

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Rental Unit Management and Livability

Meeting Date: June 24, 2015
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: D
Staff Contact: Sarah Medary
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ISSUE STATEMENT

This work session follows up on previous council discussions related to property management of multi-unit rental housing and community livability. Staff will present additional information and possible options for the council to review and consider that may help address on-going concerns and enhance neighborhood livability.

BACKGROUND

In 2011 the Neighborhood Livability Working Group issued "*A Progress Report on Recommendations for Improving Campus Area Livability*" (Attachment A). The report identified key issues and recommended actions for addressing the impacts of parties and other behavioral issues in campus area neighborhoods. Since that time, a number of the recommended actions and other strategies have been implemented to help address neighborhood livability concerns in the University area including:

- Ordinance on Unruly Gatherings (2013)
- University of Oregon (UO) Restorative Justice Program linked to violations of the Ordinance on Unruly Gatherings
- UO code of conduct extended to off-campus behaviors (2014) (Attachment B)
- UO CommUniversity Resource Assistant Program (Housing Fair, neighborhood outreach)
- ThunderCans campaign (2013) promoting appropriate placement of garbage and recycling
- Rental Housing Code (renewed through 2016)
- Eugene Police Department Rental Property Program
- Eugene Police Department Party Patrol

The City Council has also held several work sessions to discuss property management and quality of life issues related to rental housing. At those work sessions, staff summarized input collected from local property managers and research on the ways other communities are regulating rental housing to help improve livability. The research revealed that local property managers agree that effective management is critical and they use a variety of strategies to do so, including on-site resident management, non-resident management, and lease provisions that address behavior.

The survey of other communities highlighted a number of similar concerns and strategies related

to rental housing management and neighborhood livability, especially in college or university communities. Similar to the University of Oregon, many universities provide a Good Neighbor Guide to students and neighbors which highlights students' responsibilities, local laws and policies, and neighborhood resources. A number of communities have enacted social host and noise ordinances to help alleviate issues around large gatherings. Some communities offer incentives to property owners whose properties have no code violations and few disturbance calls. In addition, several communities have passed ordinances that require a local agent, someone who lives locally and can act on behalf of the owner to respond quickly in an emergency.

In order to further inform the discussion on rental unit management, staff has collected additional data on local multi-unit properties, property management types, and calls for service related to livability. While the data collected was not an exhaustive review of all multi-unit properties in Eugene or the University area, it may provide some insights on current conditions and future strategies that could help address ongoing livability concerns.

RELATED CITY POLICIES

City Council Goals

- Safe Community: A community where all people are safe, valued and welcome.
- Sustainable Development: A community that meets its present environmental, economic and social needs without compromising the ability of future generations to meet their own needs.

Envision Eugene Pillars

- Provide affordable housing for all income levels
- Promote compact urban development and efficient transportation options
- Protect, repair, and enhance neighborhood livability

COUNCIL OPTIONS

No options at this time. Staff will be looking for council input and direction on next steps.

CITY MANAGER'S RECOMMENDATION

No recommendation is proposed at this time.

SUGGESTED MOTION

No motion is proposed at this time.

ATTACHMENTS

- A. Neighborhood Livability Working Group Progress Report on Recommendations for Improving Campus Area Livability, 2011
- B. University of Oregon Student Code of Conduct

FOR MORE INFORMATION

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