



Eugene City Council

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AMENDED AGENDA EUGENE CITY COUNCIL

November 10, 2021

12:00 p.m. CITY COUNCIL WORK SESSION

As the state and community recover from the COVID-19 pandemic, City Council meetings will continue to be held remotely using virtual meeting technology. Information about online or other options for access and participation will be available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>

**Meeting of November 10, 2021;
Her Honor Mayor Lucy Vinis Presiding**

Councilors

Jennifer Yeh, President
Mike Clark
Randy Groves
Emily Semple

Claire Syrett, Vice President
Greg Evans
Matt Keating
Alan Zelenka

Note: This agenda was amended to reflect the addition of Item 2.

12:00 p.m. CITY COUNCIL WORK SESSION

- 1. WORK SESSION: Housing Implementation Pipeline (HIP) Draft Review**
- 2. WORK SESSION: Northwest Natural Gas Update**

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EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Housing Implementation Pipeline Draft Review

Meeting Date: November 10, 2021
Department: Planning & Development
www.eugene-or.gov

Agenda Item Number: 1
Staff Contact: Amanda Nobel Flannery
Contact Telephone Number: 541-682-5535

ISSUE STATEMENT

At this work session, Council will review and discuss the draft Housing Implementation Pipeline (HIP) document, a 5-year internal work plan to coordinate current and future resources, goals, and priorities with a systems-thinking approach to housing across the full spectrum from people experiencing homelessness to overall housing supply. No action is requested at this work session.

BACKGROUND

Housing affordability and supply is a long-standing and growing problem in Eugene. There are two paths to increasing housing affordability: a) lower the cost of housing, and b) raise incomes. The latter is the continued focus of the City's economic prosperity efforts with local partners. To lower the cost of housing, and more specifically, to prioritize, fund, and implement actions that will have an impact on the cost of housing, staff created the draft HIP. The draft HIP sets out the City's internal cross-departmental workplan over the next five years. It creates a policy framework connecting funding sources and actions, while clearly showing how actions meet goals identified across the housing continuum. The draft HIP incorporates the City's existing tools and goals; and identifies opportunities to create new goals and explore implementation of new tools that will enable the City to work towards achieving housing affordability.

Council received an update on the HIP creation work on October 13, 2021 (see that [Agenda Item Summary](#) for additional background information). At the work session, Councilors requested information on a variety of topics. Attachment A includes answers to the questions that are readily available about anti-displacement plans, disbursement of Affordable Housing, homeownership programs, multi-family ownership, and youth sheltering. Growth monitoring and downtown related questions will be addressed at the future work sessions on those specific topics (see the "next steps" section below).

Draft Document

The draft HIP is in Attachment B. It covers the time period July 1, 2022 through June 30, 2027 (FY23-27).

- The body of the HIP includes: Introduction/Background; Goals and High Priority Programs/Policies by Category (Homelessness, Income Qualified Housing, and Overall

Housing Supply); and Other Administrative Items.

- The 5-Year financial forecast is in Appendix B of the draft HIP and contains a snapshot, as of October 2021, of forecasted expenditures from existing sources during the HIP Period across the housing continuum (Attachment C to this AIS provides a summary of the funding tables contained in Appendix B of the draft HIP).
- The shelter beds and housing units pipeline is in Appendix C of the draft HIP.
- The potential timing and use for redevelopment of City-owned land for housing is in Appendix D of the draft HIP.
- The two potential additional investment opportunities that were in the 10/13 AIS are in Appendix E of the draft HIP [as a reminder, they are 1) City fee assistance for Affordable Housing projects, and 2) increasing downtown housing units].

Next Steps

- Building off of the extensive public engagement of the Housing Tools & Strategies (HTS) work, staff will present the draft HIP document to the following committees/boards to inform and seek input on the section(s) of the HIP that pertain to their purpose: Equity Panel, Housing Policy Board, Planning Commission, Affordable Housing Trust Fund Advisory Committee, and the two urban renewal advisory groups (November and December 2021)
- Council work session on HIP and downtown housing (December 13, 2021)
- Council work session for final review and action on the final HIP document (January 2022)

Other related upcoming Council items include:

- Renter Protections work session to review the Housing Policy Board recommendations (November 22, 2021)
- Funding Source for Climate Change and Homelessness work session (December 13, 2021)
- Middle Housing Code Public Hearing (Early 2022)
- Growth Monitoring (Early 2022)

PREVIOUS COUNCIL DIRECTION

[October 13, 2021 Work Session](#)

Council reviewed an updated compilation of the HTS Action Inventory, and the City's plan to draft the HIP.

ATTACHMENTS

- A. Follow-Up Information from the 10/13 Work Session
- B. Draft HIP
- C. HIP Period Projected Expenditures & Funding Sources

FOR MORE INFORMATION

This work session is a collaboration between the division leadership and staff of multiple divisions, including: Community Development, Planning, Public Works Engineering, Building & Permit Services, and the City Manager's Office.

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Staff E-Mail: anobel@eugene-or.gov

Follow-Up Information from the 10/13 Work Session

Below are answers that are readily available to Councilor questions from the October 13 work session: information on anti-displacement plans, homeownership programs, multi-family ownership, youth sheltering, and disbursement of Affordable Housing.

1. Anti-Displacement Plans

In a tight housing market, low income and vulnerable community members are most at risk of involuntary displacement from their neighborhoods due to increased market values, rents or changes in the neighborhood's basic amenities and cultural cohesion. The connection between housing and access to opportunity and human health is inextricable. Displacement has been shown to perpetuate negative health impacts, access to health care, and a reduced life expectancy. Familial poverty rises and children's school performances fall. Creating an Anti-displacement action plan will help achieve equitable housing access and benefit the health for all people in our community.

What is the City already doing to support anti-displacement?

Programs that already function under the guise of anti-displacement work include but are not limited to the topics of Preservation, Production, and Protections. The CDBG funded Rental Rehabilitation program and Emergency Minor Home Repairs and Accessibility Improvements program both contribute to preservation of existing naturally occurring affordable housing stock. HOME allocations for development and acquisition toward new income restricted affordable housing contributes to the City's participation in production of units.

Is anti-displacement work underway?

The Renter Protection work session on the tentative agenda for 11/22 will provide some possible options to address anti-displacement.

What strategies/tools would accompany an anti-displacement action plan?

Anti-displacement action plans integrate change at the levels of policy, programs, and personnel. A number of strategies and tools would be explored during the creation of this action plan, including Homeownership Assistance, Rental Assistance, Renter Protections, and Affordable Housing preservation (protecting and improving naturally occurring affordable housing units - while adapting and upgrading older housing for climate resiliency and energy efficiency).

What other Anti-Displacement city models exist?

PolicyLink developed the "All-In Cities Anti-Displacement Network" in 2018 and of the 11 cities in the Network, emerging practices, plans, and outcomes are being regularly published at both the municipality level and through PolicyLink see <https://allincities.org/resources-tools/ADPN-lessons>. The cities include: Austin, Boston, Buffalo, Denver, Nashville, Philadelphia, Portland Oregon, San José, Santa Fe, and Twin Cities (Minneapolis and Saint Paul). Seattle has a model of anti-displacement policy work that predates and inspired the creation of the "All-In Cities Anti-Displacement Network."

What has and has not worked?

<p>What worked:</p> <ul style="list-style-type: none"> ▫ Assigning a team member to be dedicated in convening regular taskforce staff meetings ▫ Best when integrated with existing work (i.e. like the HIP) 	<p>Challenges:</p> <ul style="list-style-type: none"> ▫ Need for dedicated funding for outreach and engagement ▫ Need for sustained commitment from ALL team members
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<ul style="list-style-type: none"> ▫ Connecting with other jurisdictions on their successful strategies (See Portland Anti-Displacement Action Plan) ▫ Centering impacted communities in decision making -of the most at-risk to being displaced ▫ Public outreach and engagement 	<ul style="list-style-type: none"> ▫ Uneven alignment on policy priorities - misalignment between strategic priorities of community engagement groups and city team members. (Teams that started with impacted communities' strategic anti-displacement priorities had a more solid foundation on which to build from and made more progress on policy development and implementation.) ▫ More success where internal task forces were dedicated to the work ▫ Lack of common understanding about the histories and contexts in which they were operating
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Examples of Anti-Displacement Outcomes

Tenant protections: <ul style="list-style-type: none"> ▫ Good/just cause eviction ▫ Fair chance housing and more equitable tenant screening ▫ Tenant protections for housing projects receiving public dollars ▫ Rent control at the state and local level ▫ Source-of-income nondiscrimination policy ▫ Right to counsel 	Equitable development <ul style="list-style-type: none"> ▫ Community benefits agreements ▫ Assessment of fair housing in equitable development ▫ New or increased funding for affordable housing development
Affordable housing preservation: <ul style="list-style-type: none"> ▫ Preservation funds ▫ Mobile home park preservation ▫ Community/tenant opportunity to purchase 	Community ownership: <ul style="list-style-type: none"> ▫ Community land trusts ▫ Community control of public land ▫ Tenant opportunity to purchase
Business and cultural stabilization: <ul style="list-style-type: none"> ▫ Small business stabilization strategies ▫ Cultural districts 	Institutionalizing racial equity: <ul style="list-style-type: none"> ▫ New or increased funding for grassroots organizations ▫ Ongoing anti-displacement team meetings ▫ Anti-displacement task force

2. Homeownership Programs

The City currently supports homeownership through the Emergency Home Repair (EmHR) program that uses CDBG funds, foreclosure prevention with CDBG-CV and AHTF funds, and homebuyer assistance with Affordable Housing Trust Fund dollars.

The units pipeline (in Appendix C of the draft HIP document) forecasts that during the HIP period and using existing City programs, 150 units will be preserved through EmHR, and 125 new construction units will be invested in.¹ If Council chooses to pursue the investment opportunity to provide City Fee

¹ 25 presumed units with existing SDC exemption program; 100 contingent units with AHTF based on the assumption that the AHTF RFP is focused on homeownership creation in two of the five year HIP period. A "presumed" unit or bed is in a project that receives City support and has all of the funding needed to start construction. City RFPs that include City owned land are assumed to create "presumed" units. Presumed units are not guaranteed units, as any Affordable Housing project faces multiple challenges up to its completion. A "contingent" unit or bed is in a project that receives

Assistance for Affordable Housing that is described in Appendix E of the draft HIP document, additional homeownership units could be supported.²

As a follow up to HB 2001, Senate Bill (SB) 458 was passed by the Oregon Legislature in May 2021. SB 458 allows lot divisions for middle housing, enabling dwelling units to be sold and owned individually without the need to go through the condominium conversion process. The legislation requires cities to allow land divisions for any HB 2001 middle housing type (duplexes, triplexes, fourplexes, rowhouses, and cottage clusters) built in accordance with the city's middle housing code provisions adopted under state law. The result of such a "middle housing land division" will be exactly one dwelling on each resulting lot.

3. Multi-Family Homeownership

The condominium development sector has been impacted by the pandemic and other trends along with the rest of the housing sector, and there are no glaring irregularities for condo builders in Oregon or Eugene. Even in normal circumstances, condo development requires both lenders and contractors to take on unique and complex risks exceeding those required in other types of development. In particular, the additional insurance needed to cover construction defect liability is a large, unrecouped cost associated with condo construction, and in many markets, prices for condos have not increased as dramatically as they have for single-family houses since 2019. The added cost and risk, without a corresponding benefit, makes the sector less attractive, and multi-unit developers and investors may see rental apartments as a safer option in the current environment.

4. Youth Shelter Info

The City has agreed to lease space at 44 W. 7th Ave. to Youth Era, which has submitted a super-siting application with the intention of developing a youth shelter at the site. Additionally, Lane County was recently awarded a \$3.3 million federal grant to develop a comprehensive plan to address youth homelessness—including shelter and housing. City staff are currently working with Lane County, 15th Night and the Youth Homelessness Solutions working group to develop a framework for developing and implementing the plan. The City also supports Looking Glass's Station 7 drop-in shelter through its contribution to the Human Services Commission. The HSC is providing \$37,000 to Station 7 in FY22.

