

University Area Planning Project

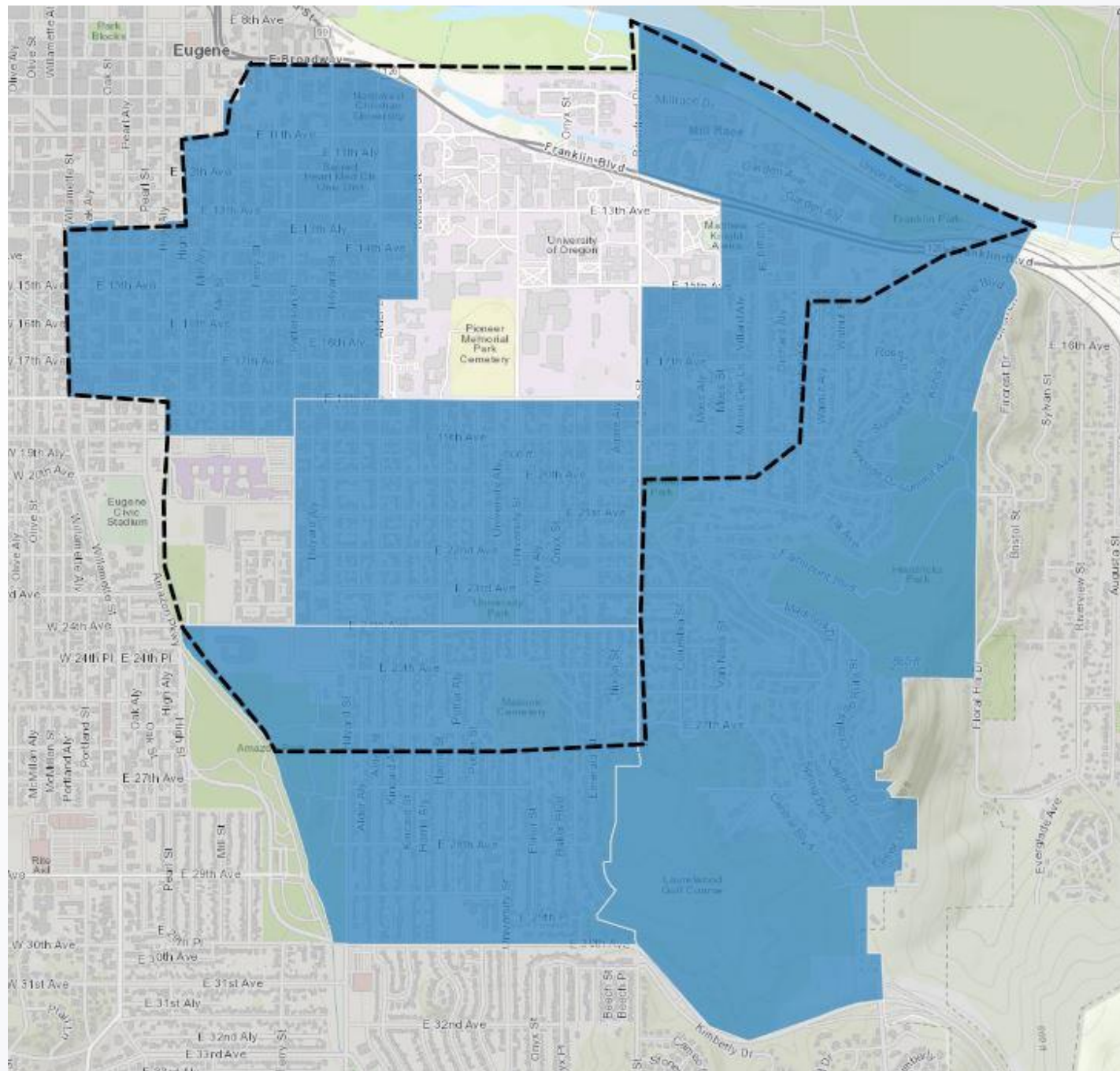


Information Session on Campus Activities and Short Term
Rentals (12/12/2024)



