



# Micro-Housing Work Session

April 27, 2015





# Today's Presentation

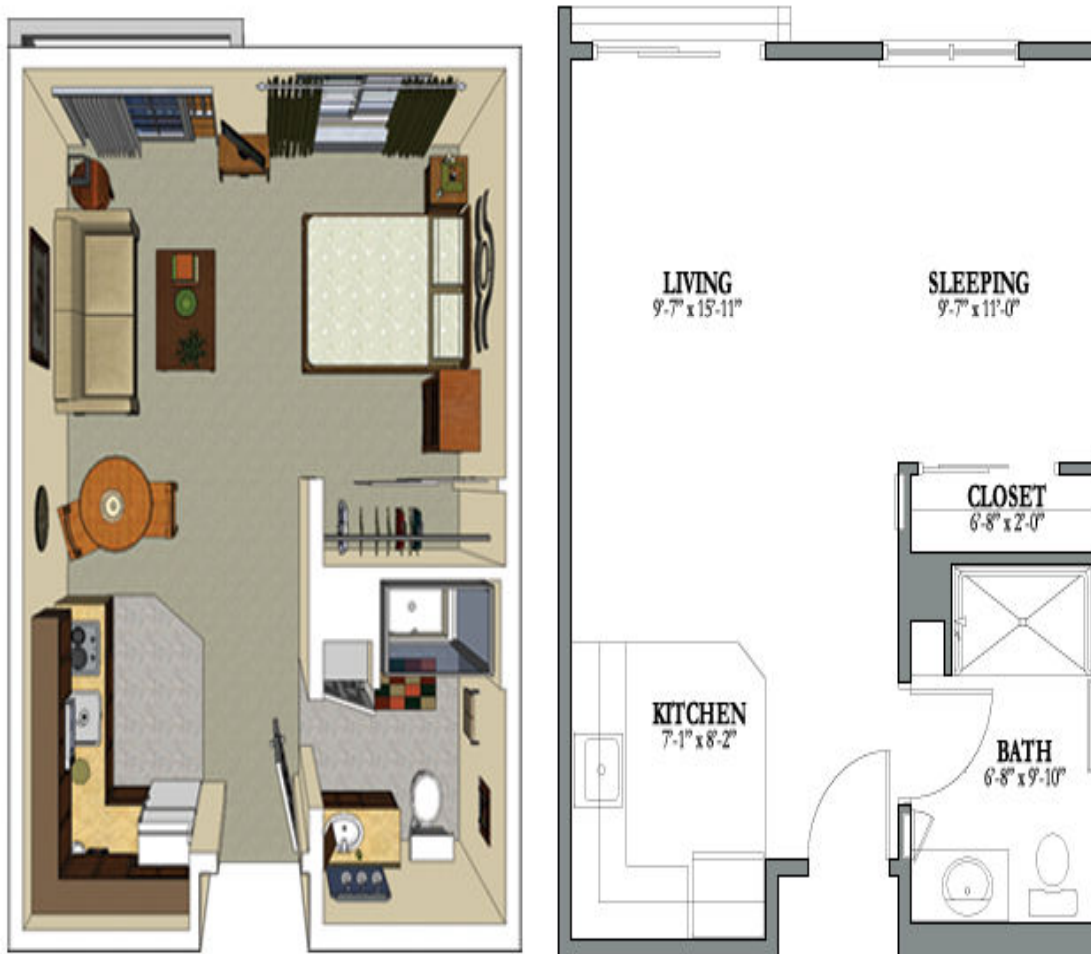
- Micro-housing Types
- Opportunity Village Eugene
- Land Use & Building Code
- Related Policies
- Discussion & Questions

# Micro-Housing

- The term micro-housing can mean many things.
  - Tiny house
  - Cluster housing
  - Congregate housing
  - Micro-apartments



# Micro-Apartments



- Self-contained living space
- Includes kitchen & bathroom
- Typically 200-500 square feet