5. Disbursement of Affordable Housing in Eugene

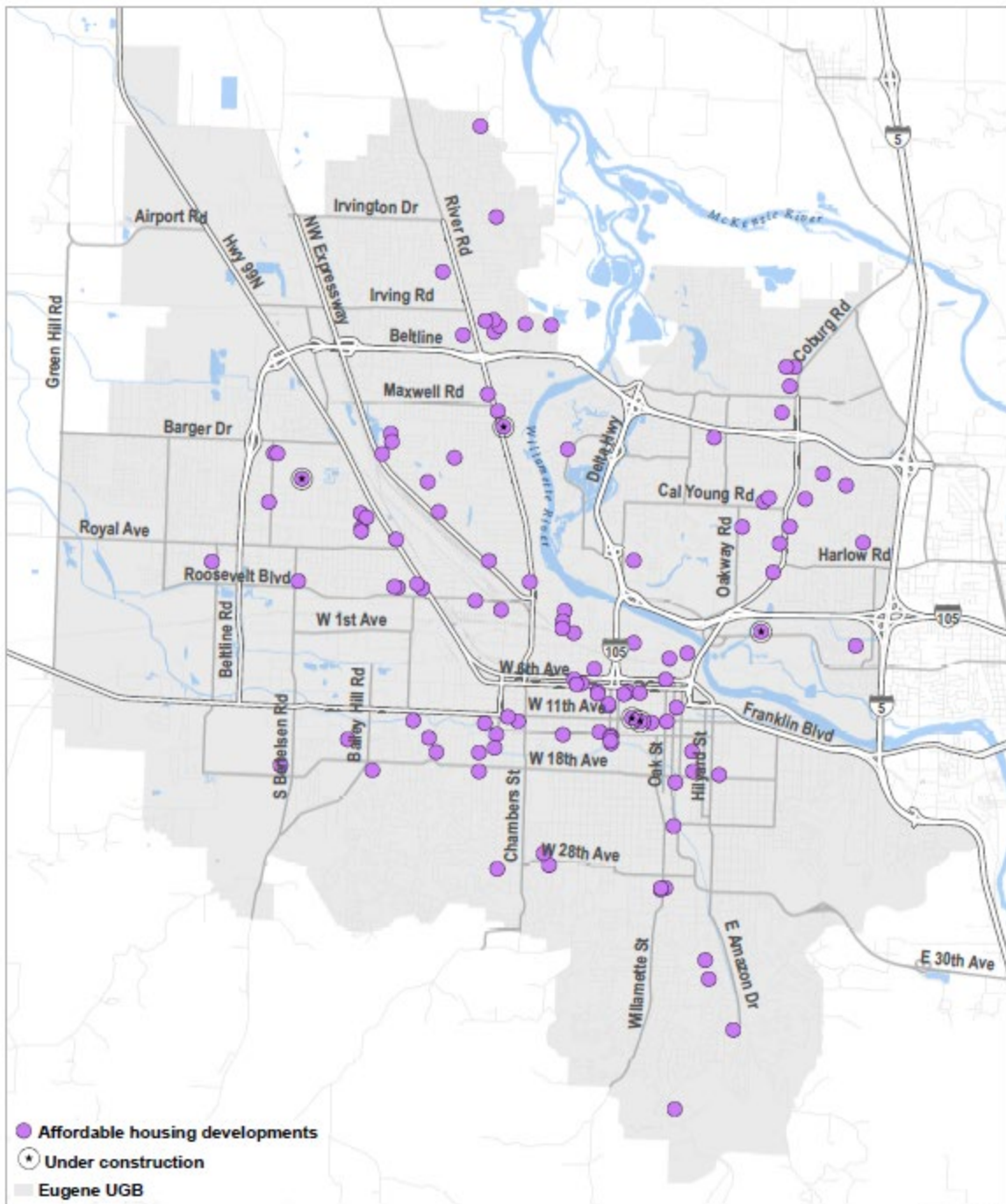
The map on the next page shows the Affordable Housing in Eugene.

City support but that does NOT have all of the funding needed to start construction. City RFPs that do NOT include City owned land and all PSH projects are assumed to create "contingent" units.

² The number of units would depend on the amount available for assistance. With an estimated \$1.3M per year during the HIP period, 50 new construction units would be invested in that would not receive other City support and the 100 contingent units described in footnote 1 above would be considered presumed.



Affordable Housing



City of Eugene 10/26/2021
Disclaimer: This map is based on information received from the public and is for general reference only. It is not intended to be used for legal purposes and is subject to change without notice.



Housing Implementation Pipeline

5-Year Plan

Fiscal Years 2023 – 2027



LETTER FROM THE MAYOR

[page intentionally left blank – letter will be in the final version in January]

DRAFT

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INTRODUCTION



Purpose

Our homes are the foundations for our lives; they are places of shelter, safety, gathering and comfort. The City developed the Housing Implementation Pipeline (HIP) to ensure that as our city grows, we are effectively directing our attention and resources towards making it possible for everyone in Eugene to find a home that best suits their needs.

Housing affordability and supply is a long-standing and growing problem in Eugene. In 2018, the Eugene City Council directed staff to implement a process to identify potential tools and strategies available to the City to address housing affordability, availability, and diversity of type for all income levels. The resulting Housing Tools and Strategies (HTS) project identified a variety of actions the City could pursue to reduce costs and/or barriers to address housing affordability. A housing implementation strategy was one of the recommended actions through the HTS process resulting in the creation of the HIP.

The HIP lays out an internal 5-year action plan for the City of Eugene. This work plan will coordinate current and future resources, goals, and priorities with a systems-thinking approach to housing development across the full continuum from people experiencing homelessness to those in need of market-rate housing.

At the core of the HIP are the pillars of [Envision Eugene](#). Envision Eugene is the community's vision for how Eugene will accommodate the next 20 years of growth in our community in a way that reflects the values of the community. Two pillars are most relevant to the Housing Implementation Pipeline: Provide housing affordable to all income levels; and Promote compact urban development and efficient transportation options.

The HIP embodies these community values and results in an implementation plan that works towards achieving outcomes for housing.

The HIP sets out the City's internal cross-departmental workplan over the next five years. It creates a policy framework connecting funding sources and actions, while showing how actions meet goals identified across the housing continuum. The HIP incorporates the City's existing tools and goals, identifies opportunities to create new goals, and explores implementation of new tools that enable the City to work towards achieving housing affordability. When it comes to the homelessness portion of the



Figure 1: Accessory Dwelling Unit in Eugene, OR (Krause)



Figure 2: Rest Stop located on 18th Ave. & Chambers in Eugene, OR

continuum, the HIP includes Eugene-specific elements of the homeless systems transformation work underway in partnership with Lane County (often referred to as TAC implementation after the Technical Assistance Collaborative's [2019 report](#)). Including these homelessness efforts will help coordinate city efforts across the full housing continuum and capture some of the key goals Eugene has for addressing homelessness.

More broadly, the City has a role in the diversity, availability and affordability ¹of housing across the housing continuum. The HIP helps to fill gaps in coordination, policy, direction, and implementation to connect our existing housing creation tools (such as land use regulation, tax incentives and subsidized program for Affordable Housing¹) to more comprehensively address our community housing needs.

To invest equitably and sustainably in housing in Eugene - creating supply for all community members across the housing continuum - housing needs to be recognized for the foundational role it plays in every aspect of our community members' lives, and in the Eugene that we create together.

Housing services are a key piece in supporting the ability for community members to access and transition across the housing continuum. The HIP begins to build a network that ensures that housing supply needs are supported with efforts like education, protections, incentives, and service partnerships for housing across the continuum.

And finally, policy decisions within land use, infrastructure, climate, building, and economic prosperity are all connected to housing policy and affordability. The HIP seeks to connect these policy areas to prioritize housing affordability across the continuum.

Every City department's actions impact housing affordability, and the HIP connects these decisions together to create that common denominator of housing affordability.

A NOTE ABOUT LANGUAGE

The term 'housing continuum' is often used for unhoused and low-income populations in combination with provision of services. In the HIP, we have expanded our use of the term to include moderate income and market rate housing.

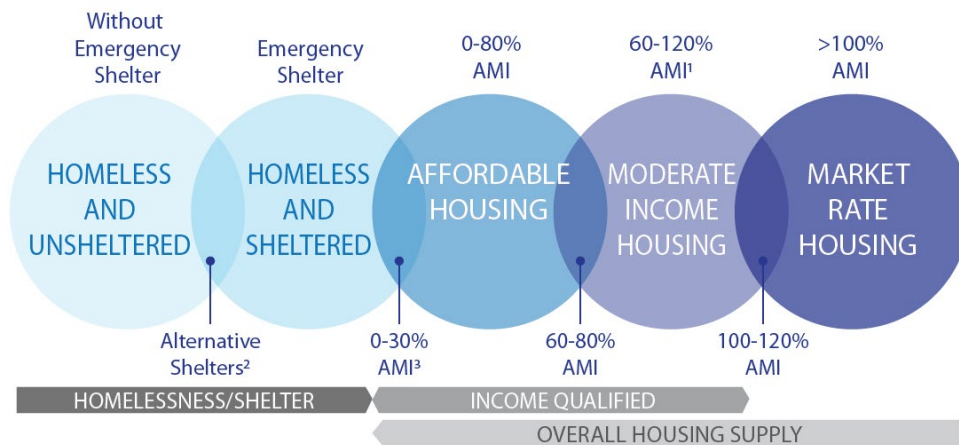
This more inclusive definition describes housing as a system, meaning that the goals, programs, and services across the continuum relate and impact one another, allowing community members to move through the entirety of the continuum as they are able. This comprehensive understanding of housing creates the foundation for a strong infrastructure network of housing options.

¹ For this document, Affordable Housing using capital letters refers to publicly subsidized affordable units.

Explanation of the Housing Continuum

Housing is not static. We all know this from personal experience: we live in one place now; before this, there was something else; and the future likely has yet another home waiting for us. We experience housing within a large continuum, and even if our individual experience is within a narrow range, we can recognize that all these slices together make up a comprehensive and interconnected system.

Housing Continuum: Definitions



1 While the Moderate Income bubble is defined as going up to 120% AMI (average median income), City programs currently focus on 100% AMI and below.

2 Shelter options that don't meet the HUD definition of "shelter" such as Conestoga huts, Pallet Shelters, car camping, Dusk to Dawn.

3 Extremely low-income, Permanent Supportive housing (PSH), & longer-term transitional housing (6 months to 2 years)

Thinking of housing as a continuum allows us to consider housing programs and unit creation that meets Eugene's diverse housing needs. Connecting housing populations together in the continuum allows for a comprehensive understanding of housing supply and demand. If one portion of the continuum is missing or stressed, the available options for certain members of the community become limited, and the remaining areas experience more stress from increased demand.

The continuum is broken up into five primary categories. These five categories of housing and shelter range from community members experiencing homelessness without emergency shelter to those earning over 120% of the area median income (AMI). Areas of overlap exist between each defined bubble of affordability to demonstrate the transition from one bubble to another.

The following table shows the AMIs for households of one and four people as defined by Housing and Urban Development as of June 2021.

Table 1: Area Median Income in Eugene (June 2021)

% of Area Median Income (As of 6/1/2021)	1 Person Household	4 Person Household
30 % AMI	\$ 14,950	\$ 31,040
60 % AMI	\$ 29,990	\$ 43,710
80 % AMI	\$ 39,990	\$ 56,950
100% AMI	\$ 49,990	\$ 71,190
120 % AMI	\$ 59,990	\$85,430

Within the five categories of affordability, there are three focus areas for which the City of Eugene has developed goals and policy. These areas will appear in this document when discussing immediate actions and sustained impacts, the two- and five-year goals, respectively. The focus areas are:

Homelessness/Shelter

This focus area encompasses the homeless and unsheltered category and the homeless and sheltered category on the housing continuum. Programs and investments under this focus area include emergency shelter, alternative temporary shelters, and additional supportive services for those without shelter.



Figure 3: Rest Stop located at 18th Ave & Chambers in Eugene, OR



Figure 4: The Grove on Garden Way Affordable Housing Development - Cornerstone Community Housing

Income Qualified Housing

This focus area encompasses housing that is available specifically for families making 0-100% of the Area Median Income (AMI). Programs and investments under this focus area include publicly subsidized Permanent Supportive Housing (PSH), Affordable Housing and Moderate-Income Housing.

Overall Housing Supply

This focus area encompasses housing across the largest proportion of the housing continuum, spanning income qualified housing and housing developed without direct City support, for both rentals and home ownership opportunities. Programs and investments in this area focus on supporting overall growth to meet Eugene's need for more housing across all income levels with specific focus on targeting growth in the downtown core and mitigating the negative effects of growth on lower-income community members.



