

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

Principle 16: Raise the height restrictions on multifamily housing.

Weighted Score: 1.21.

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

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

Weighted Score: 1.18.

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

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

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

Weighted Score: 1.18.

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

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

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

Weighted Score: 1.14.

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

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

Weighted Score: 1.11.

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

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

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

Weighted Score: 1.07.

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

Principle 15: Consider unit size and square footage.

Weighted Score: 1.07.

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

Principle 34: Incentivize renovation over new development.

Weighted Score: 1.07.

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

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

Weighted Score: 0.96.

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

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

Other Principles

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

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