

DEMOCRATIC PARTY OF LANE COUNTY

4/21/2021

RESOLUTION 2022.2

A resolution of the Democratic Party of Lane County

Relating to the Eugene Planning Commission's Unanimous Middle Housing Code Recommendation:

WHEREAS, Oregon Land Use Goals were established in 1973 Under Senate Bills 100 and 101; and

WHEREAS, Goal 10 establishes that adequate housing supply is a fundamental building block of a healthy community; that housing should be built to serve people at a variety of incomes levels; that a community's housing supply should offers people a range of different places to live at different densities and not overburden the financial resources of any group; and

WHEREAS, in 2019, the State Legislature passed HB 2001 into law, to respond to Oregon's housing crisis and provide Oregonians with more housing choices, especially housing choices more people can afford, by allowing traditional "Middle Housing" types, like duplexes, triplexes, quadplexes, townhouses and cottage clusters, to again be built in residential zones; and

WHEREAS, then-Speaker of the House Tina Kotek and current Majority Leader Julie Fahey, were the Democratic leaders who sponsored and co-authored HB 2001; and

WHEREAS, by ending exclusionary zoning, Oregon is leading the nation in work to address the racial discrimination inherent in the mid-20th-century construct of single-family-only zoning;

WHEREAS, the City of Eugene has spent two years in a documented and Council- and Planning Commission-approved public involvement process to gather input and expand community engagement to be more demographically and democratically representative; and

WHEREAS, the Planning Commission's unanimous recommendation sets reasonable siting and design requirements and reflects the public's clear request that Eugene exceed the state's minimum standards to encourage and incentivize Middle Housing locally; and

WHEREAS, the Planning Commission's unanimous recommendation includes specific incentives to support Affordable Housing, small housing (900sqft or less), and transit-oriented housing; and

WHEREAS, the State's minimum standards have no incentives to support Affordable Housing, broader affordability, or the alignment with local climate goals; and

WHEREAS, in 2022, the average price of a Eugene home is now \$451,000, more than 40% of the community is cost-burdened by their housing, rental vacancy is less than 2%, and no new neighborhood housing is being built to meet middle- and lower-income households' housing needs;

THEREFORE, the Democratic Party of Lane County resolves to support the unanimous Middle Housing Code Amendments recommended by the Eugene Planning Commission and to communicate our support to local and State Democratic leaders.