

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Micro-Housing

Meeting Date: March 27, 2015
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: B
Staff Contact: Kristie Brown
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ISSUE STATEMENT

The City Council will hold a work session on micro-housing within the city limits. The purpose of the work session is to present the Mayor and City Council with information on this topic, discuss how it relates to current City regulations and initiatives, and provide an opportunity for council discussion.

BACKGROUND

Micro-housing has gained local and national attention over the last several years. The term micro-housing can be used to describe a spectrum of housing types, from single-family homes less than 1,000 square feet with foundations to units as small as 80 square feet that are constructed on trailers. Across the country there are a number of ways these types of homes have been used. Small homes may be used as secondary dwelling units (SDUs), to serve as additional on-property housing, they may be a primary residence on a small lot, or several small homes may be located on a single property.

Micro-housing intersects with a number of City initiatives including Envision Eugene and the Climate and Energy Action Plan. Envision Eugene strategies and pillars related to micro-housing, include:

- Housing affordability by expanding housing variety by facilitating smaller housing types
- Anticipate and plan for climate and energy related impacts to housing
- Promote compact urban development
- Protect, repair, and enhance neighborhood livability

In terms of regulation, there are generally two areas related to housing, including small, or micro-housing. The first is the building code ranging from wiring methods to ceiling heights. The building code seldom prohibits design elements and tends instead to set standards intended to ensure safe, durable and accessible structures.

The other general area of regulation is local land use, or zoning, codes that address uses on property and where uses may, or may not, occur. This code is found in Chapter 9 of the Eugene Code and administered by City staff. Examples of current land use code regulations that may

apply include:

- Size, location and height of small houses and SDUs;
- Where small homes that are mobile or on wheels can be located; and
- Standards for multiple small homes on one parcel.

Additional regulations regarding density and lot coverage may also apply when micro-housing is being considered.

RELATED CITY POLICIES

Council Goals

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
- Plan for climate change and energy uncertainty
- Promote compact urban development and efficient transportation options
- Protect, repair, and enhance neighborhood livability

Climate and Energy Action Plan

Buildings and Energy

Objective 2: Reduce GHG emissions from new construction by 50 percent by 2030.

2.2a) Revise or expand incentives to encourage smaller homes that require less energy to operate and fewer building materials to construct.

Land Use and Transportation

Objective 11: Increase density around the urban core and along high-capacity transit corridors

COUNCIL OPTIONS

This is an informational work session only.

CITY MANAGER'S RECOMMENDATION

This is an informational work session only. No recommendation is proposed at this time.

SUGGESTED MOTION

This is an informational work session only. No motion is proposed at this time.

ATTACHMENTS

None

FOR MORE INFORMATION

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