Figure 5: Custom Remodeled Home in South Eugene - Greenleaf Design Build

Developing the Plan: Community Engagement and Equity Approach

Community Engagement

In 2018, Eugene City Staff began the [Housing Tools and Strategies](#) (HTS) project to meet the Council directive of a coordinated approach to housing. HTS included best practices research, stakeholder engagement, and technical analysis. The process engaged a working group of 36 stakeholders representing housing developers, advocates, and community interests. In all, the working group identified over 80 specific recommendations that the City could take to increase housing availability, affordability, and diversity of type. A housing implementation strategy was one of the recommended actions through the HTS process. The HIP builds upon the HTS effort and provides a framework for prioritizing the recommendations from the working group, while incorporating recommendations from additional housing related committees and projects including the Housing Policy Board, the Affordable Housing Trust Fund Advisory Committee, and the public involvement from the Middle Housing Code Changes. During the creation and approval process of the HIP, the City will have consulted with the Affordable Housing Trust Fund Advisory Committee, Housing Policy Board, Equity Panel, Planning Commission and both Urban Renewal advisory committees. All programs and policies listed in this document will involve their own public engagement and approval process as necessary.

Equity Approach

Eugene exists today at the cost of Native American communities in Oregon who were violently displaced by implementation of the Indian Removal Act in the early 1800s. As land ownership was extended to white men in Oregon, policies were put into place to exclude other communities of color including Black Americans who were legally barred from owning property in the State of Oregon until 1927. Because of this, the City of Eugene - and all municipalities - have a special responsibility to consider the impacts of HIP proposals and whether the costs and benefits are equitably distributed throughout the community.

The City of Eugene staff met with the Equity Panel, a pilot program derived from the City of Eugene's Climate Action Plan work, to develop an equity lens while considering the framing and goals of the HIP. The Equity Panel was comprised of eight local social justice organizations who advised staff on programs related to Transportation, Housing, and Climate Resiliency. We want to thank the organizations that participated in the Equity Panel for the HIP for their valuable insight and ability to systemically view housing, transportation, and sustainability within their conversations.

- Community Alliance of Lane County (CALC)
- Community Outreach through Radical Empowerment (CORE)
- Eugene – Springfield National Association for the Advancement of Colored People (NAACP)
- Lane Independent Living Alliance (LILA)
- Lane East Asian Network (LEAN)
- UO Sapsik'wafá (Teacher) Education Program
- St. Vincent de Paul Society of Lane County
- The Arc of Lane County

As actions from the HIP are implemented, the City of Eugene is committed to engaging with the Equity Panel or specific equity focus groups so that all members of the community are considered and accounted for in Eugene's housing efforts.

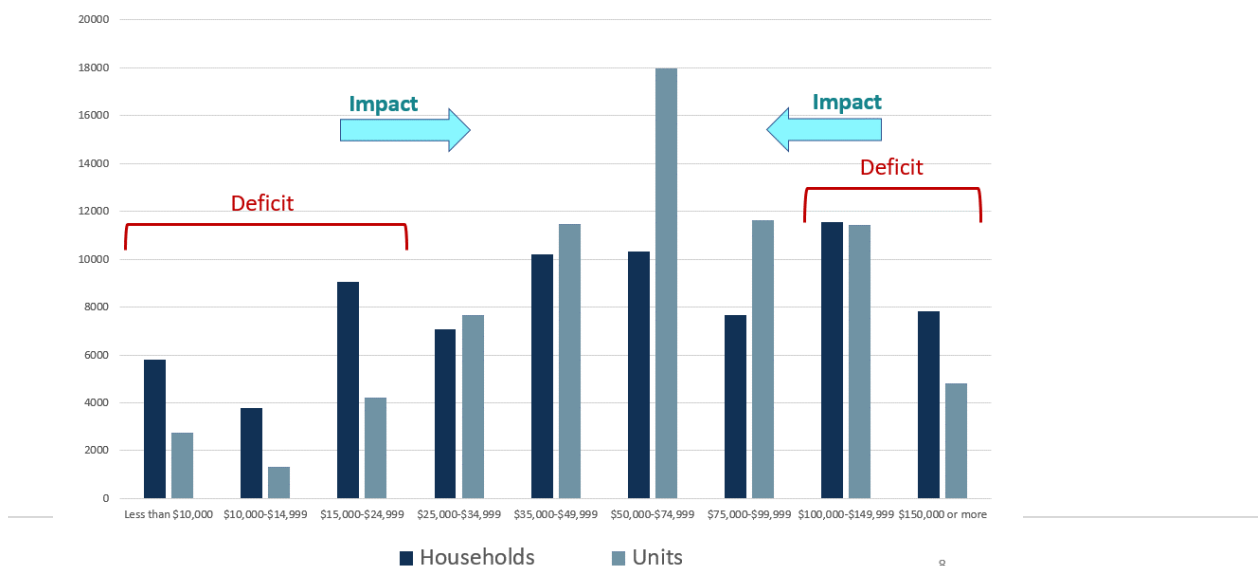
EUGENE HOUSING STATISTICS



Statistics help tell the story of housing. While this document is not a research document these statistics are meant to give a broad overview rather than comprehensively describe the market conditions for housing. These statistics could be updated on a regular basis and serve as a measure of housing for the community (modeled after [Beaverton HAP](#) pg. 6). Below are the statistics that will be included on this page in the final report.

- **Population**
 - Current population
 - Project population growth-2013-2020 and into the future beyond 2020
 - Actual population growth-2013-2020
- **Housing Units**
 - Housing Units- Total in Eugene
 - Housing Units- Income Restricted
 - Projected housing demand-2013-2020 and into the future beyond 2020
 - Single Family v Multi-Family
 - Actual housing production-2013-2020
 - Single Family v Multi-Family
- **Data by Tenure**
 - Total owner v renter
 - Income level, owner v renter
 - Portion that is cost-burdened, owner v renter
- **Housing Market Health**
 - Vacancy Rate
 - Housing Inventory- units/month on the market
- **Wage Level Information**
 - Comparative to other areas
 - Comparative to housing costs in Eugene
- **Racial Wealth Gap Research**

Table 1: Demand and Supply by Income Level (2019)

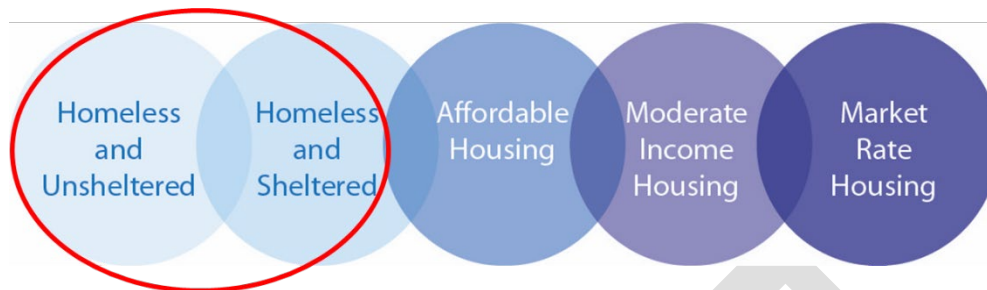


EUGENE HOUSING GOALS OVERVIEW

[This will contain an overview of the HIP Goals in the January Final HIP.]

DRAFT

HOMELESSNESS



Homelessness is traumatizing for those who experience it and has significant impacts on the broader community. The City of Eugene works closely with Lane County and other community and regional partners to provide safe shelter for people experiencing homelessness with the aim of supporting everyone into more permanent housing options. While homelessness is often intertwined with overlapping social issues, this document will specifically focus on homelessness within the context of the housing continuum. Visit our website for more information about how Eugene is addressing [homelessness](#).

Goals

Immediate Action - Two Year Goals

Over the next two years the City will focus on increasing access to shelter and services for people experiencing homelessness through temporary shelter spaces like Rest Stops and Safe Sleep sites and a new Emergency Shelter and Navigation Center. In addition to increasing access to shelter, the City will help increase the safety and stability of individuals by providing street outreach and support for people staying in unsanctioned areas.

1. **Increase stability and safety for individuals experiencing homelessness through provision of temporary shelter and supportive services:**
 - Add at least **250 new Safe Sleep Site spaces** by the end of Fiscal Year (FY)23.
 - Partner with Lane County in completing the Emergency Shelter & Navigation Center which will add **75 low-barrier shelter beds** in a new permanent facility.
 - Increase stability (assessed via a self-sufficiency matrix) for all individuals in City-sponsored shelter beds through connection to and utilization of supportive services.
 - Increase provider capacity to operate shelter sites and provide supportive services.
2. **Increase the safety and stability of people experiencing homelessness and living outside by enhancing support services.**
 - Develop and deploy street outreach and support to unsheltered individuals to increase stability and access to supportive services.
 - Develop and implement a fully coordinated response protocol that is coordinated across all City program areas and with the broader homeless service system.

Sustained Impact - Five Year Goals

In the next five years, the City will continue to work with regional partners to implement a robust regional plan for building a high-functioning and integrated system of homeless supportive services. The City will also continue to build partnerships with community groups to better prevent individuals from entering homelessness.

1. **Participate in the implementation of a robust regional initiative to create a high-functioning and integrated system of homeless supportive services.** The purpose of this integrated system is to ensure:
 - Services exist and are accessible across the spectrum of needs in the community, and current gaps in the homeless service system are filled
 - Individuals are matched appropriately to the resources and services they need through a highly- functioning coordinated entry system
2. **Increase community engagement in addressing homelessness by cultivating non-traditional partnerships that support people experiencing homelessness through the continuum of unsheltered to housed.** This collective action approach will likely be led by community partners, with participation from the City of Eugene and would focus on the creation of new, or alignment of existing, programs and services to prevent individuals from entering homelessness and quickly intervene in situations where people do become homeless. These programs and services will likely include:
 - Innovative housing development
 - Improved access to health care services (medical, mental health, behavioral health)
 - Improved access to addiction services
 - Flexible funding for one-time diversion efforts
 - Workforce development
 - Federal and state advocacy

High Priority Policies and Programs

Temporary Shelter and Safe Sleep Sites

The City of Eugene supports a diverse set of shelter options to increase stability and safety for individuals experiencing homelessness. These options include safe, legal spaces for people to sleep in vehicles, campers, trailers, Conestoga huts and pallet shelters located across the City. The City is working to add additional capacity by opening new Safe Sleep sites. Safe Sleep sites are equipped with amenities including restrooms, hand washing stations, potable water, perimeter fencing, and covered warming/cooling stations. In FY22, the year prior to the beginning of the HIP period, the City plans to open approximately 250 Safe Sleep site beds. By the end of FY23 the City of Eugene will open approximately 250 additional temporary



Figure 6: Illustrated rendering of a new Safe Sleep Site in Eugene, OR

shelter beds at Safe Sleep sites across the city, for a total goal of 500 Safe Sleep site beds during the FY22/FY23 Safe Sleep Site initiative.

Navigation Center

Eugene is currently limited in the number of emergency shelter beds available for people experiencing homelessness, and existing temporary shelter programs are inadequate to meet the full scope of need. To help accommodate that need, the City of Eugene has been working with Lane County to create a low-barrier, Emergency Shelter and Navigation Center with capacity for 75 beds. On-site amenities at the Navigation Center will include sleeping areas with personal storage space, laundry, showers, restrooms, and on-site meals. Important to the Navigation Center model, housing-focused supports will be in place to support people staying at the center in obtaining and retaining housing. Case management, employment and benefit assistance, and health-focused services will be provided. The Navigation Center will be located at 100 River Avenue and is set to open by June 2022. The City will also be working concurrently to create more Permanent Supportive Housing (See page 13) to create long-term housing with wraparound services for chronically homeless individuals accessing Navigation Center services.

Enhancing Supportive Services

While shelter is an essential component of our strategy, supportive services are also an important part of increasing stability for individuals. Many of these services are currently provided by other community entities, so the City's role will primarily be as partner. This includes assisting with the development of street outreach capacity that can help make connections between people who are unsheltered and existing community programs. The City will also continue to be an active partner with Lane County as they strive to improve upon the existing coordinated entry system. Finally, City efforts will include working with community partners to address the factors that contribute to homelessness such as addiction, mental illness, and inadequate health care. Leveraging broader community partnerships in a collective impact model will create opportunities for the City to engage in and advocate for necessary programs and policies related to supportive services.



Figure 7: A Downtown Ambassador surveys their supplies used to support people experiencing homelessness

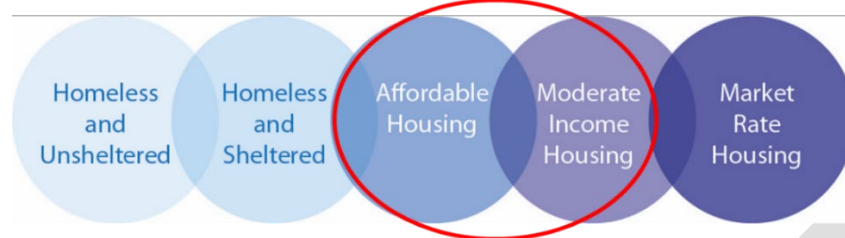
Tracking Spending on Homelessness

There is both a human and financial cost to homelessness. While the human toll is incalculable, the City is working to better track the direct and indirect spending to support unhoused community members and to respond to and manage the impacts of unsheltered homelessness on the wider community. The City's central finance office will be implementing a new system to track the costs and projected spending related to homelessness work across the City. This will help provide consistent Homelessness financial information to policy makers. The City anticipates having this new system ready for the start of FY23.

