

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: On-site Management for Multi-Unit Rental Housing

Meeting Date: April 23, 2014
Department: Planning and Development
www.eugene-or.gov

Agenda Item: B
Staff Contact: Michael Wisth
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ISSUE STATEMENT

This work session is to revisit the conversation related to multi-unit rental housing and offer an opportunity for council to consider on-site management concepts for multi-unit rental housing.

BACKGROUND

The concept of requiring on-site management for multi-unit rental properties surfaced during the council's consideration of student housing projects. On November 28, 2012, following council direction, staff returned with research regarding input received from property managers and ways that other communities are regulating behavior in rental housing including on-site management requirements.

Staff reported the following findings:

- Property managers specializing in student rental housing stated that they used on-site management to protect their investments in developments and included lease provisions to address tenant behavior;
- Property managers specializing in non-student rental housing thought that on-site, resident property managers resulted in unintended consequences;
- All property managers agreed that effective management of the property is crucial.

Further, surveys of other communities revealed the following:

- Surveyed communities adopted noise ordinances that funded night-time patrols specifically for ordinance violations;
- Surveyed communities offered incentives to private property owners who maintained good records (no code violations or excessive disturbance calls);
- Many surveyed communities engaged in active outreach and marketing of program to tenants, landlords and property managers.

Early the following year, the council passed the Ordinance on Unruly Gatherings - also known as the Social Host Ordinance. The law holds individuals criminally responsible for hosting, organizing and allowing an unruly event or social gathering. Property owners where the event is hosted are penalized if there are multiple violations of this ordinance at the same property. This ordinance is meant to address a portion of the issues related to undesirable rental housing activities.

The purpose of this work session is to frame future discussion related to multi-unit management and quality of life issues related to rental housing. Staff will present current data related to rental housing density and present future options for council discussion.

RELATED CITY POLICIES

The adoption of requirements for on-site management of large multi-unit rental housing would be consistent with numerous planning and policy documents. Examples include:

Growth Management Policies

- Policy 1 Support the existing Eugene Urban Growth Boundary by taking actions to increase density and use on existing vacant land and under-used land within the boundary more efficiently.
- Policy 2 Encourage in-fill, mixed-use, redevelopment, and higher density development.
- Policy 3 Encourage a mix of business and residential uses downtown using incentives and zoning.

Eugene Downtown Plan

- Downtown development shall support the urban qualities of density, vitality, livability and diversity to create a downtown, urban environment.
- Actively pursue public/private development opportunities to achieve the vision for an active, vital, growing downtown.
- Stimulate multi-unit housing in the downtown core and on the edges of downtown for a variety of income levels and ownership opportunities.

Envision Eugene

- Provide affordable housing for all income levels
- Promote compact urban development and efficient transportation options
- Protect, repair, and enhance neighborhood livability
- Provide for adaptable, flexible, and collaborative implementation

Eugene Counts

A greater sense of safety, especially downtown, and better police and community relations are two of the desired outcomes identified under the Council Goal of Safe Community.

Eugene-Springfield Metropolitan Area Plan

Metropolitan Goal: Environmental Design

1. Secure a safe, clean, and comfortable environment which is satisfying to the mind and senses.

2. Encourage the development of the natural, social, and economic environment in a manner that is harmonious with our natural setting and maintains and enhances our quality of life.
3. Create and preserve desirable and distinctive qualities in local and neighborhood areas.

Policy E.6 Local jurisdictions shall carefully evaluate their development regulations to ensure that they address environmental design consideration, such as, but not limited to, safety, crime prevention, aesthetics, and compatibility with existing and anticipated adjacent uses (particularly considering high and medium density development locating adjacent to low density residential).

Ordinance No. 20504 – Concerning Unruly Gatherings

The Ordinance on Unruly Gatherings - also known as the Social Host Ordinance - was passed into law by the Eugene City Council on January 28, 2013. The law holds individuals criminally responsible for hosting, organizing and allowing an unruly event or social gathering. Property owners where the event is hosted will also be penalized if there are multiple violations of this ordinance at the same property.

COUNCIL OPTIONS

The work session is an opportunity to provide information and listen to feedback from the council on options regarding multi-family management; no formal action is requested.

CITY MANAGER'S RECOMMENDATION

No recommendation at this time.

SUGGESTED MOTION

No motion proposed at this time.

ATTACHMENTS

None.

FOR MORE INFORMATION

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