

HB 2001 Upzoning Review

- Basics: Paul Conte
- Impacts: Eben Fodor
- Solutions: Pam Wooddell

THE TAKEWAYS

Eugene City Council can either worsen or mitigate the negative impacts of HB 2001.

City Council will probably vote in May.

Get Engaged!



HB 2001 Upzoning Review

The premises of this presentation

- The City *must* implement HB 2001 zoning deregulations
- Deregulation without requirements for affordability and renter protections:
 - Harms lower-income households
 - Benefits of upzoning accrue to investors
- All deregulation beyond what's mandated should *require* community benefit.

JWN Impacted Zones

Jefferson-
Westside SAZ
EAST of Polk St.

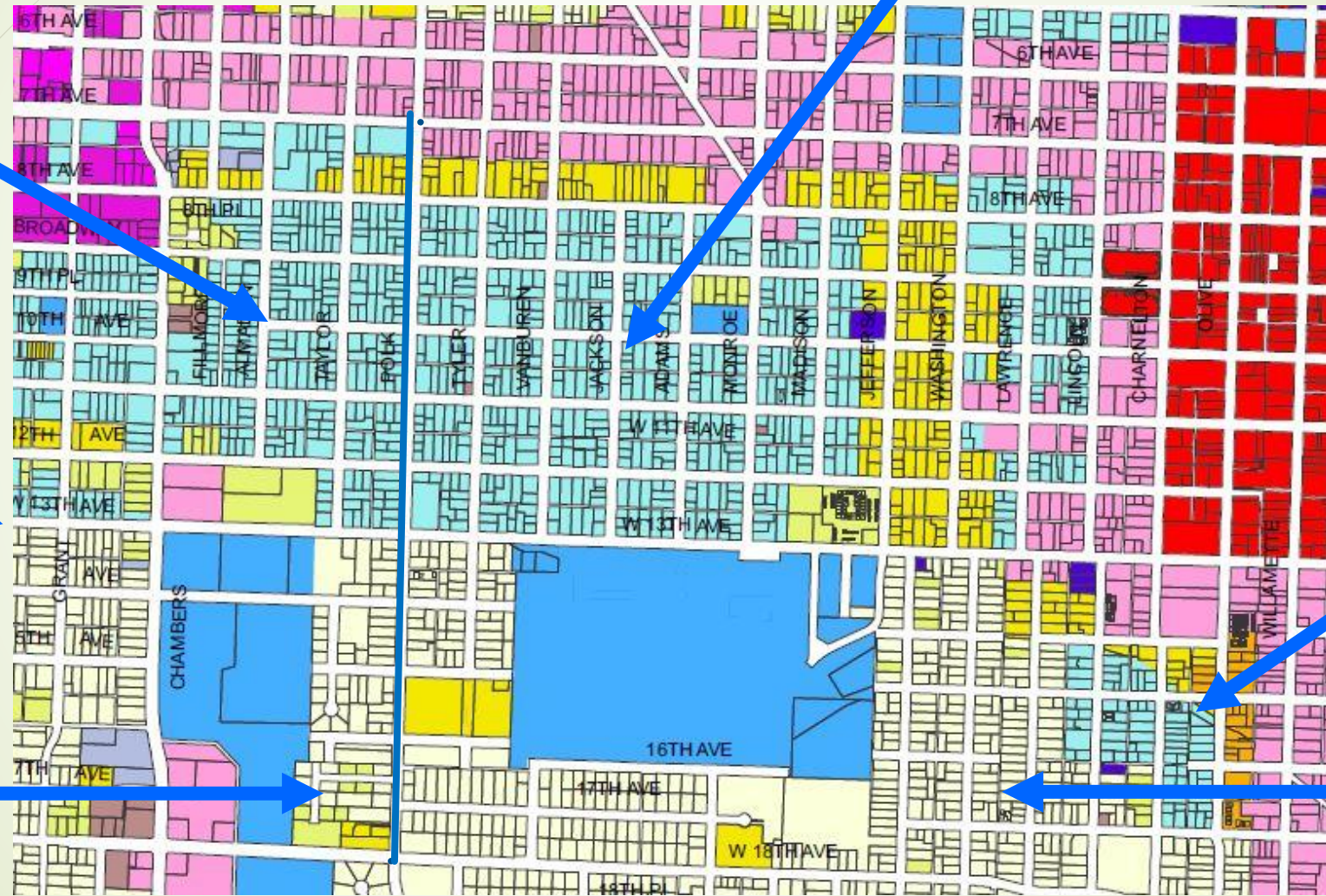
Chambers SAZ
WEST of Polk St.

W. 13th Ave.

R-1

Jefferson-
Westside
SAZ

R-1



HB 2001 Upzoning Basics

Pictures are worth thousands of words

**Former site of
Duplex and
small apartments
1040 W. 11th Ave.**



HB 2001 Upzoning Basics

Fourplexes Allowed by Staff Proposal

**Former site of
Duplex and
small apartments
1040 W. 11th Ave.**



HB 2001 Upzoning Basics

**Fourplex
Redevelopment
94 & 96 W. 15th Ave.**



HB 2001 Upzoning Basics

Demolished – Two lower-rent houses.