INCOME QUALIFIED HOUSING



(Affordable Housing and Moderate-Income Housing)



Income qualified housing is key to transitioning previously homeless households and many others who are burdened by rising rents and stagnant incomes, into stable housing. It encompasses housing that is set aside for families making 0-100% of the Area Median Income (AMI) and includes Affordable Housing and Moderate-Income housing. Income qualified housing requires new residents to verify their income eligibility to before moving in. Programs and investments under this focus area include publicly subsidized Permanent Supportive Housing (PSH), Affordable Housing and Moderate-Income Housing. The City of Eugene partners with and supports public agencies, for-profit, and non-profit developers who leverage multiple funding sources to build income-qualified housing.

Goals

Immediate Action – Two Year Goals

Over the next two years, the City will bolster Eugene’s affordable housing stock by supporting housing developers to preserve and construct income-qualified units with a specific focus on increasing affordable rental and homeownership opportunities and developing new Permanent Supportive Housing units for people that are experiencing chronic homelessness.² In addition to Affordable Housing, the City will also work to support the development of the 1059 Willamette mixed-income project in downtown Eugene, but those units are not anticipated to open during this two-year period. Throughout this two-year period, the City will work to embed fair housing strategies or prioritizations in Income Qualified Housing redevelopment projects.

Support Affordable Housing developers to preserve existing units and construct new units

- Target for Housing Preservation: **95 existing units**
- Target for Housing Development: invest in **310 new units**
- 1. **Increase the number of Permanent Supporting Housing (PSH) units³**
 - Target for PSH: invest in **50 new units**
- 2. **Increase support for Affordable Homeownership: 120 units⁴**
 - Target for housing preservation: **60 existing units**
 - Target for housing development: invest in **60 new units**

² These projects are years in the making. The unit counts below represent the timing for when a unit becomes available for lease/sale (rather than when the City awards funds to the projects, when construction starts, or when a project is closed out in the Federal reporting system).

³ This number is also included in the “Target for Housing Development” total units included in item #1.

⁴ This number is also included in the “Target for Housing Preservation” and “Development” totals in item #1.

3. *Potential additional goal if Council chooses to pursue the investment opportunity to provide City Fee Assistance for Affordable Housing that is described in Appendix E. The number of units would depend on the amount available for assistance; with an estimated \$1.3M per year during the HIP period:*
 - *Secure 700 Affordable units that are anticipated to receive investments through other City programs but that do not have all the subsidy needed to start construction*
 - *Invest in additional 225 Affordable units for projects that are not already receiving other City support*

Sustained Impact – Five Year Goals

In the next five years, the City will continue supporting the construction and preservation of income-qualified housing. By FY27, the City will support the development of new Permanent Supportive Housing for single adults, while also utilizing City-owned land as redevelopment sites for Affordable Housing. In addition to Affordable Housing, the City anticipates supporting moderate-income housing in downtown. See page 3 for the Eugene Area Median Income (AMI) table. The unit numbers below include the 2-year goal numbers in the above section to provide a cumulative total over the five-year period.

1. **Continue investing in increasing the supply of Affordable Housing (0-80% AMI)**
 - Target for Housing Preservation: **325 units** [175 rental; 150 ownership]
 - Target for Housing Development: invest in **835 units** [210 PSH; 125 ownership; 500 rental]
2. **Support the development of Permanent Supportive Housing units in Eugene as part of the community's homeless systems transformation efforts: 263 units⁵**
3. **Support the development of mixed income housing that includes moderate-income (60 – 100% AMI) and market rate units.**
 - Target: 129 units
 - *Potential additional units if Council chooses to pursue the investment opportunity to increase downtown housing units and target support for moderate-income units. This opportunity is described in Appendix E and is on Council's tentative agenda for discussion on December 15.*
4. **Contribute land to the creation of additional units**
 - Utilize Federal Community Development Block Grant (CDBG) dollars for the existing landbank program to purchase two sites and complete Request for Proposals processes to select two projects
 - Redevelop existing City-owned site(s)
 - 13th and Chambers
 - 33rd and Hilyard (if a suitable replacement parcel for Land and Conservation Water Fund can be secured of equal recreational and dollar value)
 - Redevelop existing Agency-owned site at the Downtown Riverfront (lot 2)
5. **Incorporate Fair Housing opportunities that specifically support protected classes through innovative housing strategies and prioritizations in income-qualified redevelopments.**
 - Investigate and leverage State and Federal program dollars
 - Complete one project with new resources

⁵ This number is also included in the “Target for Housing Development” total in item #1. The Lane County Shelter Feasibility Study, also known as the TAC Report, includes a goal of 350 PSH units for single adults in Lane County. This estimates 75% of the total 350 unit county-wide goal, or 263 units, for Eugene. Counting toward that goal already is the Commons on MLK (51 units).

High Priority Policies and Programs

Permanent Supportive Housing



Figure 8: Recently completed Affordable Housing development with Permanent Supportive Housing units - The Commons at MLK

Permanent Supportive Housing (PSH) is a housing model designed to provide housing assistance and supportive services on a long-term basis for people that experience chronic homelessness. Supportive services include mental health resources, substance abuse treatment, peer education and assistance with independent living skills. As part of the recommendations from the Homeless System Transformation work in partnership with Lane County, the City of Eugene is working with our affordable housing partners to develop a total of 263 new units of PSH for single adults by the end of the HIP Period.

This process is already being implemented and the first round of projects are coming online. Through FY22, the City has supported 81 PSH units. More PSH projects are scheduled to be built over the HIP period. (See units pipeline table in Appendix C.) While the City and its housing development partners are moving quickly to build more PSH, there are challenges to increase the capacity of local service providers that are able to partner in the operations of new PSH and to identify the funding for supportive services. These challenges may impact the number of PSH units that are able to be built and operated in the community.

City Fee Assistance for Affordable Housing Development

Several years ago, the Oregon State legislature made new funds available through the Oregon Housing and Community Services Department for affordable housing development, and other changes increased local resources for development. As a result, the number of multi-family affordable housing developments proposed in Eugene increased significantly. The availability of subsidies and predictability of the funds directly impacts the creation of new affordable units. Most Low-Income Housing Tax Credit or Permanent Supportive Housing type developments need substantial, and a variety of, subsidy layers to reach the target affordability for a project.

Since 1998, the City of Eugene has administered a program to exempt a certain amount of System Development Charges (SDCs) for rental and homeownership developments serving low income households. SDCs are charges applied to new development to help offset the impact of development, redevelopment or an intensification of use on the city's infrastructure. SDCs fund the expansion of essential city services including our transportation network, parks, stormwater and wastewater systems. The Eugene Code imposes a cap on the total amount of exemptions available annually for low-income housing projects within Eugene. This cap amount is adjusted annually proportional to changes to the SDC base fee. The annual low-income housing SDC exemption cap is currently, \$238,000. With this cap, an exemption is not guaranteed for all Affordable Housing developments that qualify. For perspective, the annual cap on low-income housing SDC exemptions is less than the average SDC fees for a 50-unit project. In FY20 and FY21, Council provided City fee subsidies in the form of allocating General Funds

to pay SDC fees for specific Affordable Housing projects, most recently in the December 2020 Supplemental Budget. However, the appropriation process and timing through the supplemental budget process does not allow for the timely planning of project financing and thus creates uncertainty for affordable housing developers. See Appendix E for information on the potential additional investment opportunity related to City Fee Assistance for Affordable Housing.

Affordable Housing and Multi-Unit Property Tax Exemptions

Property tax exemptions are an important tool that the City of Eugene has to promote development of housing that serves community interest. Currently, housing developers are able to apply for City Council approval of Low-Income Rental Housing Property Tax Exemption (LIRHPTE), which is authorized by the State to create Affordable Housing for residents earning up to 60% AMI.

It is possible that a portion of the Multi Unit Property Tax Exemption (MUPTE) statute could allow City Council to provide a tax exemption to support the creation of Income Qualified housing above 60% AMI throughout the city. Staff would need to research the details of such a program, and how, for example, it would complement the LIRHPTE program and how much flexibility the City has to define affordability levels for eligible projects. Ultimately, implementing that portion of the MUPTE statute would be up to Council. See page 18 for other tax exemption information.

Landbanking

The City of Eugene actively works to purchase land to contribute to Affordable Housing redevelopment projects. Using Federal Community Development Block Grant Funds, this program is successful in providing opportunities for Affordable Housing developers to competitively bid on developing these properties using a Request for Proposal (RFP) process.

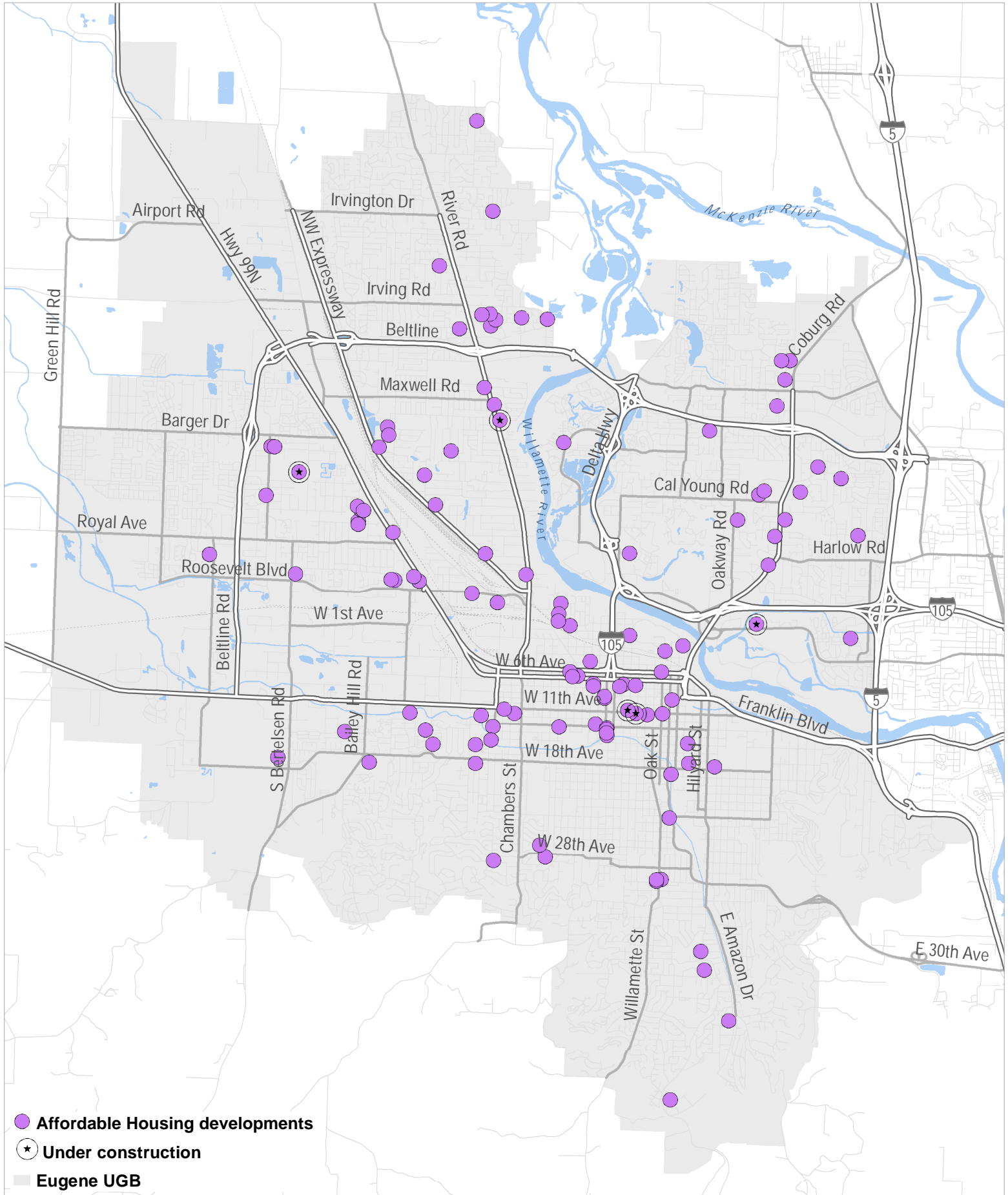
Over the past five years the City acquired two properties and offered them to developers through a Request for Proposal (RFP) process for the construction of Affordable Housing. St. Vincent de Paul has almost completed construction of the 53-unit development Iris Place on River Road that will be fully occupied in 2022. Council recently approved sale and redevelopment terms for the second property, at 1059 Willamette for 129 housing units including 66 income-qualified units at 80% AMI. Construction is anticipated to start in 2023.

