

MINUTES

Eugene City Council Work Session Eugene, Oregon 97401

February 25, 2026
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

Council President Leech opened the February 25, 2026 Eugene City Council Work Session in a virtual format.

1. WORK SESSION: Council Review of Renter Protections

City Manager Pro Tem, Matt Rodrigues, provided background information and introduced Amy Cameron, the Rental Housing Analyst for Planning & Development, who presented information about rental protections Phase 1 and 2.

Councilor Discussion:

- Councilor Yeh – stated appreciation for the presentation; asked whether staff track and report the outcomes of their interactions with renters and landlords; asked whether item three in Phase 3 remains a high priority given the changes since Phase 3 topics were first identified; asked if staff should prioritize time and resources on other topics.
- Councilor Groves – asked whether data exists showing how many single-family detached homes left the long-term rental market and were converted to other uses after implementation of Phases 1 and 2; asked whether the City can distinguish between detached rentals and multi-unit rentals leaving the registry; asked how much of the recent growth in rental unit count came from projects already under construction before renter protections were adopted and how much came from new developments started afterward; noted the importance of monitoring long-term trends as the City evaluates policy impacts.
- Councilor Zelenka – stated the program appears to be working as intended and noted the impacts on landlords seem smaller than many feared; stated the ten-dollar screening fee cap is a significant success by reducing costs for renters; asked why Eugene appears at the high end of eviction filing rates compared to peer cities shown in the report; stated support for minor code fixes and for moving forward with Phase 3 feasibility work.

- Councilor Clark – asked whether Phase 2 was adopted in 2023 or 2024; asked whether the eviction data measured years after adoption of Phase 2 or only prior years; stated he heard from a realtor who reported that sixteen families were displaced when Phase 2 was adopted; stated he is not in support of Phase 3 at this time; stated support of the a motion for exploring tenant opportunity to purchase ; noted interest in learning more before making a final decision.
- Councilor Keating – stated appreciation for the presentation; noted he is looking forward to the discussion of Tenant Opportunity to Purchase Act (TOPA); asked whether he will have to declare a conflict of interest as a renter if Council later votes on a tenant opportunity to purchase policy.
- Councilor Leech – stated appreciation for the detailed review of Phases 1 and 2; noted the complexity of the rental market; stated interest in additional tools that might help distinguish policy effects from broader trends; asked whether any data-tracking strategies could better support future evaluation; stated in support of minor code fixes, for Phase 3 work, and for learning more about TOPA; stated support of TOPA separate from incorporating into Phase 3.
- Councilor Kashinsky – asked if TOPA and Phase 3 could both return around the same time if treated as separate work items; stated that her preference is to avoid long delays and to ensure both areas move forward efficiently.
- Councilor Groves – stated support for separating TOPA from Phase 3; asked whether staff had additional observations or questions they wished Council had asked, particularly related to eviction outcomes.
- Councilor Clark – stated interest in receiving information on whether cities can limit corporate ownership of single-family homes; asked for guidance from the City Attorney on what authority the City has in this area; stated that such information would help shape his understanding as Council continues the discussion.
- Councilor Yeh – asked the City Manager whether she should include specific timing language in her forthcoming motion to ensure TOPA returns before Phase 3 materials; stated her intent to bring a motion forward incorporating the language change discussed.

MOTION: Councilor Yeh, seconded by Councilor Kashinsky, moved to direct the City Manager to include information and a possible implementation plan for a TOPA tenant opportunity to purchase policy, prioritized over renter protections Phase 3.

Councilor Discussion:

- Councilor Keating – asked whether the wording “prioritized over” could be interpreted as replacing Phase 3 instead of placing TOPA ahead of Phase 3 in timing; asked if staff understood the motion to mean the work should occur before Phase 3 rather than superseding it.

VOTE: 7:0 PASSED

IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Leech and Groves

OPPOSED: None

MOTION: Councilor Kashinsky, seconded by Councilor Zelenka, moved to direct the City Manager to schedule a public hearing on an ordinance implementing the minor code fixes in Attachment B.

VOTE: 7:0 PASSED

IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Leech and Groves

OPPOSED: None

Councilor Discussion:

- Councilor Groves – stated that he would vote yes to move the item to a public hearing; noted he will wait to hear from the public before forming a final opinion.
- Councilor Clark – stated that he agreed with Councilor Groves’ remarks.

2. WORK SESSION: ROW Utility Licensing Ordinance and Utility Permitting

City Manager Pro Tem, Matt Rodrigues, provided background information and introduced Jack Blackham, the interim development services manager for Public Works Engineering who presented information about the right of way utility licensing ordinances.

Councilor Discussion:

- Councilor Clark – asked whether a right-of-way (ROW) licensing system would typically grant license approval at the staff level or require Council approval; asked whether a right-of-way licensing ordinance could allow Council to revoke or deny a license; asked how statewide utility rules interact with City authority over the ROW; asked whether ROW authority could ever be used to block a utility provider from operating in the city, including providers of natural gas.
- Councilor Kashinsky – asked for examples of pass-through utilities and how they currently pay for ROW use; asked when the City last extended its franchise agreement with Northwest Natural and whether the City still holds franchise agreements with pass-through providers; asked whether a ROW licensing ordinance would allow the use of blanket permits or if that would depend on how the ordinance is written.
- Councilor Leech – stated she requested the work session to explore ways to streamline systems and improve efficiency, not to limit any specific utility; asked whether a ROW licensing ordinance could include labor-related or climate resilience standards; asked what enforcement tools would apply if a utility damaged City assets or failed to meet required standards; stated that her

questions focused on both short-term ROW use and long-term placement of facilities.

MOTION: Councilor Leech, seconded by Councilor Kashinsky, moved to direct the City Manager to return for an additional work session providing analysis of utility services, providers, and operators within the City and of regulatory and compensatory considerations to assist the City Council in determining whether to move forward with a new right-of-way ordinance.

Councilor Discussion:

- Councilor Yeh – asked what timeline staff anticipate for bringing back further analysis on a potential right-of-way licensing ordinance; noted the importance of using staff time efficiently while ensuring Council has complete information before making decisions.

VOTE: 7:0 PASSED

IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Leech and Groves

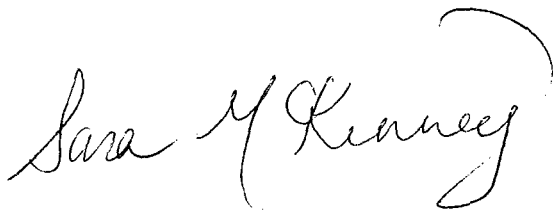
OPPOSED: None

Councilor Discussion:

- Councilor Clark – stated interest in understanding how manufactured-home residents who rent land but own their homes could receive stronger protections; asked how to propose amendments that address large rent increases in manufactured-home parks.

The meeting was adjourned at 1:20 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Sara McKinney". The signature is written in black ink and is positioned above the typed name and title.

Sara McKinney
Deputy City Recorder

(Recorded by Rosa Roach)

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