

MIDDLE HOUSING HELPS PEOPLE



WHAT IS MIDDLE HOUSING?

In Oregon, "Middle Housing" refers to 5 common housing types that are like single-family homes: the duplex, triplex, quad, cottage cluster, and townhome. These are traditional, well-loved American housing types that have long served a diversity of household sizes and income levels. We haven't built many of them since the mid-20th century when single-family-only zoning segregated communities.

OUR HOUSING CRISIS NEEDS SOLUTIONS

We have a local housing crisis, one of the worst in the country. The median family home price in Eugene is now \$451,000, the average rent is \$1,300/month, and the housing provided has not changed to meet our demographics or community wages. Working families cannot afford to live here. The breadth and depth of the housing crisis is destabilizing our community.



HOW MIDDLE HOUSING CAN HELP

CUSTOM SOLUTIONS FOR EUGENE

Eugene's unanimous Planning Commission recommendation encourages climate-responsive homes and Affordable Housing outcomes – things that our community values. Over decades, Middle Housing will increase the housing diversity in Eugene's neighborhoods and create smaller and more affordable homes.

Other Oregon cities that customized their code to exceed the state's standards:

Albany Gresham Newberg Salem
 Bend Milwaukie Portland Springfield

Planning Commission Recommendation

- SMALLER LOTS TO LOWER COSTS ✓
- AFFORDABLE HOUSING (income-qualified) ✓
- SMALL HOMES (energy-efficient) ✓
- TRANSIT-ORIENTED (car-free options) ✓
- DETACHED PLEXES (address trees, slopes and existing structures) ✓

OUR NEIGHBORS NEED MIDDLE HOUSING

More than **90%** of our residential areas are now restricted to single-family-only housing

Only **1 in 4** households are a couple with school-aged children at home

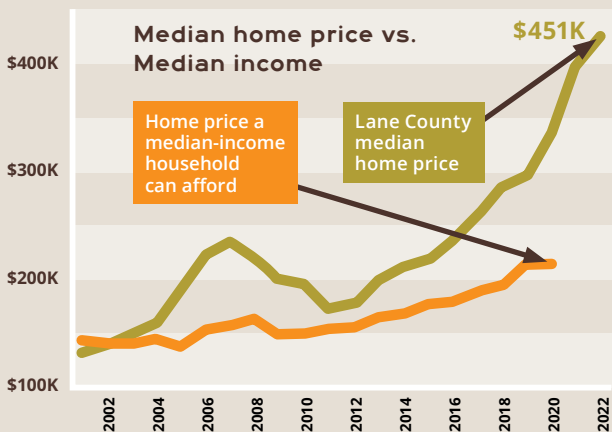
Our community needs much more housing for single- and two-person households and families without children at home.

HOW CAN LAND USE SUPPORT MORE AFFORDABLE HOUSING?

Land is the most expensive component of housing construction. Costs can be lowered by:

- ✓ **Using land more efficiently** – sharing land among multiple homes
- ✓ **Building smaller, efficient homes** – detached or attached units
- ✓ **Eliminating mandated parking development** – one parking space can increase costs by 12.5% per unit

The Planning Commission recommendation includes an incentive that allows income-qualified housing to have smaller lots, making projects more feasible for the nonprofits that build them.



COMMUNITY DISCUSSES MIDDLE HOUSING FOR FIVE YEARS

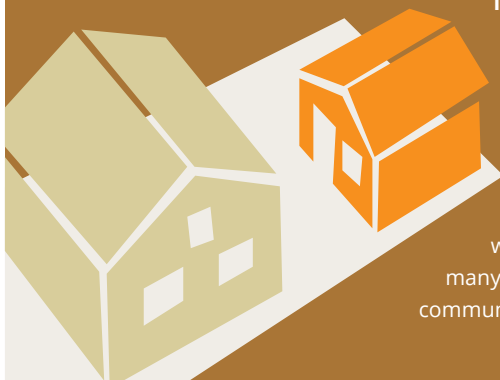
It started with public events in 2017 and Oregon's new ADU laws. In 2018 and 2019, community meetings and programs focused on affordability and what was missing locally. Then, in 2019, the passage of HB2001 re-legalized Middle Housing throughout Oregon. State standards were adopted, and Eugene began its public process on a custom Middle Housing code in summer 2020.



DIVERSE LOCAL VOICES HEARD

Following the Legislature's passage of HB2001, the Planning Commission began an intensive two-year process that included some innovative approaches, like the "Healthy Democracy" panel. Typically, residents who engage with extensive housing policy processes are white male homeowners. The Healthy Democracy process involved a representative cross-section of the community over 10 months. With guidance from this group, other public input, and technical analysis (in 40 public meetings), the Planning Commission unanimously recommended the proposed Middle Housing Code.

INCREMENTAL CHANGE



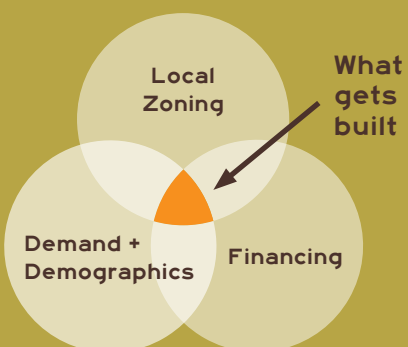
Middle housing already exists in most Eugene neighborhoods, and it is similar in scale to existing housing. Middle Housing is not large apartment buildings.

The Middle Housing recommendation includes a **35' maximum height limit, which is only 5' taller than the current, 30' single-family zoning height.** The recommended lot coverage is 75%, in comparison with the 50% lot coverage with single-family zoning, to account for feasible projects and typical house plan organizations on smaller lots.

Eugene needs more Middle Housing today, but change will be slow. In an economic analysis, EcoNorthwest concluded that Middle Housing will be built very incrementally across all neighborhoods. Though it will take many years, these changes allow our typical housing to be better aligned with community needs and more resilient to change.

HOW HOUSING IS BUILT

Housing creation is informed and regulated by many layers after land use and residential development standards, including building and structural code, energy code, stormwater code, tree preservation standards, public works standards, and Fair Housing or the ADA, among others. Dan Parolek, who coined the term 'Middle Housing,' spoke to this diagram in Eugene in 2017. We create housing when zoning, financing, and demand overlap.



BetterHousingTogether.org