HB 2001 Upzoning Basics

Visit the website: Housing-Facts.org/code

- **Definitions** (plexes): The dwellings in a Duplex, Triplex, or Fourplex can be entirely **detached** dwellings.
- The lot can then **be divided** into 2, 3, or 4 lots.
- **Maximum Density: NONE** for Accessory Dwellings, Duplexes, Triplexes, Fourplexes, and Cottage Clusters. The effective maximum density (based on minimum lot size) is over 50 dwellings per acre.
(Current is 15 dwellings/acre.)

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➔ **Minimum lot sizes:**

- Single Detached Dwelling 844 s.f.
(Currently 4,500 s.f.)
- Duplex Lot 2,250 s.f.
- Triplex Lot 3,500 s.f.
- Fouples Lot 4,500 s.f.
- Cottage Cluster Lots 4,500 s.f.

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- ➔ **Eliminates ALL compatibility standards in JWN's three special area zones:**
 - Jefferson Westside Special Area Zone
 - Chambers Special Area Zone
 - Downtown Westside Special Area Zone
 - (And also: Royal Node Special Area Zone)

HB 2001 Upzoning Basics

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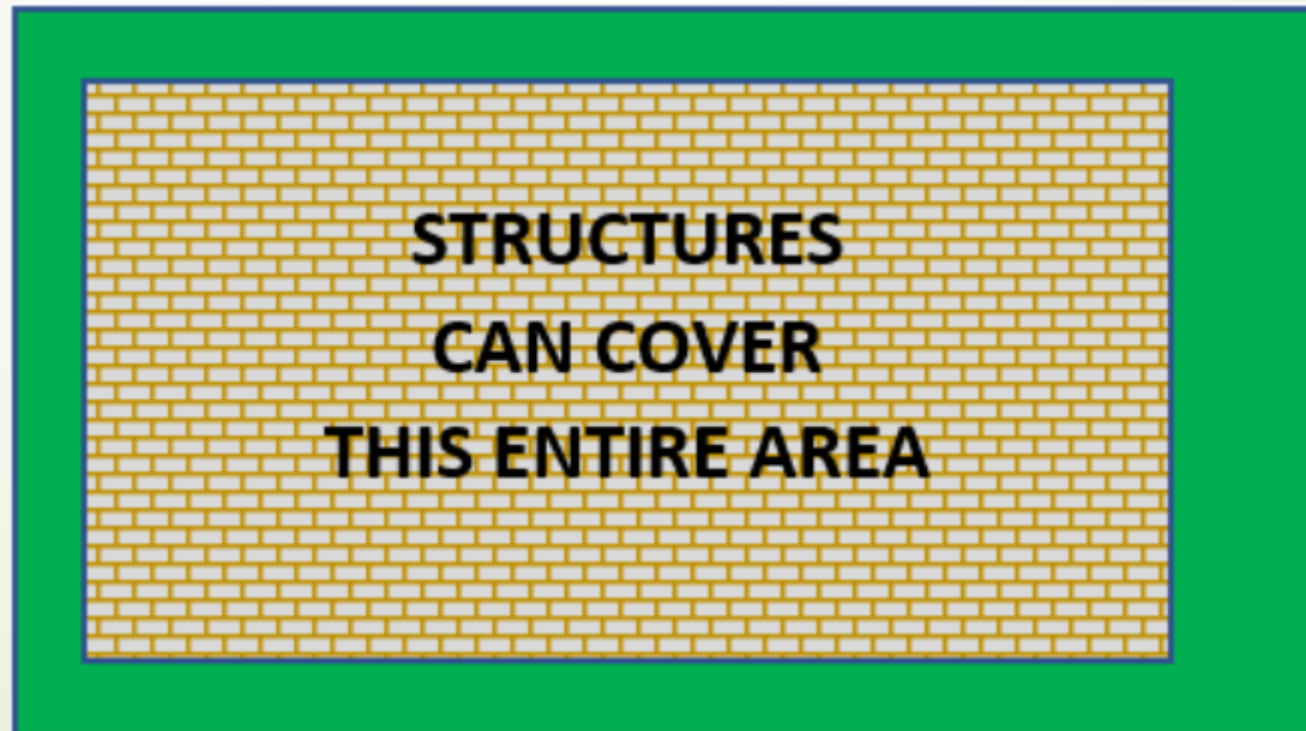
- **Maximum building height: 42 feet (Current 37')**



HB 2001 Upzoning Basics

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- ➔ **Maximum lot coverage: 75% (Current 50%)**



HB 2001 Upzoning Basics

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- **Limits on Demolition** of lower-cost rentals: **NONE**
- **Protection for Renters** against eviction and displacement from “gentrification”: **NONE**
- **Regulations to prevent** new infill from being **Short-Term Rentals** (“AirB&B’s”): **NONE**
- **Tree protections**: **NONE**
- **Protection of the Willamette Greenway**: **NONE**