Introductions/ Housekeeping

- ▶ OECE Staff
- ▶ Facilities & Comfort
- ▶ Q&A Time



University Area Boundary

- i. West University Neighbors
- ii. South University Neighbors
- iii. Fairmount Neighbors
- iv. Amazon Neighbors

Engage Eugene (engage.eugene-or.gov)

University District Neighborhood Planning



University Area Planning

Join your neighbors and city staff for light refreshments and discussions on University Area Planning activities—All are welcome to attend!

Upcoming Fall & Winter Meetings:

- **November 19:** City of Eugene Planning Efforts
- **December 12:** Campus Activities & Short-Term Rentals
- **January 14:** Public Safety

All Meetings: 6:30 PM - 8:30 PM

Hilyard Community Center
2580 Hilyard Street, Eugene, OR 97405
You can also sign-up to attend virtually!



Learn more and see future agendas by scanning the QR code or going to: engage.eugene-or.gov/university-district-neighborhood-planning



We are creating a neighborhood plan for the University District area that relies heavily on community engagement, utilizes clear and objective processes, and supports increased community engagement. By participating in the planning process, residents will increase their capacity to understand and address issues impacting their neighborhood.

The planning process is lead by the [Office of Equity & Community Engagement](#) (OECE) and advised by residents and neighborhood groups. The planning process will also include other partners such as school districts, businesses, and nonprofits. Additional stakeholders will be identified through the planning process.

This process is aligned with the following [City of Eugene Strategic Plan](#) focus areas and strategic goals:

Urgent Community Needs

- Stabilizing the cost of housing
- Increasing sense of safety

Subscribe for Updates

Email*



Submit

FAQs

? Where can I find what I'm looking for?

Community Advisory Committee Meetings

 Community Advisory Committee Meeting
June 13 2024

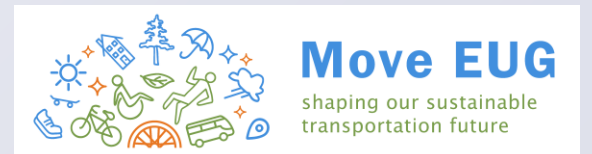
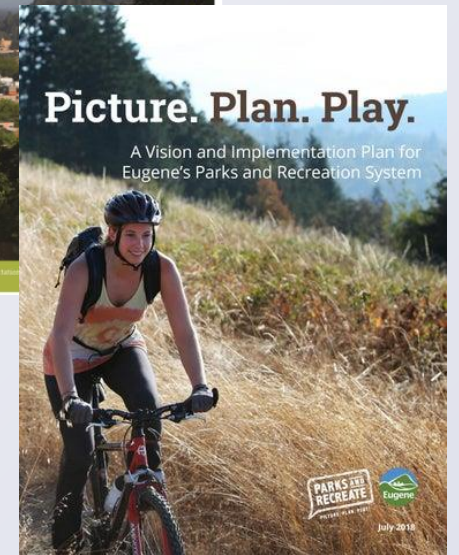
 Community Advisory Committee Introduction Meeting
May 28 2024

Community Information Sharing Sessions

 City of Eugene Planning Efforts
November 19 2024

 Campus Activities & Short-Term Rentals
December 12 2024

An integrated approach





Planning with,
instead of planning for

University Area Planning

Campus Activities and Off Campus Rentals

Karen Hyatt, Julia Morrill, Ravi Cullop, University of Oregon

December 12, 2024



UO Facts and Figures

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UO Community Activities, Events, and Programs

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UO and Neighborhood Impacts

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Community Relations Resources

Karen Hyatt, Director, Community Relations, khyatt@uoregon.edu

UO Community Relations: gcr.uoregon.edu/community-relations
Includes Community Connection newsletter link and Your
Neighbors and U brochure link

