



Memorandum

Date: February 18, 2015
To: Mayor Piercy and City Council
From: Planning Division
Subject: Housing Mix Update

The topic of housing mix was raised at the City Council's January 20, 2015 public forum on the urban growth boundary recommendation for jobs, parks, schools and homes. Specifically, public comment asserted that the data had not been updated to reflect development over the past few years.

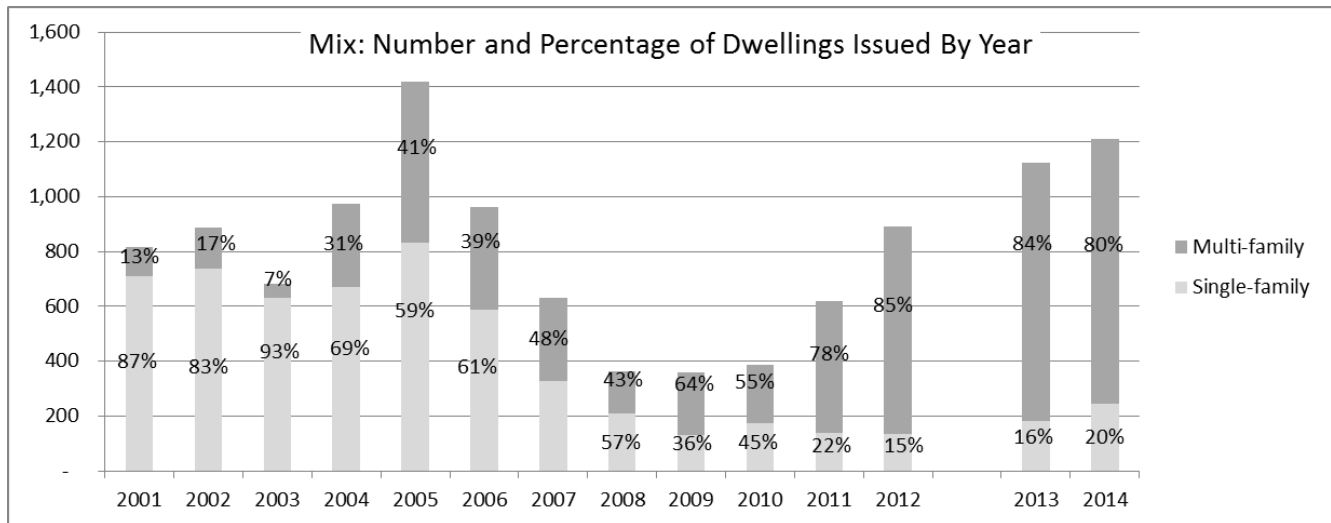
As you may recall, housing mix was addressed by City Council in June of 2012, resulting in a decision to assume a future housing mix of 55% single family and 45% multifamily for new housing. This assumption was based on a wide variety of information including analysis of past development trends in Eugene and other Oregon communities, changing demographics, and economic considerations such as housing affordability. The decision reflected a gradual transition to a greater share of multifamily housing in comparison to past trends, which historically has yielded an overall mix of 61% single family and 39% multifamily for existing housing stock.

As part of the TRG's analysis work carried out over the past few months, the housing mix calculations have been updated with new data through 2014. A summary of this data is provided on the reverse page.

As shown on Table 1, development activity between 2009 and 2014 included a significant increase in the share of multi-family housing. However, further analysis of the multi-family building permits shows that a majority of this shift was driven by the recent boom in student housing. When those multifamily projects that are considered student housing are factored out of the mix data, the resulting mix of housing built between 2001 and 2014 is 59% single family and 41% multifamily. As noted previously, the University of Oregon is not expecting to grow significantly during the next 20 years. In addition, the economic crisis of 2008 triggered a diversion of investment into student housing projects across the US. The result of this boom has already been accounted for, and future assumptions for Eugene's multifamily need do not include planning for additional student housing outside of campus.

Taking this into consideration, the variations we're seeing appear to be consistent with the gradual housing market shift anticipated by Council's previous decision. While concerns continue to be expressed around housing mix, staff recommends proceeding with the current assumption while closely monitoring actual development trends in accordance with Pillar 7 (Flexible Implementation).