In the next five years, the City is looking to partner with Affordable Housing developers to redevelop two City-owned properties (13th Avenue and Chambers Street and, if possible, 33rd Avenue and Hilyard Street) and the Urban Renewal Agency-owned parcel at the Downtown Riverfront (lot 2). (See Appendix D for map & potential timing and use for redevelopment of City Owned Land for Housing.) In addition, the City will look to use Federal Community Development Block Grant funds to purchase two new properties for future affordable housing sites during the HIP period.

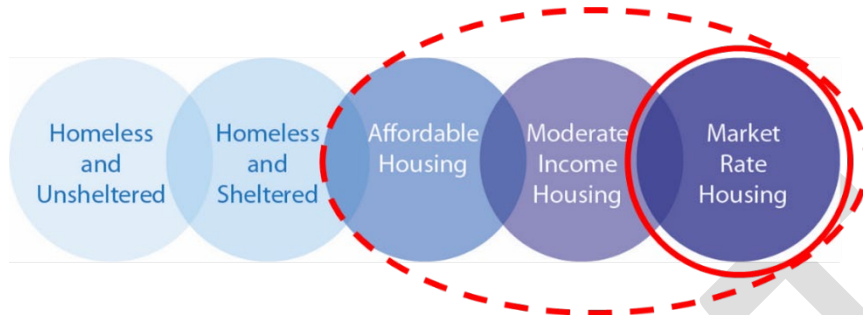
See Map of Affordable Housing Developments in Eugene on the next page.



Map of Affordable Housing Developments



OVERALL HOUSING SUPPLY



One of the seven Pillars of Envision Eugene is “provide housing affordable to all income levels,” which can only be achieved by focusing on creating an adequate supply and a variety of housing types in our community. While most housing is built by private developers, the City uses targeted programs and policies to support the construction and provision of housing within Eugene.

Goals

Eugene’s challenge of housing affordability is due in part to a lack of overall housing supply for both rentals and home ownership. The City of Eugene has set target goals over the next five years that will begin to address the lack of overall housing supply in our community. Because of the unpredictability of the housing market and the time necessary for new housing to be developed, the City has set ambitious five-year goals for sustained impact.



Figure 9: The Tennyson at Crescent Village in Eugene, OR

Sustained Impact – 5 Year Goals

1. Issue permits for the construction of 6,000 housing units

A Regional Housing Needs Analysis conducted by the State of Oregon found that Eugene will need to produce an average of 1,200 units per year to support Eugene’s expected population growth and address the existing shortage of units.⁶ On average, the City has issued permits for over 800 dwellings per year during the period between 2000 and 2020. The City will look to increase that average to 1,200 units permitted annually over the next five years.⁷ This goal includes permits for all housing types, from accessory dwellings to apartment complexes and everything in between, for both rental and home ownership, at

⁶ See link for full report: <https://www.oregon.gov/ohcs/about-us/Documents/RHNA/2020-RHNA-Technical-Report-Final.pdf>

⁷ The growth monitoring program will be providing regular updates on how many new dwellings are issued each year.

all income levels, in all locations. There is overlap between this goal and the previous goals pertaining to Income Qualified Housing and the next goal about downtown.

2. Increase the amount of housing downtown by 50% from 2021; an increase of over 1,000 units

Downtown Eugene is the social, economic and cultural heart of the Eugene community. It produces more tax revenue than any other part of the city (on a per acre basis) and is a highly efficient use of land. Compact development, in the walkable and bikeable downtown area reduces climate impacts, which is consistent with goals set by the City's adopted Climate Action Plan 2.0. Additionally, compact development is one of the seven Envision Eugene Pillars. This goal is a subset of the above goal, and could be further supported by one of the potential investment opportunities described in Appendix E.

3. Create an Anti-Displacement Plan

In a tight housing market, low-income and vulnerable Eugene residents are most at risk of involuntary displacement from their neighborhoods due to increased market values, rents or changes in the neighborhoods' basic amenities and cultural cohesion. Creating an Anti-displacement action plan will help achieve equitable housing access and benefit the health of all people in our community.

4. Incorporate Housing Equity Lens tools and strategies in each policy and program area explored through the HIP to the greatest extent possible

Utilizing an equity lens will allow the City to explore ways to achieve social and racial equity through awareness, analysis, and engagement practices for topics within the Housing Implementation Pipeline. The forthcoming equity lens toolkit will align HIP policy topic areas with identified strategies to evaluate the potential for harm or benefit to at-risk communities. It will include specific actions and stimulate transformative dialogue to build shared accountability across the organization for upholding institutional anti-discriminatory and anti-racist decision making.

High Priority Policies and Programs

Land Use

Middle Housing Code Amendments- House Bill 2001



Figure 10: Townhouses in the Friendly Neighborhood in Eugene, OR

The Oregon State Legislature passed a law in June 2019 (House Bill 2001) that requires large cities in Oregon, including Eugene, to amend their land use regulations to allow more housing types like duplexes, triplexes, fourplexes, cottage clusters, and townhouses (collectively referred to as [Middle Housing](#)) in residential areas where single-family homes are allowed. The City of Eugene has conducted extensive public outreach with a focus on equity to ensure that the code amendment process upholds the City's commitment to inclusion, collaboration, and transparency.

The resulting proposed draft code changes go beyond the minimum state requirements to encourage and incentivize the creation of Middle Housing in Eugene, particularly near transit routes to promote compact development (learn more about Middle Housing Incentive Exploration on page 20). The

proposed draft code also addresses Senate Bill 458, which requires the City to allow for the division of middle housing types, so that each unit is on a separate lot and can be purchased for home ownership. City Council will have an opportunity to review, revise and adopt the draft code in early 2022. The code amendments must be in place by June 30, 2022, or the state's model code will apply to middle housing development in Eugene.

Housing Creation

Tax Exemption Exploration

The City of Eugene currently employs two property tax exemption programs to encourage development of housing: the Low-Income Rental Housing Property Tax Exemption (explained on page 14) for Affordable Housing and the [Multi-Unit Property Tax Exemption \(MUPTE\)](#) targeted for market rate and mixed income housing. MUPTE can help make developments financially feasible by eliminating the property taxes associated with new construction for the 10 years after construction. Currently, City Council has authorized MUPTE for the downtown core. Since the program was updated in 2015, use of the program has been limited to several larger developments, and it has not been as effective at encouraging smaller multi-unit developments.

To increase desired housing, the City could explore streamlining the MUPTE program to make the program application process less costly and labor-intensive, for both staff and applicants, while maintaining identified community benefits. Additionally, Council could consider expanding the program to other key transit corridors and/or implementing the portion of the MUPTE statute that could allow Council to provide further assistance to Affordable Housing developments. (See page 14 for more information on an Affordable Housing MUPTE.) Lastly, the City could explore a property tax reimbursement/rebate to incentivize Accessory Dwelling Units (ADUs). This policy exploration could occur in FY23 (See Appendix A for a full timeline of policy and programs). Additional resources would be needed to explore these tax exemption options.

City Fees and Systems Development Charge Implementation

Systems Development Charges (SDCs) are fees applied to development to help offset the impact of new development or an intensification of use. Local SDCs are collected for transportation, parks and open spaces, stormwater, and wastewater systems and are a primary funding source for implementation of each system's infrastructure master plan. While SDCs are only a portion of total development costs, the calculations behind the charges are complicated and may be challenging for some developers to anticipate in the early stages of project development, potentially adding uncertainty to project costs.

The City has identified three specific areas related to SDC Implementation to focus on over the 5-year HIP period:

- **Communication.** An interdepartmental staff work group from Planning and Development and Public Works will provide clearer information to customers before submitting permit applications to the Permit Information Center staff and comprehensive education for City staff on SDC creation, methodology and calculation.
- **SDC Credits and Financial Assistance.** An interdepartmental staff work group from Planning and Development and Public Works will review the SDC credit system for alignment with overall housing goals. Staff will also explore and propose alternate payment schedules for development of desired housing.

- Align SDC incentives with city housing goals. SDC methodologies are regularly updated to reflect the cost of expanding the infrastructure system. During this update process, staff will look for opportunities to align SDC incentives with overall housing goals.

Infrastructure Planning and Prioritization

As part of the adoption of Eugene’s urban growth boundary, which is intended to provide enough residential, employment and public land for 20 years of population growth, the city updated the Public Facilities and Services Plan to plan for the provision of infrastructure (water and sewer) to all areas within the UGB. However, some areas planned for housing are not yet served with the necessary city infrastructure, such as wastewater. To address these needs, the City proposes to:

- Study and prioritize the extension of capital projects to provide services to undeveloped residential areas within the urban growth boundary with a goal to incorporate a priority wastewater extension project into the next Capital Improvement Program (FY24-29).
- Review the Public Facilities and Services Plan for opportunities to better align the city’s plans for infrastructure and housing development.

Downtown Housing Strategies

Eugene’s population is expected to grow, and that new population will need to be housed. Encouraging compact development in the downtown core is one critical way to provide housing for our growing community. Increasing the number of housing units in the downtown core achieves other policy goals related to climate recovery and resiliency, compact development transportation efficiency, downtown vibrancy and fiscal sustainability.



Figure 11: Rendering of The Montgomery - A Proposed Mixed Income Housing Development in Downtown Eugene, OR

Despite community benefits from a strong residential presence downtown, new residential construction faces a number of competitive disadvantages, particularly financial challenges, compared with development in other parts of the city.

Prior support for downtown housing has come in multiple forms, especially 1) Affordable Housing investments such as HOME funds and tax exemptions from LIRHPTE, 2) tax exemption under the MUPTE program, 3) Urban Renewal, and 4) regulatory incentives, such as the removal of parking minimums in the downtown area. These tools have led to the creation of the majority of the housing units in downtown today, including Broadway Place, First on Broadway, Aurora, and West Town on 8th. The City will look to continue this type of support by exploring new tiers for MUPTE (see page 18) as well as the possibility of extending the life of the Downtown and Riverfront Urban Renewal Districts for the purposes of supporting more housing downtown. Support for downtown housing will allow the City to meet its goal of adding at least 1,000 new units downtown

Align Land Use Application Fees with Housing Affordability Priorities

Land use application fees have not been increased or changed for over 10 years. As part of an update, which will include raising certain fees to increase the City's cost recovery, the City will look to reduce fees for certain housing types including Affordable Housing, middle housing (see Middle Housing Incentives below) and higher density housing along identified key corridors. Most land use application fees are already waived for properties within the Downtown Plan boundary.

Middle Housing Incentives

Throughout the public outreach phase for Middle Housing Code Amendments (HB 2001), community outreach stressed the need for incentivizing smaller and more affordable/achievable housing options.

Potential incentives compliment other items in the HIP such as fee reductions, tax exemptions, pre-approved plans, density bonuses, and first-time home buyer assistance. Many incentive programs could be expanded to include middle housing in certain places or city wide if certain targets are met. These could be efficiency targets like small square footage, or income restriction targets, or other policy goals adopted through the HIP.

Transportation Demand Management

Housing and transportation are inextricably linked; where we live plays a huge role in accessing jobs, grocery stores, schools, parks and other locations. The City has begun work on creating transportation demand management (TDM) strategies to give people more options to get where they need to go. This could include transportation services and amenities, active transportation, parking management, multimodal subsidies, and education to help people bike, walk, take transit, and share rides for more trips. The TDM planning process will look to create a final strategy that shifts transportation modes and reduces the burden of transportation costs and impact on household income for housing.



Figure 12: A young woman checks out a PeaceHealth Rides bike share bike in Eugene, OR

Anti-Displacement Actions

Renter Protections

Over half of all Eugene households rent housing and over half of all renters in Eugene are considered "housing cost-burdened" (where a household pays more than 30% of their income for housing). With Eugene's expected growth, many renters will likely experience increased housing pressure, with the burden likely falling on renters with the fewest resources. Landlord-tenant regulation of private rentals is one way that the City can support vulnerable renters.

The City has already begun working with the community to determine appropriate measures for addressing renter protections. The Housing Policy Board approved a set of recommendations that will be presented to City Council in November 2021. The recommendations include proposals to protect

tenants by regulating rental housing advertisements, rental applications and screening, security deposits, lease renewals and landlord recommendations for tenants searching for new housing. City Council will review these recommendations and determine which renter protection strategies to pursue.