Next Generation Housing project updates and input:
gcr.uoregon.edu/next-generation-housing

To report a UO incident or issue impacting off campus neighbors:
goodneighbor@uoregon.edu



UO Students and Student Housing

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BASIC NEEDS PROGRAM

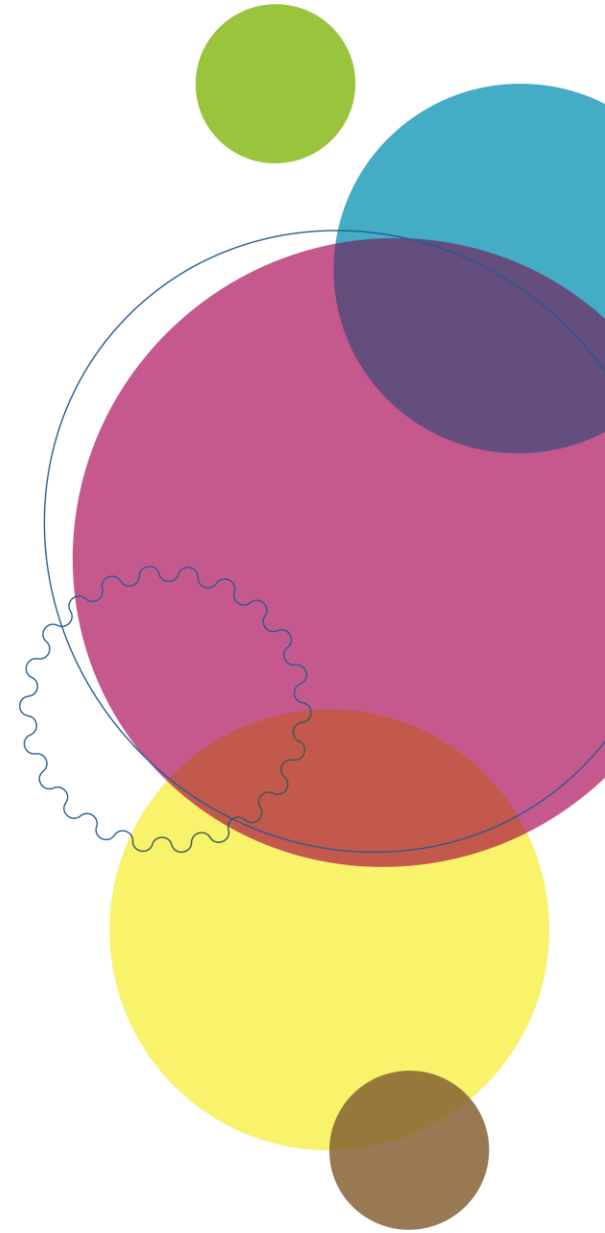


UNIVERSITY OF
OREGON

Basic Needs Program

Who Are We?

- The Basic Needs Program actively strives to reduce systemic barriers to accessing nutritious food, stable housing, and financial wellness through culturally responsive frameworks.
- We also aim to partner with our community to holistically address UO students' challenges to attain basic needs security.



HOUSING RESOURCES

Off-Campus Housing Providers and Search Resources

- Listing and resources sites
- UO housing
- Property management companies
- Nonprofit housing providers
- apartment complexes

Listing and Resources Sites

- [UO Off-Campus Housing Website](#)
- [Ducks Housing \(Daily Emerald\)](#)
- [Craigslist](#)
- [apartments.com](#)
- [apartmentfinder.com](#)
- [apartmentguide.com](#)
- Facebook
 - [Facebook Marketplace](#)
 - Groups
 - Suggested search terms: University of Oregon, housing, apartments, rentals, sublets
- [forrent.com](#)
- [rentcollegepads.com](#)

UO Housing

- [University Housing \(residence halls\)](#)
- [University Apartments and Family Housing](#)