HB 2001 Upzoning Basics

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- **Safe pedestrian (sidewalks) and emergency vehicle access standards: NONE**
- **Protection of natural stormwater drainages (e.g., in Santa Clara and River Road): NONE**
- **Analysis and requirement for adequate stormwater sewers: NONE**
- **Requirement for adequate waste sewers: NONE**
- **Requirement for adequate water supply: NONE**

Envision Eugene “Livability” Pillar

The graphic features a blue sky with white clouds. In the top left, there is a green square icon containing a white house silhouette. In the top right, there is a blue bird silhouette. The text "Envision Eugene" is written in white on a blue background. Below this, the main title "Protect, Repair & Enhance Neighborhood Livability" is displayed in large, bold, green letters with a white outline. To the right of the text, three people (two men and one woman) are sitting on a bench. At the bottom, a paragraph of text is written in a smaller font.

Envision Eugene

Protect, Repair & Enhance Neighborhood Livability

As new development brings change throughout Eugene’s neighborhoods, we will undertake the following strategies to help ensure a high level of livability, avert negative impacts, and make positive changes:

- No increase in density unless in accordance with the goals and recommendations of the Infill Compatibility Standards Task Team – i.e.:
“preventing negative impacts and promoting positive impacts of residential infill development on neighborhoods.”

The Reality: Scenes from Portland





HB 2001 Upzoning Review

Impacts

Eben Fodor





HB 2001 Upzoning Review

Solutions & Actions

Pam Wooddell



HB 2001 Upzoning Review

Comparison of Staff & “Housing Justice” Proposals

ELEMENT	PLANNING STAFF PROPOSAL	“HOUSING JUSTICE” PROPOSAL
Complies with HB 2001	Yes	Yes
Complies with SB 458	Yes	Yes
Complies with comprehensive plan	No	Yes
Complies with Statewide Land Use Planning Goals	No	Yes
Duplex, Triplex, & Fourplex can be <i>detached</i> dwelling units.	Yes	No
Detached Duplex, Triplex, & Fourplex Lots can be divided into separate lots, one detached dwelling per lot.	Yes	No
Duplex, Triplex, Fourplex, Cottage clusters	None	None
Rowhouses	29	25
Single dwelling	37+ 51+ for 900 s.f. dwellings	9.7
Duplex		19.4
Triplex		26.1
Fourplex		24.9
Rowhouses		29.0

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ELEMENT	PLANNING STAFF PROPOSAL	"HOUSING JUSTICE" PROPOSAL	Notes
Cottage Clusters	None	None	Constrained by lot size, setbacks, and building footprints
Minimum Lot Size (square feet)			
Single dwelling	844 (*)	4,500	(*) After dividing a plex lot which has detached units
Duplex	2,250 / 1,688	4,500	Staff allows 25% reduction for dwellings of 900 s.f. or less.
Triplex	3,500 / 2,625	4,500	
Fourplex	4,500 / 3,375	7,000	
Cottage Clusters	4,500 / 3,375	7,000	
Rowhouses	1,125	1,500	
Maximum building height	42 feet	37 feet	

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Comparison of Staff & “Housing Justice” Proposals

ELEMENT	PLANNING STAFF PROPOSAL	“HOUSING JUSTICE” PROPOSAL
Maximum lot coverage	75%	50%
Minimum Off-Street Parking Spaces		
Within ½ mile of main bus lines	None	1 per unit
Other areas		
Tree protections	No	Yes
Requirement for affordable units for greater density, building height, etc. “bonuses”	No	Yes
Concurrent anti-displacement regulations	No	Yes
Context-based standards (e.g., university area, JWN)	Eliminate	Amend as necessary
Prohibition against use as short-term rentals	No	Yes

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Sign the Petition to City Council

Housing-Facts.org/petition

- 1. First phase: ... amend the residential zones' lot and development standards only to the degree that is necessary to conform to the State requirements.**
- 2. ... Adopt additional code to:**
 - a) Protect vulnerable households, ...**
 - b) Prevent development that would exacerbate climate change and/or environmental degradation.**
- 3. Mail notices to all residents & owners of subject properties**
- 4. As second and subsequent phases: Adopt additional code amendments ...**
 - a) Are based on ... local assessment of future housing needs; and**
 - b) Require concrete community benefits ...; and**
 - c) Include protection and benefits based on area-specific considerations, particularly distinct residential neighborhoods ... that have significant nonwhite or low-income households.**

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Other Actions to Support Housing & Climate Justice

1. Spread the word among neighbors, friends, work, and other associates. Provide them the link to: Housing-Facts.org
2. Email the Mayor and City Council: MayorAndCC@ci.eugene.or.us
3. Email and call your specific ward councilor. Addresses at:
eugene-or.gov/537/Mayor-and-City-Council
4. Write letters to editors; include name, address, & phone number
The Register-Guard — 200 words or fewer to:
rgletters@registerguard.com
Eugene Weekly — 250 words and sent to:
letters@eugeneweekly.com



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Thank you!

Q & A

Housing-Facts.org