Table 1: Housing Mix: Issued Building Permits

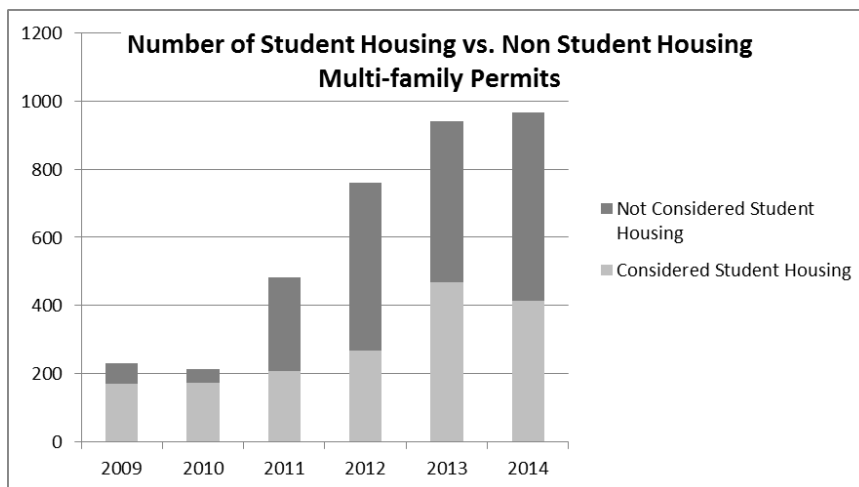


Housing Mix Grand Total Averages*

2001-2008 average	2001-2012 average	2001-2014 average
70%	59%	50%
30%	41%	50%
100%	100%	100%

*total SF du/total du & total MF du/total du

Table 2: Multi-Family Student Housing:

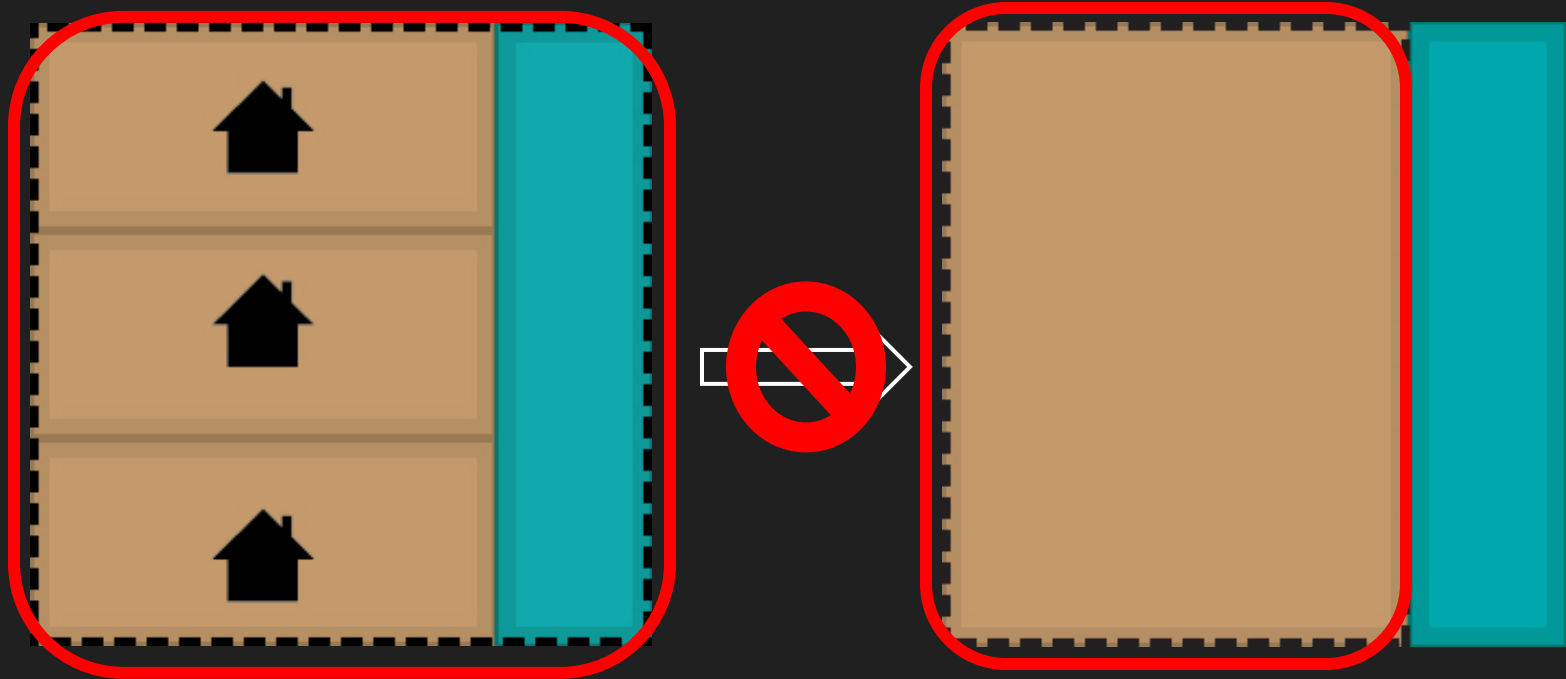


Housing Mix Grand total Averages with no multi-family student housing included in 2009-2014

2001-2008 average	2001-2012 average	2001-2014 average
70%	65%	59%
30%	35%	41%
100%	100%	100%

Housing Capacity on Sloped Land

Initial application of density assumption



Housing Capacity on Sloped Land

Correct application of density assumption