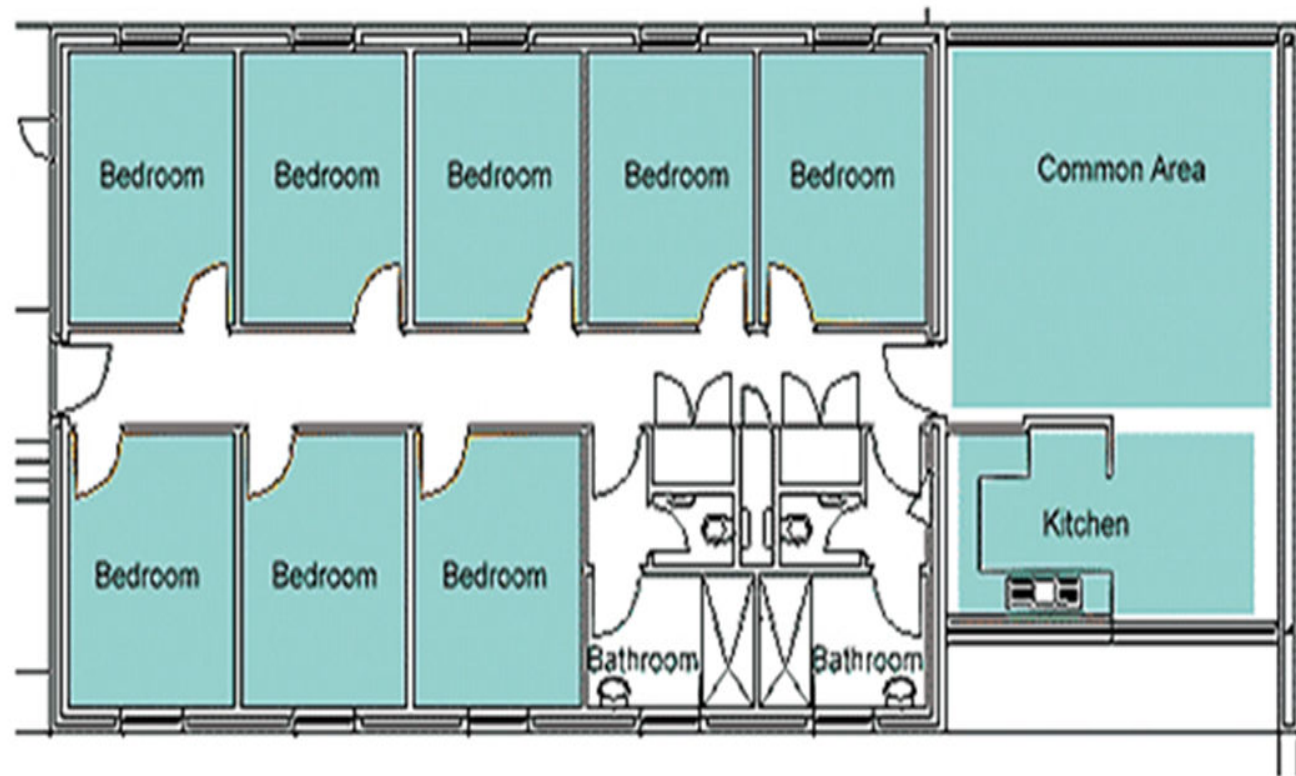
# Congregate Living



- Individual or family has a private bedroom or living quarters
- Shared dining room & other facilities
- Examples include dorms and senior housing.



# Single Room Occupancy



# Cohousing Communities

- Intentional, collaborative housing
- Residents live independently
- Private homes contain all the features of conventional homes
- Common open space, courtyards, and a common house.



# Tiny House



- Complete dwelling with provisions for living, sleeping, cooking, and bathroom facilities.
- Sizes can range from 160 – 400 square feet.