Anti-Displacement Action Plan

As Eugene continues to grow, the City will look to coordinate policies and actions to promote equitable development and reduce the harmful impacts of involuntary displacement. The action plan will guide many of our existing and proposed policies or programs.

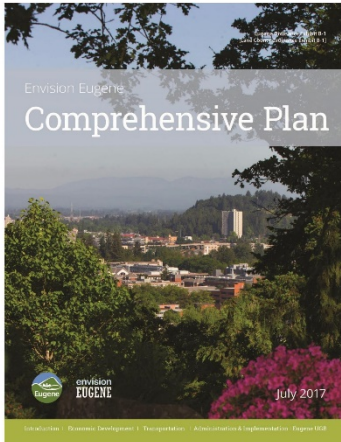
Academic and professional publications on anti-displacement identify production, preservation and protection as key policy areas to combating the negative effects of displacement. In developing the plan, the City will look to other cities and models that have proven effective at preventing the effects of involuntary displacement.

An Anti-Displacement Action Plan would be co-created with community members, building off the work of the Equity Panel and with a particular focus on engaging with communities that are most impacted by displacement. An anti-displacement plan could include direction on tenant/renter protection regulations, Affordable Housing preservation and development, rental assistance, homeownership assistance, community land trust support, inclusionary zoning requirements, and a housing-specific equity lens toolkit.

OTHER ADMINISTRATIVE ITEMS



Due to the interdisciplinary nature of housing, there is some policy and programmatic work that does not fall neatly into one category. This section includes items that will enable the City of Eugene to have a smooth and efficient workflow and strong public processes.



Envision Eugene Comprehensive Plan

Eugene's land use code and policy is rooted in the principles and direction laid out in the community's long range planning document, known as the Envision Eugene Comprehensive Plan. While the first phase of the Envision Eugene Comprehensive Plan was completed in conjunction with adoption of the urban growth boundary, there are still crucial chapters that have yet to be drafted and adopted. In the next two years, the City will complete the Housing and Compact Development chapters of Envision Eugene which will allow Eugene to ground its land use code and housing project work in adopted policy.

In addition to the Housing and Compact Development chapters of the Envision Eugene Comprehensive Plan, City staff will begin work to align the land use diagram in the comprehensive plan with the existing zoning map. This will provide certainty and reduce land use processes for property owners, developers and City staff and provide clarity about the allowed locations for various housing types and densities for the whole community.

Housing Policy Board Structure and Purpose

The Intergovernmental [Housing Policy Board](#) (HPB) acts as a forum for public input into the community issues related to affordable housing. The mission of HPB is to increase the availability of decent, affordable housing for low and very low-income families and individuals in Lane County. HPB reviews low-income housing issues and makes policy and other recommendations regarding affordable housing to Eugene and Lane County governments.

Over time, HPB has focused on Eugene specific topics and outcomes. To uphold the vision of meeting both the City of Eugene's critical housing policy needs and respecting the intent of the original Intergovernmental HPB agreement, an examination of the structure is needed. During the exploration process, staff will be cognizant of the growing need for housing policy support specific to the City as a result of the HIP, in addition to the value and opportunity in working across jurisdictions.

Real Property Disposition Process

Implementing an equitable real property disposition process is one way the public sector can help to address historically marginalized communities and offset the racial wealth gap through real property ownership. Research and analysis could be conducted to explore how disposition processes can be structured to result in better outcomes for all sectors of the community. Once this research is completed, staff can bring a recommendation for Council to consider.

Growth Monitoring and House Bill 2003

The City of Eugene is developing a system to efficiently collect growth-related information including population and jobs growth, the number and types of houses being built, and the status of Eugene's undeveloped land supply. Knowing how fast Eugene is growing and the rate of development will help us determine if we need to implement ways to grow more compactly (e.g. development incentives or increase density) or grow our land supply by expanding the urban growth boundary.

This work will directly feed into the Housing Capacity Analysis and Housing Production Strategy mandated by the State through HB 2003. Eugene will be required to analyze future housing needs and determine how to accommodate future population growth, and also develop strategies that encourage the production of needed housing. The Housing Implementation Pipeline will assist in informing these reports which are due to the state by 2026 and 2027 respectively

Climate Friendly and Equitable Communities Rulemaking Implementation

The state is currently in the rulemaking process to adopt new Oregon Administrative Rules to reduce greenhouse gas emissions while increasing housing choice and creating more equitable outcomes for community members. The rules will require the Central Lane Metropolitan Planning Organization, representing the Cities of Eugene, Springfield and Coburg, to submit a land use and transportation scenario plan to the state that allows for high levels of development in climate friendly areas by December 31, 2023.

The rulemaking committee is currently considering mandates to reduce off-street parking minimums, plan for high-quality pedestrian, bicycle and transit infrastructure, limit the use of motor vehicle congestion standards and support electric vehicle charging facilities. To do this work, the City of Eugene would need to adapt its comprehensive and transportation plans as well as make land use code amendments by December 31, 2024.

Green Housing Policy

Building emissions make up 12% of Eugene's total carbon emissions. The City of Eugene and partners currently offer a suite of incentives to promote more energy efficient construction, including incentives for weatherization, energy efficiency and renewable energy. As part of the Climate Action Plan (CAP) 2.0, the City will evaluate existing programs and explore additional programs to help meet Climate Recovery Ordinance goals.

Staffing/Implementation

Housing work is an iterative process; today's housing conditions will be different than conditions in the future. The City will regularly evaluate progress towards goals and update the HIP to incorporate new solutions and account for unforeseen changes to the housing landscape. The HIP will be reviewed and updated on a two-year schedule (in years 3 and 5 of the HIP period), similar to the Capital Improvement Program managed by the City's Public Works Department. (See Appendix G for a potential 2-year report outline.)

Making a meaningful difference on improving Eugene's housing affordability and supply will require coordinated action across the City organization. The HIP is an ambitious plan for new coordination, tools, program areas, and efforts. These additions would require some additional staff capacity and resources to get the work done. [Over the next few months – prior to the Final HIP in January – staff will explore what staff capacity and resources are needed to appropriately implement the HIP]

APPENDIX

- A. Potential Policy & Program Exploration Timeline
- B. 5-Year Financial Forecast HIP Period (FY23-FY27)
- C. Forecasted City Supported Shelter & Housing Pipeline
- D. City Owned Land Map & Potential Timing and Use for Redevelopment of City Owned Land for Housing
- E. Investment Opportunities
- F. Glossary [Complete for the January Final HIP document]
- G. 2-year Report Template

DRAFT

Potential Policy & Program Exploration Timeline



POLICY	IN PROGRESS	RESOURCES NEEDED TO START WORK	FY22	HIP PERIOD FY23-FY27				
				FY23	FY24	FY25	FY26	FY27
City Fee Assistance for Affordable Housing			<div></div>					
Transportation Options	<div></div>		<div></div>					
Anti-displacement: Renter Protections	<div></div>		<div></div>					
Middle Housing Code Amendments*	<div></div>		<div></div>					
Urban Reserves	<div></div>		<div></div>					
Low-Barrier Shelter and Navigation	<div></div>		<div></div>					
Tracking Costs of Unhoused Work	<div></div>		<div></div>					
Livability Code	<div></div>		<div></div>					
ADU Pre-Approved Plans	<div></div>		<div></div>					
Align Land Use Application Fees with Housing Affordability	<div></div>		<div></div>					
Growth Monitoring - Current Phase*	<div></div>		<div></div>	<div></div>				
Homeless Systems Transformation	<div></div>		<div></div>	<div></div>				
Expand Alternative Shelter	<div></div>		<div></div>	<div></div>				
SDC Implementation: Ongoing Methodology Updates		✓	<div></div>	<div></div>				
CAP 2.0- Green Housing Policy	<div></div>		<div></div>	<div></div>				
Downtown 50% increase in units		✓	<div></div>	<div></div>				
SDC Implementation: Communications		✓	<div></div>	<div></div>				
Clarify Eugene's role in Landlord Engagement		✓	<div></div>	<div></div>				
Housing Capacity Analysis + Production Strategy (Implementation of HB 2003)*		✓	<div></div>	<div></div>				
Housing Policy Board Structure and Purpose				<div></div>				
Housing and Compact Development chapters of the Comprehensive Plan		✓		<div></div>				
Infrastructure Planning/Prioritization				<div></div>				
Climate Friendly & Equitable Communities Rulemaking Implementation*		✓		<div></div>				
Real Property Disposition Process		✓		<div></div>				
Anti-displacement: Action Plan		✓		<div></div>				
Anti-displacement: Homeownership Assistance		✓		<div></div>				
Anti-displacement: Inclusionary zoning		✓		<div></div>				
Middle housing incentives		✓		<div></div>				
Tax exemptions exploration		✓		<div></div>				
SDC Implementation: Credits and Financing		✓		<div></div>				
Aligning Land Use Diagram with the Zoning Map					<div></div>			
Growth Monitoring - phase 2		✓				<div></div>		
Clear and Objective Criteria Update**	<div></div>							
Program Review Provided to Council			<div></div>	<div></div>	<div></div>	<div></div>	<div></div>	<div></div>

All HIP work will be conducted in concurrence with an Equity Lens in order to uphold the commitment to making Eugene a welcoming, inclusive, and safe community for everyone.

* State Mandated

** *Council's adopted ordinance is on appeal at the Land Use Board of Appeals. End date is dependent on outcome of LUBA's decision.

KEY

- Multi-Unit Property Tax Exemption
- Rental Housing Code
- Affordable Housing Trust Fund

Appendix B- Five Year Financial Forecast HIP Period (FY23-FY27)

FY23			HIP yr 1		FY23									
					AHTF	CDBG	CDBG-CV	HOME	HOME ARP	MUPTE	SDC Exemption	General Fund	CSI	Total - Known Sources
Homelessness	Prevention Services	Fair Housing		\$ 15,000	\$ -								\$ 15,000	
		Emergency Minor Home Repair		\$ 75,000								\$ 75,000		
		Direct Rent Assistance	\$ 100,000									\$ 100,000		
		Direct Mortgage Assistance	\$ 215,000									\$ 215,000		
		Housing Rehabilitation		\$ 762,167								\$ 762,167		
	Social Services	Emergency Shelter					\$ 18,000		\$ 3,767,618	\$ 637,800	\$ 4,423,418			
		Service Provider Facilities Improvements (SPFI)		\$ -							\$ -			
		Public Services / Human Services		\$ 300,000	\$ 200,000				\$ 896,000	\$ 730,600	\$ 2,126,600			
			subtotal Homelessness	\$ 315,000	\$ 1,152,167	\$ 200,000	\$ -	\$ -	\$ 18,000	\$ -	\$ 5,507,955	\$ 1,368,400	\$ 8,561,522	
Housing Development		Landbank		\$ -								\$ -		
		Community Housing Development Org Operating				\$ 66,540	\$ 118,216					\$ 184,755		
		Housing Development	\$ 1,015,588			\$ 994,691	\$ 1,437,506	\$ 42,000	\$ 245,300			\$ 3,735,085		
		subtotal Housing Development	\$ 1,015,588	\$ -	\$ -	\$ 1,061,230	\$ 1,555,721	\$ 42,000	\$ 245,300	\$ -	\$ -	\$ 3,919,840		
		Total	\$ 1,330,588	\$ 1,152,167	\$ 200,000	\$ 1,061,230	\$ 1,555,721	\$ 60,000	\$ 245,300	\$ 5,507,955	\$ 1,368,400	\$ 12,481,362		

FY24 HIP yr 2			FY24									
			AHTF	CDBG	CDBG-CV	HOME	HOME ARP	MUPTE	SDC Exemption	General Fund	CSI	Total - Known Sources
Homelessness	Prevention Services	Fair Housing		\$ 15,000	\$ -							\$ 15,000
		Emergency Minor Home Repair		\$ 75,000								\$ 75,000
		Direct Rent Assistance	\$ 100,000									\$ 100,000
		Direct Mortgage Assistance	\$ 215,000									\$ 215,000
		Housing Rehabilitation		\$ 102,820								\$ 102,820
	Social Services	Emergency Shelter					\$ 49,500		\$ 92,868	\$ 651,200	\$ 793,568	
		Service Provider Facilities Improvements (SPFI)		\$ 676,985							\$ 676,985	
		Public Services / Human Services		\$ 300,000	\$ -				\$ 896,000	\$ 750,300	\$ 1,946,300	
subtotal Homelessness		\$ 315,000	\$ 1,169,805	\$ -	\$ -	\$ -	\$ 49,500	\$ -	\$ 2,565,793	\$ 1,401,500	\$ 5,501,598	
Housing Development	Landbank		\$ -								\$ -	
	Community Housing Development Org Operating				\$ 67,870	\$ 118,216					\$ 186,086	
	Housing Development	\$ 1,015,588			\$ 1,011,885	\$ 1,437,506	\$ 115,500	\$ 252,700			\$ 3,833,178	
subtotal Housing Development		\$ 1,015,588	\$ -	\$ -	\$ 1,079,755	\$ 1,555,721	\$ 115,500	\$ 252,700	\$ -	\$ -	\$ 4,019,265	
Total		\$ 1,330,588	\$ 1,169,805	\$ -	\$ 1,079,755	\$ 1,555,721	\$ 165,000	\$ 252,700	\$ 2,565,793	\$ 1,401,500	\$ 9,520,862	

