

## MINUTES

Eugene City Council  
Harris Hall, 125 East 8<sup>th</sup> Avenue  
Eugene, Oregon 97401

May 30, 2018  
12:00 p.m.

**Councilors Present:** Emily Semple, Betty Taylor, Alan Zelenka, Jennifer Yeh, Mike Clark, Greg Evans, Claire Syrett, Chris Pryor

In Mayor Vinis' absence, Councilor Clark opened the May 30, 2018, Work Session of the Eugene City Council.

### 1. **WORK SESSION: Clear and Objective Housing: Approval Criteria Update - Draft Project Charter and Draft Public Involvement Plan**

Land Use Planning Manager Alissa Hansen and Senior Planner Jenessa Dragovich gave an update on Envision Eugene Implementation and the need to adopt clear and objective criteria for land use applications.

#### Council Discussion

- Comfortable with the process and supportive of creating consistency and greater understanding of what staff is trying to accomplish with clear and objective standards.
- Parcel-specific map of buildable lands requested; concern voiced about how buildable land is determined.
- Questions asked regarding hiring an outside consultant to do an audit of existing code language.
- Important to connect this work with the other housing work the City is doing.
- Questions asked about stakeholder listening sessions.
- Consider whether cost of development is taken into consideration when considering buildable land inventory.

### 2. **WORK SESSION: Housing Tools and Strategies**

Community Development Director Michael Kinnison and Economic Development Planner Anne Fifield gave a presentation about Housing Tools and Strategies as a follow-up to Council's expressed interest in understanding more about potential impacts to the cost of new residential construction that the Construction Excise Tax may impose and other barriers to housing affordability.

#### Council Discussion

- There is urgency in getting this information back to Council in order to make important decisions, while having the most comprehensive look possible.
- Pleased with the draft plan and anticipating that the list of stakeholders will grow and change as it develops.
- Questions asked about DLCD grant for code audit related to housing barriers.
- Important to have a plan that is actionable to start creating affordable housing.
- Support framing the goal as decreasing the number of people who are housing burdened.
- Need better language around how to talk about "affordable housing."

- Questions asked about why the City isn't encouraging redevelopment more and what reasons there may be for lack of interest in redevelopment.
- It will be helpful to see how different potential housing tools interconnect.
- Inclusionary zoning is related to these conversations; important to have a work session on that topic.

**MOTION:** Councilor Taylor, seconded by Councilor Pryor, moved to direct the City Manager to initiate the process described in Attachment C and to bring back budget authorization for Council consideration.

Council Discussion

- Land and money are the most important tools to build affordable housing and we need to identify local funding sources and explore partnerships with private, for-profit developers.
- If student housing is included in the housing deficit, consider whether City should encourage the university to build more on-campus housing.

**VOTE: PASSED 8:0**

The meeting adjourned at 1:29 p.m.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Elena Domingo', with a long horizontal flourish extending to the right.

Elena Domingo  
Deputy City Recorder