# Secondary Dwelling Unit

- Type of tiny house
- Often measure between 300 and 800 square feet.
- Secondary to a primary dwelling on a property



# Cluster Housing

- Grouping of smaller houses on a site
- Often around a courtyard or common garden





# Cluster Subdivision

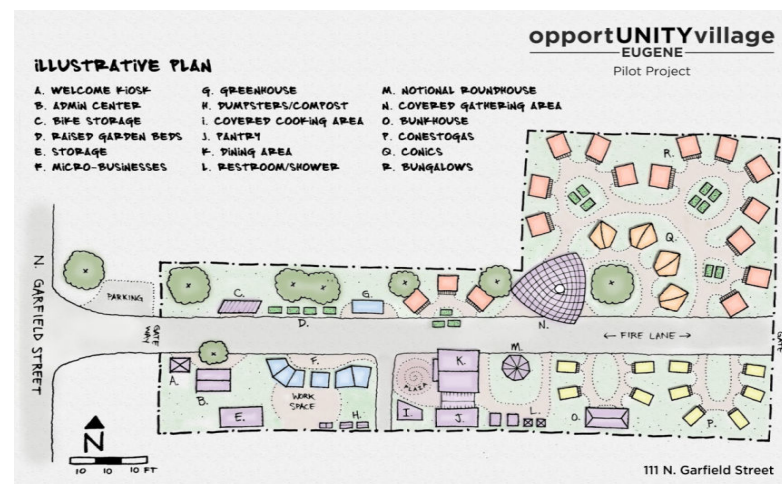
- At least 6 lots with dwellings grouped in a manner that creates common open space



# Opportunity Village Eugene

- A self-managed community of tiny houses for those in need of housing.
- Created with a Conditional Use Permit (CUP) as temporary housing.
- Things learned in making it a permanent solution:

- Building Code
- Zoning
- Oversight
- Costs





# Building Code

- Ensure safe, durable and accessible structures
- Ranging from wiring methods to ceiling heights
- Seldom prohibits design elements
- Mobile versus permanent dwellings





# Land Use Code

- Purpose is to support the livability of community.
- Current standards regulate certain elements, such as:
  - Locations – certain zones allow different options for micro-housing
  - Density – number of dwellings on a parcel
  - Height
  - Size

# Related Policies

## Envision Eugene Pillars

- Housing Affordable
- Climate change & energy uncertainty
- Compact urban development & efficient transportation
- Neighborhood livability

## Climate & Energy Action Plan

- Buildings and Energy
- Land Use and Transportation

**Envision Eugene**  
**Provide Housing Affordable to All Income Levels**

Affordable Housing often pertains to not-for-profit housing developments that offer lower cost housing through government subsidies. Housing Affordability refers to a broader concept of subsidized and market-rate housing that is affordable to the various income levels that make up a community's population. Over the past thirty years, housing costs in Eugene (both renting and purchasing) have far outpaced increases in wages. The result is that in 2010, 44% of Eugene households were considered housing cost burdened. Housing cost burdened is a federal guideline that means that 30 percent or more of a household's income is spent on housing costs.

A mixture of housing types at various levels of affordability will help meet our community's diverse and changing needs. To meet the housing affordability needs of all Eugene residents today and in the future, we will undertake the following strategies:

1. Plan for a higher proportion of new housing stock to be multi-family than the 39% of multi-family that currently exists. Increasing the proportion of multi-family housing is intended to expand the variety of housing types and the prices available, and to address shifting demographic trends towards an aging population and smaller household size.

Approximately 15,000 new homes are expected to be constructed in the next 20 years. A mix of 55% single-family and 45% multi-family is being planned for the new homes. When combined with Eugene's existing inventory of housing, this represents an overall mix of 60% single-family and 40% multi-family homes.

**Housing Affordability**  
A typical national standard used to determine housing affordability is that a household should pay no more than 30 percent of their income on housing. In 2010, 44 percent of Eugene households paid more than 30 percent (58 percent of renters, 31 percent of homeowners).

**Multi-Family Housing**  
Multi-family housing is typically attached housing including building types like duplexes, triplexes, small and large apartment complexes, and condominiums.

Duplex      Small scale apartments      West Town on 8th



# Discuss & Questions