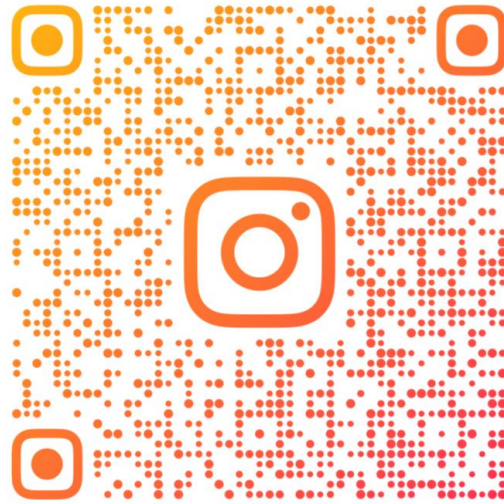
Property Management Companies

- [AG Campus Housing](#)
- [Bright Apartments](#)
- [Campus Connection Property Management](#)
- [Housing Connection](#)

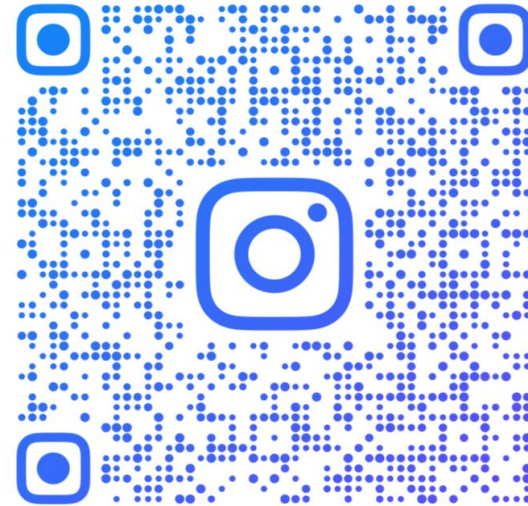
Instagram Accounts

Off-Campus Living: @uo_offcampusliving

Basic Needs: @uo_basicneeds



@UO_OFFCAMPUSLIVING



@UO_BASICNEEDS



Short-term rentals in Eugene

University Area Planning – December 2024

Definitions (Lewis, Dinatale, and Parker 2018)

- Transient rentals or vacation rentals
- Units rented for less than 30 days
 - 50% are rented more 30 days per year



Regulations (Lewis, Dinatale, and Parker 2018)

- Restrictive zoning
- Incentive-based provisions
- Permitting
- Taxation
- Registration
- Review processes

Recommendations (Lewis, Dinatale, and Parker 2018)

- Collect and monitor data
- Define STRs by ordinance
- Decide which impacts are most concerning and regulate
- Vast menu of regulatory options

Registration requirement

(City Council work session on 7/13/2020)

Eugene Code (EC) 3.350 states that no person or business may own a short-term rental in the City of Eugene without registering the short-term rental with the City.

- Street address of the short-term rental,
- Local contact name and phone number of a person responsible for the short-term rental,
- Whether the short-term rental is owner occupied.

More information: www.eugene-or.gov/3359/Short-Term-Rentals-in-Eugene

Oregon Lodging Tax Program

- The 2003 Oregon Legislature passed House Bill (HB) 2267 to establish a state lodging tax (1.5%).
- HB 2656, passed in 2013, expanded the list of who must collect and pay the tax. and requires **transient lodging providers** and **transient lodging intermediaries** to collect and remit taxes computed on the total retail price paid for occupancy of transient lodging.