FY25			HIP yr 3		FY25									
			AHTF	CDBG	CDBG-CV	HOME	HOME ARP	MUPTE	SDC Exemption	GF	CSI	Total - Known Sources		
Homelessness	Prevention Services	Fair Housing		\$ 15,000	\$ -								\$ 15,000	
		Emergency Minor Home Repair		\$ 75,000								\$ 75,000		
		Direct Rent Assistance	\$ 100,000									\$ 100,000		
		Direct Mortgage Assistance	\$ 215,000									\$ 215,000		
		Housing Rehabilitation		\$ 96,455								\$ 96,455		
	Social Services	Emergency Shelter					\$ 90,000		\$ 94,818	\$ 664,800	\$ 849,618			
		Service Provider Facilities Improvements (SPFI)		\$ -							\$ -			
		Public Services / Human Services		\$ 300,000	\$ -				\$ 896,000	\$ 770,800	\$ 1,966,800			
	subtotal Homelessness		\$ 315,000	\$ 486,455	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ 1,399,215	\$ 1,435,600	\$ 3,726,270		
Housing Development	Landbank		\$ 701,292								\$ 701,292			
	Community Housing Development Org Operating				\$ 69,228	\$ -					\$ 69,228			
	Housing Development	\$ 1,015,588			\$ 1,029,422	\$ -	\$ 1,010,000	\$ 260,300			\$ 3,315,310			
subtotal Housing Development		\$ 1,015,588	\$ 701,292	\$ -	\$ 1,098,650	\$ -	\$ 1,010,000	\$ 260,300	\$ -	\$ -	\$ 4,085,830			
Total		\$ 1,330,588	\$ 1,187,746	\$ -	\$ 1,098,650	\$ -	\$ 1,100,000	\$ 260,300	\$ 1,399,215	\$ 1,435,600	\$ 7,812,100			

FY26			HIP yr 4		FY26									
					AHTF	CDBG	CDBG-CV	HOME	HOME ARP	MUPTE	SDC Exemption	General Fund	CSI	Total - Known Sources
Homelessness	Prevention Services	Fair Housing		\$ 15,000	\$ -								\$ 15,000	
		Emergency Minor Home Repair		\$ 75,000									\$ 75,000	
		Direct Rent Assistance	\$ 157,500										\$ 157,500	
		Direct Mortgage Assistance	\$ 157,500										\$ 157,500	
		Housing Rehabilitation		\$ 815,996									\$ 815,996	
	Social Services	Emergency Shelter					\$ 142,500		\$ 96,904	\$ 679,400	\$ 918,804			
		Service Provider Facilities Improvements (SPFI)		\$ -							\$ -			
		Public Services / Human Services		\$ 300,000	\$ -				\$ 896,000	\$ 792,500	\$ 1,988,500			
	subtotal Homelessness		\$ 315,000	\$ 1,205,996	\$ -	\$ -	\$ -	\$ 142,500	\$ -	\$ 1,407,646	\$ 1,471,900	\$ 4,543,042		
Housing Development		Landbank		\$ -							\$ -			
		Community Housing Development Org Operating				\$ 70,612	\$ -				\$ 70,612			
		Housing Development	\$ 1,015,588			\$ 1,047,311	\$ -	\$ 732,500	\$ 268,100		\$ 3,063,499			
subtotal Housing Development		\$ 1,015,588	\$ -	\$ -	\$ 1,117,923	\$ -	\$ 732,500	\$ 268,100	\$ -	\$ -	\$ 3,134,111			
Total		\$ 1,330,588	\$ 1,205,996	\$ -	\$ 1,117,923	\$ -	\$ 875,000	\$ 268,100	\$ 1,407,646	\$ 1,471,900	\$ 7,677,154			

FY27			HIP yr 5			FY27									
			AHTF	CDBG	CDBG-CV	HOME	HOME ARP	MUPTE	SDC Exemption	General Fund	CSI	Total - Known Sources			
Homelessness	Prevention Services	Fair Housing		\$ 15,000	\$ -					\$ -		\$ 15,000			
		Emergency Minor Home Repair		\$ 75,000					\$ -		\$ 75,000				
		Direct Rent Assistance	\$ 157,500						\$ -		\$ 157,500				
		Direct Mortgage Assistance	\$ 157,500						\$ -		\$ 157,500				
		Housing Rehabilitation		\$ 83,145					\$ -		\$ 83,145				
	Social Services	Emergency Shelter					\$ -		\$ 99,133	\$ 695,000	\$ 794,133				
		Service Provider Facilities Improvements (SPFI)		\$ 751,298					\$ -		\$ 751,298				
		Public Services / Human Services		\$ 300,000	\$ -				\$ 896,000	\$ 815,600	\$ 2,011,600				
		subtotal Homelessness	\$ 315,000	\$ 1,224,443	\$ -	\$ -	\$ -	\$ -	\$ 1,416,654	\$ 1,510,600	\$ 4,466,697				
Housing Development		Landbank		\$ -					\$ -		\$ -				
		Community Housing Development Org Operating				\$ 72,025	\$ -		\$ -		\$ 72,025				
		Housing Development	\$ 1,015,588			\$ 1,065,557	\$ -	\$ -	\$ 276,100	\$ -	\$ 2,357,245				
		subtotal Housing Development	\$ 1,015,588	\$ -	\$ -	\$ 1,137,582	\$ -	\$ -	\$ 276,100	\$ -	\$ -	\$ 2,429,270			
		Total	\$ 1,330,588	\$ 1,224,443	\$ -	\$ 1,137,582	\$ -	\$ -	\$ 276,100	\$ 1,416,654	\$ 1,510,600	\$ 6,895,967			

APPENDIX B Continued

Acronyms & Terminology	Name	Funding Details, Definitions & Assumptions
AHTF	Affordable Housing Trust Fund	<p>In 2016, Oregon Legislature passed Senate Bill 1533 authorizing Oregon cities and counties to establish a construction excise tax (CET) on commercial and residential improvements. The tax applies to all improvements which result in a new structure, additional square footage to an existing structure, or addition of living space to an existing structure. In May 2019, the Eugene City Council passed Ordinance No. 20609 establishing the tax in Eugene. An information sheet about Eugene's construction excise tax is available. The tax creates a dedicated source of funding for affordable housing, called the Affordable Housing Trust Fund. This fund will pay for projects and programs that increase availability and access to owner- and renter-occupied housing that is affordable to lower income community members.</p> <p>For the HIP period, staff assumed no annual escalation of revenue and assumed that the General Fund would continue to make annual contributions to the AHTF. Staff modeled allocation of the annual expenditures based on the FY22 allocation with a 75/25 split between housing development and direct assistance. The units forecast in Appendix C is based on the AHTF RFPs focusing on homeownership development during two years of the HIP period.</p>
ARPA Funds	American Rescue Plan Act	<p>The American Rescue Plan Act of 2021 is a \$1.9 trillion coronavirus rescue package designed to facilitate the United States' recovery from the devastating economic and health effects of the COVID-19 pandemic. The City will receive \$3.5M in ARPA funding from the State to support the City's temporary shelter expansion, which is not included in the chart above because the funding is in FY22. The City will receive an additional direct allocation of \$35M, which will be discussed with Council and Budget Committee in October 2021.</p>
CDBG	Community Development Block Grant	<p>The Community Development Block Grant (CDBG), one of the longest-running programs of HUD (the U.S. Department of Housing and Urban Development), funds local community development activities with the stated goal of providing affordable housing, anti-poverty programs, and infrastructure development. Programs are aimed to improve the lives of low-and moderate-income individuals. For the above chart FY23-27, staff modeled allocation of the annual entitlement to include focusing spending on purchase of an additional landbank property, two years of rental rehab investments, and two years of Service Provider Facility Improvement (SPFI) investments. The actual allocations in those years will be subject to the normal allocation process, which includes the CDBG-Advisory Committee, public comment period, and Council action.</p>
CDBG-CV	Community Development Block Grant - Coronavirus	<p>In March 2020, the federal CARES Act (Coronavirus Aid, Relief, and Economic Security Act) included a special allocation of CDBG funding to help local communities prevent, prepare, and respond to coronavirus. This CDBG-CV (CDBG-Coronavirus) funding was a separate grant from the entitlement CDBG grants received on an annual basis from HUD and is targeted to individuals with low- and moderate-level incomes. Council approved the allocation of CV funding in two allocations (CV1 on July 27, 2020 and CV3 on April 26, 2021).</p>

Acronyms & Terminology	Name	Funding Details, Definitions & Assumptions
General Fund		General Fund in the chart above is for social services including human services contribution, and emergency shelter.
HOME	Home Investment Partnership Program	<p>The HOME Investment Partnership Program is a federal program administered by the U.S. Department of Housing and Urban Development (HUD) to expand affordable housing opportunities for low-income persons. Eugene and Springfield receive HOME funds jointly as the Eugene-Springfield HOME Consortium.</p> <p>For the above chart FY23-27, staff modeled a 2% annual escalation in grant revenue and an allocation of the annual entitlement based on and expenditures based on the FY22 allocation with 15% for Community Housing Development Organization funding and administration, and the remainder for housing development (split 76% for Eugene and 24% for Springfield). The units forecast in Appendix C is based on the HOME RFPs focusing on PSH in two years of the HIP period. The actual allocations and RFP focuses will be subject to the normal allocation process, which includes public comment and action by the HOME Consortium Governing Board.</p>
HOME-ARP (HARP)	HOME Investment Partnership Program – American Rescue Plan	In response to the COVID-19 pandemic, the American Rescue Plan Act of 2021 provided \$5 billion through the HOME Investment Partnership Program to the jurisdictions that qualified for FY21 HOME funds. Jurisdictions may use the one-time funds to expand housing opportunities specifically for people experiencing homelessness, at imminent risk of homelessness, and other vulnerable populations. Eugene and Springfield will receive approximately \$4.7M HARP funds jointly through the Eugene-Springfield HOME Consortium. The units forecast in Appendix C is based on the HARP RFPs focusing on two PSH RFPs. The actual focus of those RFPs and the timing will be determined by the HOME Consortium Governing Board. Before the HARP funds can be offered through an RFP process, Eugene and Springfield must engage in an allocation process that includes public comment, consultation with specific stakeholders, and development of an allocation plan to be approved by HUD in 2022. The HOME Consortium may expend HARP funds through September 2030.
Housing Development		This funding category in the chart above includes purchase of landbank property with CDBG funds, Community Housing Development Organization operating with HOME funds, and contributions to the construction of new units with funding from the AHTF, HOME, City Fee Assistance for Affordable Housing, existing Downtown Urban Renewal, and fee revenue from MUPTE projects.

Acronyms & Terminology	Name	Funding Details, Definitions & Assumptions
MUPTE (Multi-Unit Property Tax Exemption)	Fee Revenue from MUPTE Projects	<p>MUPTE fee revenue is a combination of a specific project requirement (a “payment in lieu of affordable housing” for the HUB on Broadway, totaling \$1.03M) and a programmatic requirement (fees collected from projects that choose to meet the MUPTE’s moderate-income housing requirement by paying back 10% of their total MUPTE 10-year benefit).¹</p> <p>For the above charts, staff included revenue payments from the HUB and the forecasted downtown riverfront redevelopment by Atkins Dame (which are contingent on Council approval of the MUPTE applications that will be reviewed in FY22). Staff modeled allocation of the fee revenue with 1) a 30/70 split of the HUB funds focused on unhoused/unsheltered and Affordable Housing and 2) the future project revenue going to mixed-income projects with moderate-income units (similar to what Council chose to do with the Gordon Lofts fee revenue for 1059 Willamette).</p>
SDC Exemption	Low-Income Housing SDC Exemption Program	<p>City Fee Assistance in the chart above is for the existing Low-Income Housing SDC Exemption program. The State enabled local governments to exempt affordable housing developments from paying Systems Development Charges (SDCs) during the building permitting process. All City SDCs are exempted through the program. SDCs from other agencies, such as MWMC and EWEB are not included in this City exemption.</p>
Social Services		<p>This funding category in the chart above includes emergency shelter, human services funding (including Human Services Commission contributions), and Service Provider Facility Improvements (SPFI). Staff modeled allocation of the CDBG annual entitlement to include focusing spending on two years of SPFI investments. (See the “CDBG” section above for more info.)</p>

¹ The MUPTE program is a State-enabled tool designed to incentivize the development of multi-family housing in city centers and along transit corridors. MUPTE allows new multi-family projects (5 or more units) to avoid property taxes on the value of new residential construction for up to 10 years. The property continues to generate taxes for the land value during the exemption period. In Eugene, Council has authorized the use of MUPTE in the downtown area.

