

**MINUTES**  
**Eugene City Council**  
**Work Session**  
**Eugene, Oregon 97401**

**November 12, 2025**  
**12:00 p.m.**

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

Mayor Knudson opened the November 12, 2025, Eugene City Council Work Session in a virtual format.

**1. WORK SESSION: Urban Growth Strategies Adoption Package Overview and Housing Action Updates**

City Manager, Sarah Medary, introduced Principal Planner, Terri Harding, who presented an update on the Urban Growth Strategies Adoption Package.

Councilor Discussion:

- Councilor Clark – stated strong support for the proposed housing incentives, especially the Moderate-Income Revolving Loan (MIRL) program; asked about the timeline for moving forward with MIRL and if there was a deadline to implement; asked staff to move forward quickly with MIRL and stated his preference for having formal votes rather than informal head nods from Council.
- Councilor Zelenka – noted the housing crisis impacting Eugene, especially in affordable housing; noted previous efforts related to affordable housing have not returned the expected results in Eugene; stated his support for affordable housing projects, moderate-income housing programs, and micro villages but noted the impact on the housing market has been minimal; asked staff to quantify expected housing outcomes from the proposed actions.
- Councilor Leech – would like to learn more about all the concepts presented, but stated particular interest in the micro village concept; asked about ownership models, whether the homes were available to rent, buy, or a hybrid model like mobile-home parks; asked about the availability of land for this model and site flexibility; in support of expanding housing development incentives and their potential impact.
- Councilor Kashinsky – expressed interest receiving more details at the next work session about the different single occupancy types; stated her full support for all proposed housing concepts; emphasized the importance of utilizing diverse tools to achieve desired outcomes.

- Councilor Yeh – stated support for all concepts presented; noted that projects like this cannot predetermine whether the homes will be available for ownership or rental; emphasized the need to incentivize homeownership, especially for middle and lower-income households; asked for clarification on the Area Median Income (AMI) figures, if they were a local number or for the whole state of Oregon.
- Councilor Groves – emphasized the importance of building more housing and opportunities for owner-occupied housing in Eugene; noted home ownership is a key factor in generating personal wealth; asked about changes to state laws to support or enable a streamlined process for micro housing and Section 8 housing; encouraged staff to engage with state-level partners and noted that Council's Intergovernmental Relations (IGR) committee can also help to support this work.
- Councilor Keating – noted the number one concern at a recent neighborhood association meeting he attended was housing affordability; noted a key component to a thriving city is the opportunity for renters to move into owner-occupied housing; stated support for all housing concepts outlined in the presentation; asked about incentives for mixed-use development along transit corridors; asked about the community benefit of mixed-use housing and availability of incentives.
- Mayor Knudson – noted the difficulty of building affordable housing and the importance of having a diverse set of tools to accomplish desired outcomes; expressed full support for the MIRL program and asked about existing programs like the affordable housing trust fund to increase production and affordability of units locally; asked about leveraging state-wide tools such as the Housing Infrastructure fund.
- Councilor Clark – highlighted the national challenge of homeownership and the average age of first-time home buyers; noted the State's down payment assistance program which allows people from 80-120 percent of the area median income to participate; noted the lack of new housing being built and the buildable land supply problems; asked about incentives for moderate-income housing for purchase; noted barriers such as infrastructure and permitting availability.
- Councilor Keating – asked about future opportunities to increase revenue through commercial properties and vacant residential properties.

## **2. WORK SESSION: Incentivizing Voluntary Annexations**

City Manager, Sarah Medary, introduced Alissa Hunter, Planning Director, who presented information regarding incentives to voluntary annexations.

### Councilor Discussion:

- Councilor Clark – asked about fire service agreements and mutual aid to special districts; emphasized long-term tax base benefits of annexation; stated support of incentives and pilot programs.

- Councilor Kashinsky – expressed caution about property tax waivers; in support of targeted incentives tied to housing development; stated concern about unintended consequences of non-contiguous annexation legislation.
- Councilor Groves – in support of all the proposed incentives; emphasized the need to close service gaps; noted historical context of annexation challenges and the impacts on fire services.
- Councilor Leech – in support of exploring all the incentive options; requested more information on how a pilot program could work; asked about the percentage of annexation applications tied to housing development; asked about the cost of processing annexation applications.
- Councilor Yeh – in support of continued discussion as the issue remains prevalent in the River Road and Santa Clara areas of the City; emphasized taking budget-conscious approaches; stated support for less disruptive incentives.
- Councilor Zelenka – noted this issue has been ongoing since he joined Council; stated support for further analysis and conversations; asked if fee waivers could be targeted; noted budget impacts of tax deferrals and subsidization; concerned about unintended consequences and creating more islands that are difficult to service.
- Councilor Clark – asked about the budget impacts once the 10-year tax deferral ends.
- Councilor Keating – asked for clarification on voluntary annexation language and its urban growth boundary implications; stated in support of incentives if limited to properties within the urban growth boundary.
- Councilor Leech – emphasized promoting equity in incentives; stated individual homeowners should have similar opportunities for support like large developers; indicated that River Road and Santa Clara as key areas for housing expansion.

The meeting was adjourned at 1:29 p.m.

Respectfully submitted,



Katie LaSala  
City Recorder

*(Recorded by Rosa Roach)*

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