

# EUGENE CITY COUNCIL

## AGENDA ITEM SUMMARY



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### Work Session: Envision Eugene Housing Update

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Meeting Date: April 27, 2015  
Department: Planning and Development  
[www.eugene-or.gov](http://www.eugene-or.gov)

Agenda Item Number: A  
Staff Contact: Terri Harding  
Contact Telephone Number: 541-682-5635

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#### **ISSUE STATEMENT**

The State (through the Portland State University Population Center) recently published its proposed population forecast for Lane County and the cities/urban growth boundaries (UGBs) located within Lane County. Those proposals must be finalized by June 30, 2015. As a result, the council can direct staff to move forward based on the currently adopted population forecast, or alternatively, can wait for the new population forecast to be finalized. The purpose of this work session is to provide the council with background information on those options.

#### **BACKGROUND**

The preliminary urban growth boundary recommendation for jobs, parks, schools, and homes was presented to the City Council on December 10, 2014. On January 28, 2015, the council directed staff to proceed with an expansion for jobs, parks and schools. Following revisions to Eugene's housing capacity analysis – based on additional information submitted during the process – a revised recommendation for housing was presented to the council on February 18, 2015.

Portland State University (PSU) is currently in the process of preparing a new population forecast for each city and county in the state. There are several steps in this process. First, PSU released a “preliminary” forecast in mid-March. Second, PSU has released a “proposed” forecast that amended the preliminary forecast significantly downward, followed closely by a “revised proposed” forecast that adjusted the proposed numbers closer to the original preliminary forecast. The final, adopted forecast is due to be released following a 45-day comment period, or by June 30, 2015, at the latest.

Given the significant change between the preliminary and proposed forecasts, it is unclear what the final forecast will be until it is officially released by PSU. As previously indicated, Eugene has used the 2009 adopted population forecast as the basis for analysis and recommendations to-date. State law provides that communities may continue using the population forecast in effect at the time the UGB process was initiated. However, communities are not required to use the original forecast and may choose to adopt the new forecast for a city. All of the implications of using the new forecast will not be known until the final 2015 forecast is released later this year.

Population and other key variables such as density, housing mix, and the rate of land consumption will likely vary from the estimates used to plan for the future. For this reason, and to help Eugene be more adaptable to unforeseen changes, the Envision Eugene recommendation included a provision for Flexible Implementation under Pillar 7. This will be realized through a monitoring program to track key variables as well as a process for responding to significant changes.

### **Next Steps**

Staff is proceeding as directed with the recommendation for jobs, parks and schools. Staff will be seeking direction from the council on the approach to be used for the housing UGB decision – i.e., whether (a) to use the existing population forecast, or (b) wait for the new population forecast to be issued by June 30. At this work session, staff will be providing more information about those two options and then ask the council whether there is additional information that the council desires before choosing between the two options.

### **RELATED CITY POLICIES**

The 2012 Envision Eugene Recommendation is the guiding document for this agenda item.

### **FOR MORE INFORMATION**

Staff Contact: Terri Harding  
Telephone: 541-682-5635  
Staff E-Mail: [terri.l.harding@ci.eugene.or.us](mailto:terri.l.harding@ci.eugene.or.us)