City of Eugene Transient Lodging Tax (TLT)

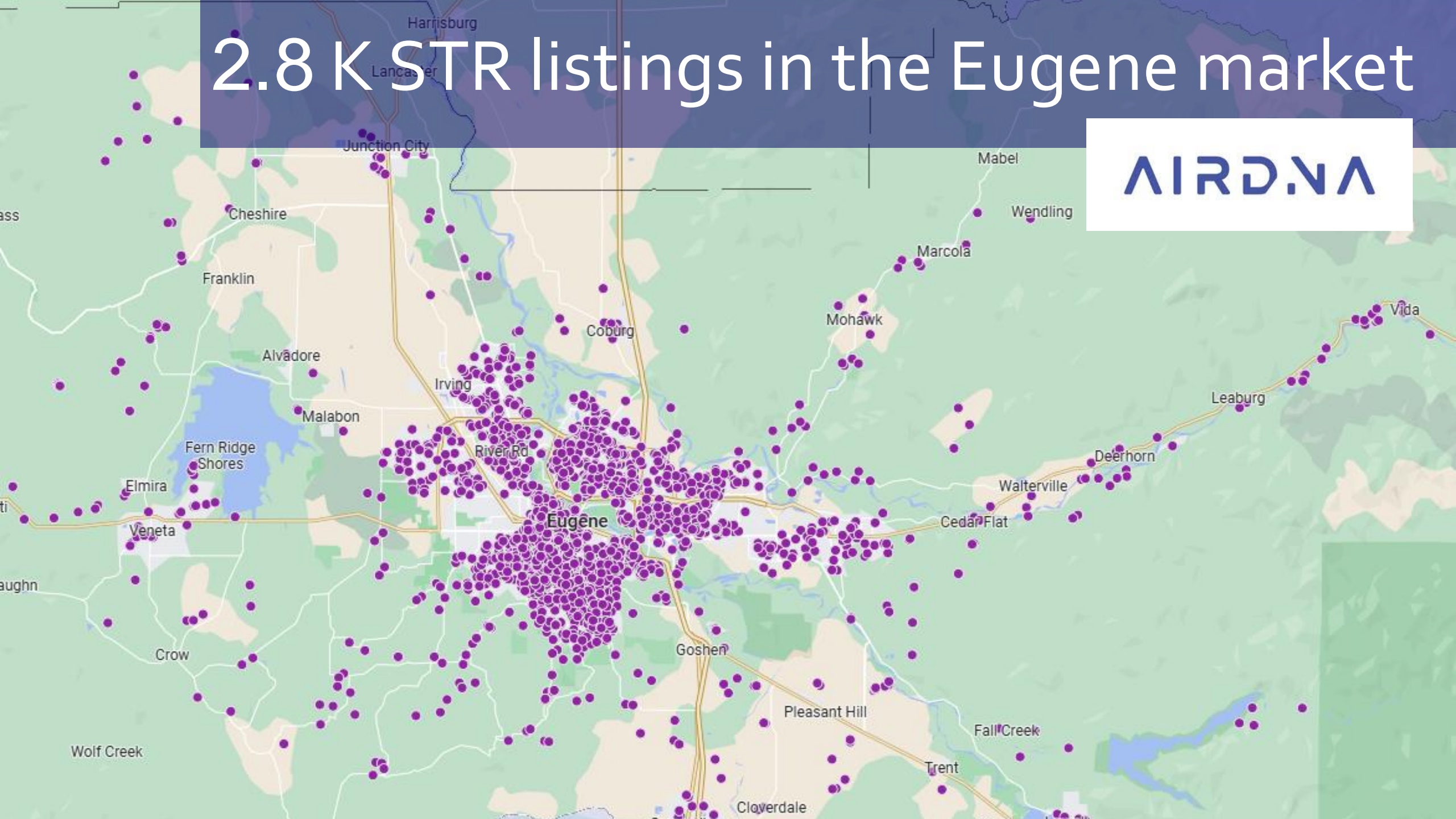
- The City of Eugene's TLT, is a 4.5 percent tax (EC 3.772)

Questions

- What are the real and/or perceived impacts on STRs in the UO area?
- What are the best ways to address each impact?

