

MINUTES

Eugene City Council Work Session Eugene, Oregon 97401

May 28, 2025
12:00 p.m.

Councilors Present: Eliza Kashinsky, Matt Keating, Alan Zelenka, Jennifer Yeh, Mike Clark, Lyndsie Leech, and Randy Groves
Councilors Absent: Greg Evans

Mayor Knudson opened the May 28, 2025, Eugene City Council Work Session in a virtual format.

1. **WORK SESSION: Review of 2024 Implementation of Bond Measure to Fix Streets and Pavement Management Report**

City Manager, Sarah Medary, introduced Principal Civil Engineer, Katie Marwitz, who presented the 2024 bond measure and pavement management report.

Councilor Discussion:

- Councilor Groves – asked if there is a public list of street classifications; asked if the list is on the Public Works Engineering website; stated he receives a lot of questions about streets from his constituents.
- Councilor Kashinsky – asked staff if progress is being made on projects impacted by pandemic delays.
- Councilor Keating – asked if bond funded projects are marked with signage stating the work is funded by voter approved bonds; asked what public outreach exists related to these types of projects.
- Councilor Zelenka – thanked the community for consistently supporting the road bond measures at the ballot; believes the accountability aspect of the bonds is important, and why they continue to be supported by the public; asked staff about the current backlog and reasons for its increase; stated the need for better infrastructure for alternative transportation; stated concern over the poor maintenance of the 7th Avenue side of the parking lot on Pearl Street; noted appreciation for the improvements to crosswalks at the Farmer's Market.
- Mayor Knudson – stated appreciation for the community outreach and notification of upcoming road projects, timelines and impacts; is looking forward to the upcoming projects on Broadway, 24th and Hilyard, and sidewalks.
- Councilor Clark – asked staff how much of the bond funds have been used on backlog projects; asked if the funds going toward the backlog is creating more backlog on current projects; asked if there is an ideal percent of the funds allocated to backlog that would prevent increasing the future backlog.
- Councilor Zelenka – stated that Council previously chose to increase the funding for alternative transportation modes; noted the increase to alternative transportation funding decreased the funding for project backlog; asked staff to summarize the

Vision Zero Action Plan; asked staff for an update on the progress of Vision Zero in the last year.

2. WORK SESSION: Housing Implementation Pipeline 2-Year Report

City Manager, Sarah Medary, introduced Housing Implementation Pipeline Analyst, Amber Friedman, who presented the two-year Housing Implementation Pipeline report.

Councilor Discussion:

- Mayor Knudson – asked staff to clarify the difference between Low Income Rental Property Tax Exemption (LIRPTE) programs and direct funding projects.
- Councilor Clark – asked staff to outline the current planning for the Housing Implementation Pipeline; asked staff if the City is on target to meet state mandated annual goals for new housing production; stated that current policies do not meet the housing needs of the community; believes the current policies are constraining housing market growth; wants a more broad and intense strategy to address Eugene's housing challenges; proposed a Council retreat to address long-term sustainable fiscal and housing planning.
- Councilor Kashinsky – stated that housing is one of the City's most serious and complex challenges; noted concern about meeting state mandated housing production goals; asked if the high student population impacts the median income housing metrics; noted the importance of understanding the underlying factors in the high-level housing summary.
- Councilor Groves – stated concern for housing production challenges and developable land supply; noted that increasing construction costs, supply chain issues, and labor shortages negatively impact housing production; asked staff if there is strong developer interest in starting projects in the area; asked staff if student housing projects are calculated differently from standard housing; stated student housing has a higher per square foot rate than standard housing; asked staff how the different housing types are evaluated by developers; stated many students benefit from housing funds through grants or other financial aid, creating a different financial situation compared to the average renter.
- Mayor Knudson – noted that student housing projects do not qualify for Multi Unit Property Tax Exemptions (MUPTes).
- Councilor Zelenka – stated the current housing production goals are less than a quarter of what is needed to meet the five year goal; stated economic challenges create barriers to housing goals; stated there is a need for more family-wage jobs; recognized the increase in market rate housing in the downtown area; asked staff to explain the difference between permanent affordable housing and supportive housing; stated that with the reduction in federal funds, the housing support burden will fall more heavily on the state and local governments; noted appreciation for Governor Kotek's efforts to prioritize market based and affordable housing; stated that the City is far from reaching housing goals; stated that current strategies are not working; suggested various options for increasing funding for affordable housing; stated that affordable housing is critically underfunded, and a root cause of homelessness.

- Councilor Clark – asked the mayor to organize a local housing summit to focus on reviewing available tools for housing development, identifying gaps in resources, assessing needs, and supporting the housing market.
- Councilor Keating – stated that House Bill 3644 (HB3644), if passed, would negate the need for a summit; provided a general summary of HB3644; asked how HB3644 would impact the City's temporary shelter support services goals to increase safety and stability; asked if HB3644 would increase or decrease emergency shelter capacity; asked if the responsibility would shift to county partners.

Mayor Knudson adjourned the meeting at 1:21 p.m.

Respectfully submitted,



Katie LaSala
City Recorder

(Recorded by Sara McKinney)

Link to the webcast of this City Council meeting [here](#).