2.8 K STR listings in the Eugene market

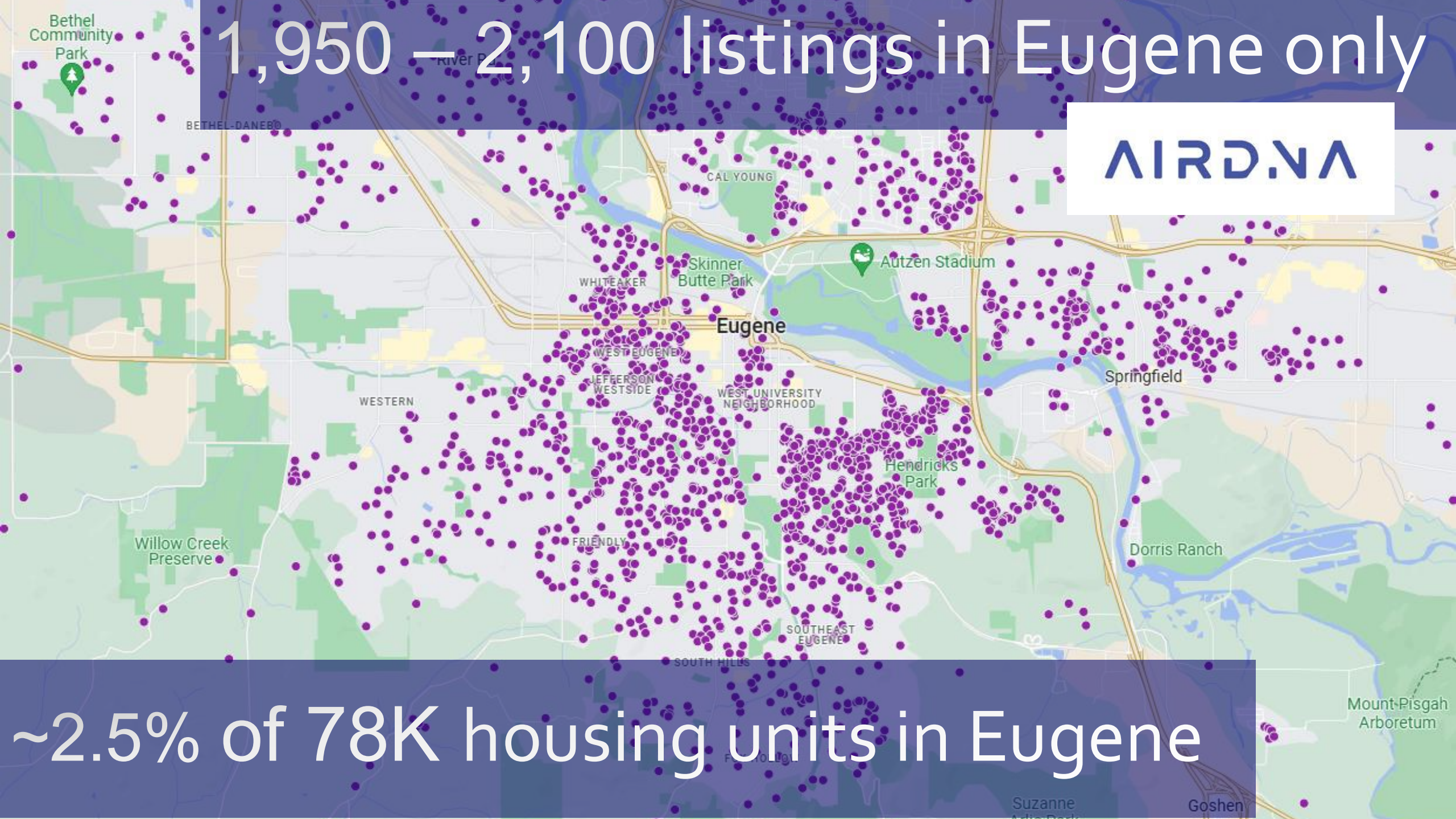
AIRDNA

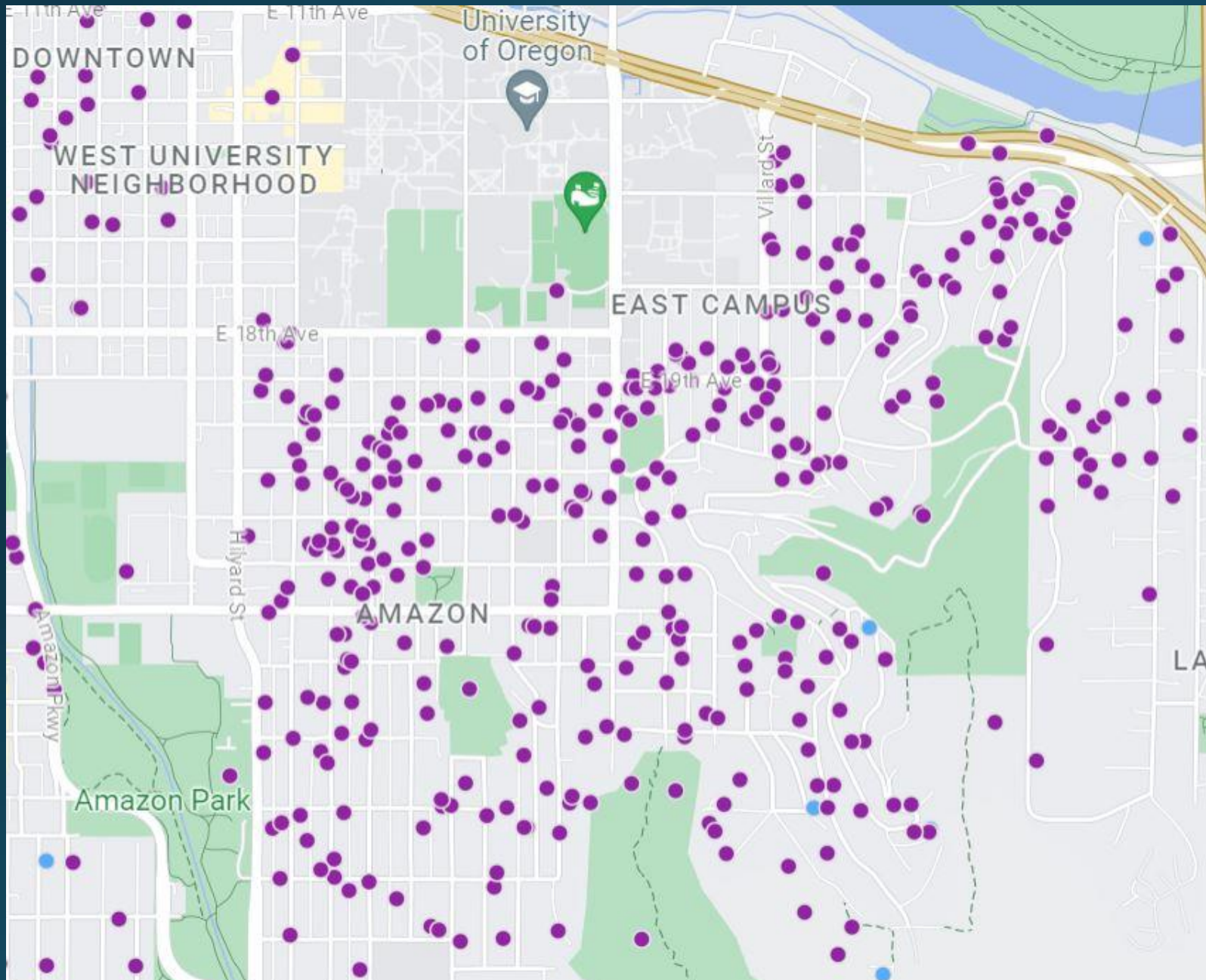


1,950 – 2,100 listings in Eugene only

AIRDNA

~2.5% of 78K housing units in Eugene





~260 STR listings
in UO area

AIRDNA

Contact Info:

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