Appendix C: Forecasted City Supported Shelter & Housing PIPELINE TABLE

Type		Actuals FY17-21	Est. FY22	HIP Period FY23-27			Forecasted Tools
				Estimated units from forecasted existing sources		Total	
				Presumed ¹	Contingent ²		
Shelter		213	250	0	325	325	Federal/State \$, City \$ & Land, County \$
Income Qualified	Permanent Supportive Housing ³	66	15	0	210	210	Federal/State \$, City \$ & Land, County \$ & Land
	Affordable Housing ⁴	744	98	505	480	985	Federal/State \$, City \$ & Land, Agency \$ & Land
	Units Constructed	155	5	180	480	660	Federal/State \$, City \$ & Land, Agency \$ & Land
	rental	155	0	155	380	535	
	ownership	0	5	25	100	125	
	Units Preserved	589	93	325	0	325	Federal \$
	Rental	493	63	175	0	175	
	ownership	96	30	150	0	150	
	Mixed Income ⁵	0	-	230	-	230	City \$ & Land, Agency \$ & Land
Market Rate ⁶		177	-	550	-	550	Agency Land, MUPTE
Total Beds & Units Supported by the City ⁷		1,200	363	1,285	1,015	2,300	

Notes

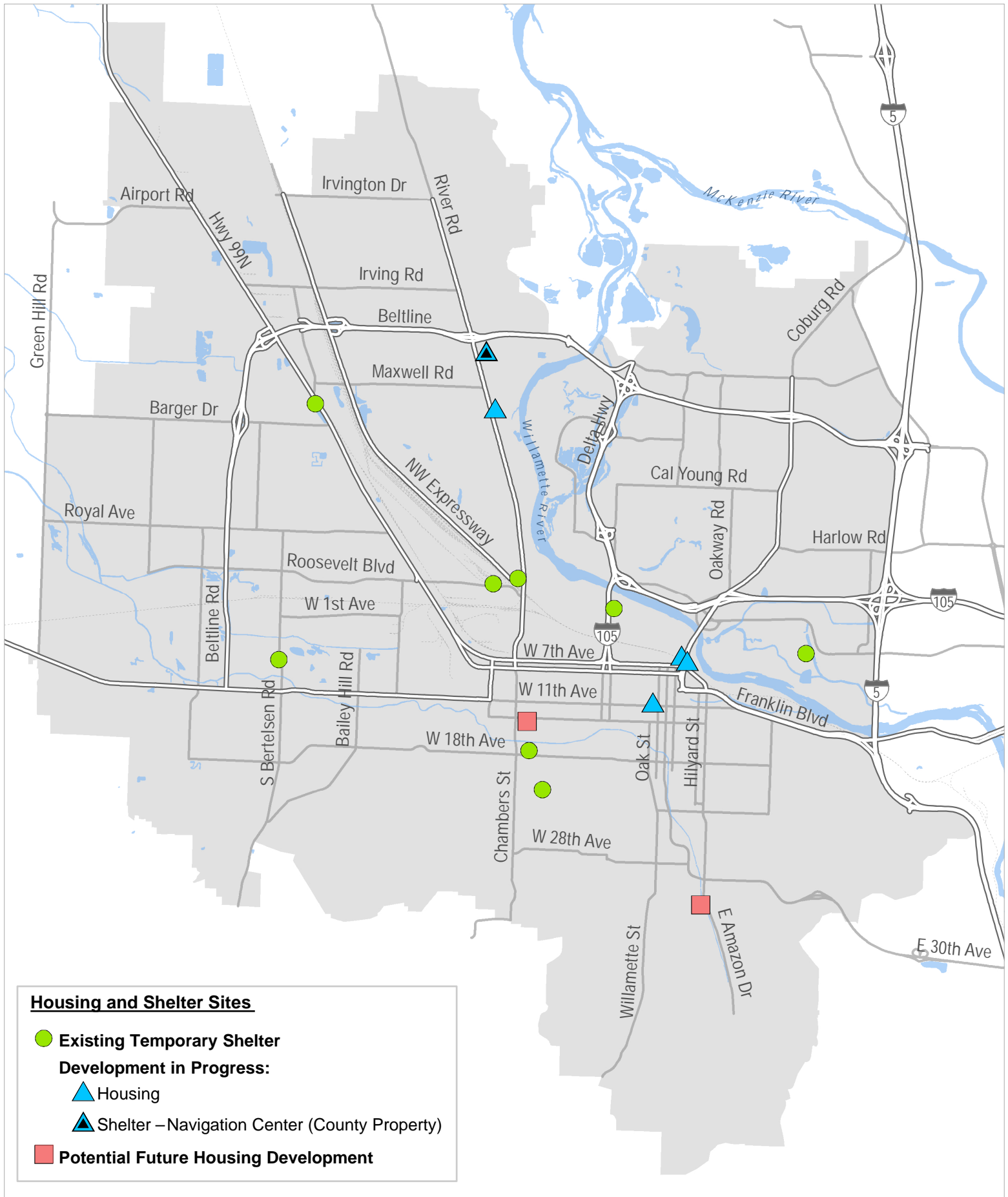
Units are listed based on the year that they are first available for leasing (as opposed to when a project is awarded funding or starts construction).

1. A "presumed" unit or bed is in a project that receives City support and has all the funding needed to start construction. City RFPs that include City owned land are assumed to create "presumed" units. Presumed units are not guaranteed units, as any Affordable Housing project faces multiple challenges up to its completion.
2. A "contingent" unit or bed is in a project that receives City support but that does NOT have all the funding needed to start construction. City RFPs that do NOT include City owned land and all PSH projects are assumed to create "contingent" units.
3. Includes all kinds of PSH. For FY17-21, units that count towards the Lane County Shelter Feasibility Study goal for single adult PSH = 51 units (Commons on MLK).
4. Includes 0-80% AMI rental & homeownership units and new construction & preserved units, as shown on the subsequent rows.
5. Includes units in projects that have a mix of market rate and moderate-income units. Moderate income units are affordable to residents between 60-100% AMI.
6. These are all downtown units that are modeled to receive direct City involvement.

7. The units forecast is based on the following assumptions that are also reflected in Appendix B content:
- A. Affordable Housing Trust Fund RFPs focusing on homeownership development during two years of the HIP period.
 - B. HOME RFPs focusing on PSH in two years of the HIP period. (The actual allocations and RFP focuses will be subject to the normal allocation process, which includes public comment and action by the HOME Consortium Governing Board.)
 - C. HARP RFPs focusing on two PSH RFPs. (The actual allocations and RFP focuses will be subject to the normal allocation process, which includes public comment and action by the HOME Consortium Governing Board.)
 - D. CDBG allocation of entitlement to include funding to purchase an additional landbank property and two years of rental rehab investments. (The actual allocations in those years will be subject to the normal allocation process, which includes the CDBG-Advisory Committee, public comment period, and Council action.)



APPENDIX D How Are We Using City Land For Housing and Shelter?



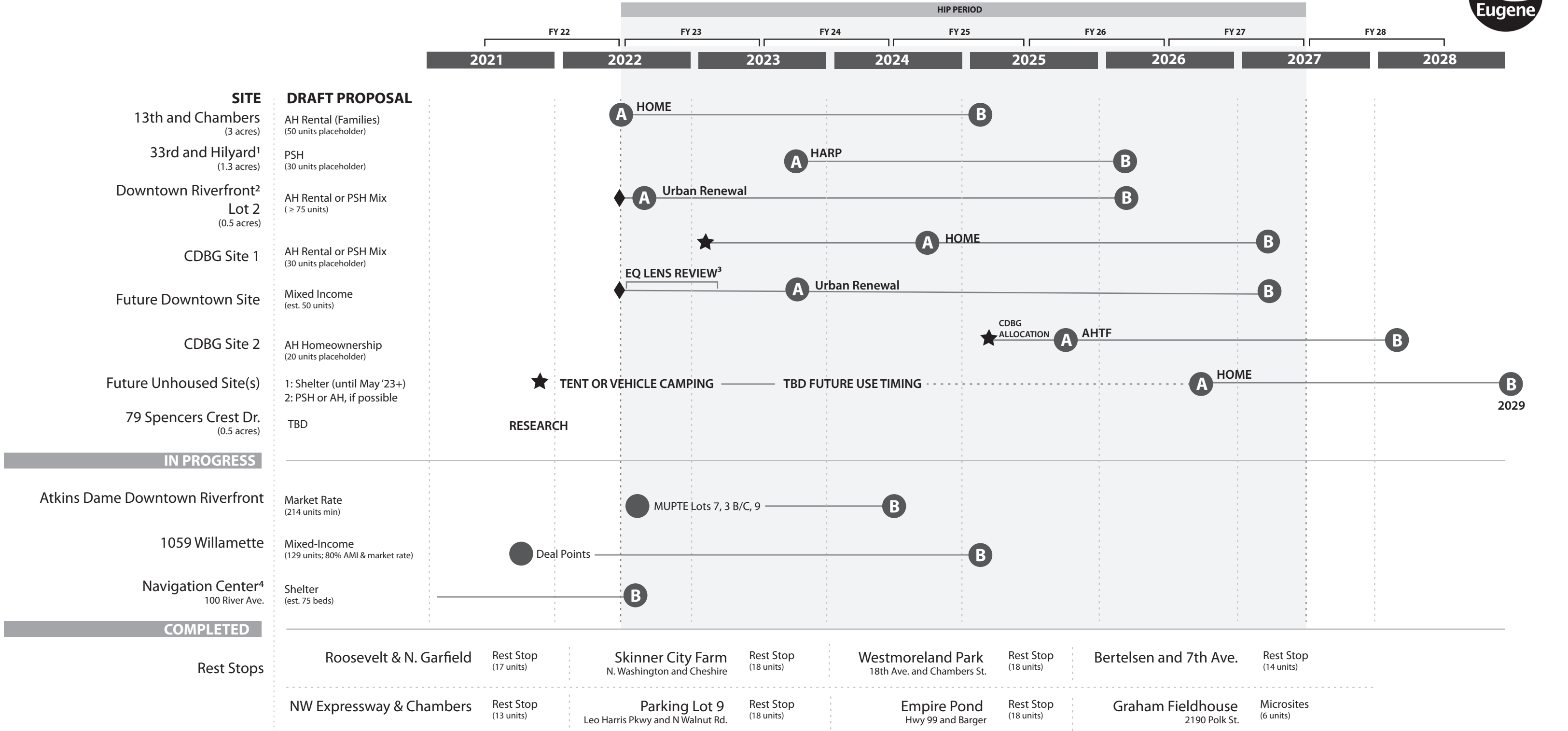
Eugene UGB

Housing and shelter sites are those that use or began with City of Eugene owned property. This map does not show other housing developments supported by the City on non-City land.

0 0.5 Miles

City of Eugene 9/24/2021
Caution: This map is based on imprecise source data, subject to change, and for general reference only.

Potential Timing & Use for Redevelopment of City Owned Land For Housing



KEY

A

RFP

B

Completion

◆

Plan Amendment

★

Council Approval to Purchase

¹ If a suitable replacement parcel for Land and Conservation Water Fund can be secured of equal recreational and dollar value.

² Shown is the timing for if Council chooses not to use regular HUD funds, which will maximize the number of units for the community overall. If instead HUD funds are used, the timing would be for the site to be in the HOME RFP in 2025 & select the developer in 2026, for completion in 2028. If CDBG Site 2 is not suitable for homeownership & Lot 2 uses HUD funds, then CDBG Site 2 would go in the HOME RFP and the timing would be bumped out a year.

³ Equity lens review of Council's property disposition (non-CDBG) process (See the Timeline of Potential Future Policy & Program Exploration).

⁴ County land

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NOTES:

• Affirmative housing opportunities will be embedded in each redevelopment to the extent possible (legally and partnership availability dependent).

• Diagram uses the same assumptions for future funding allocations and RFPs that were used to create the units pipeline (see page xx in the HIP Report).

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Appendix E: Investment Opportunities

Two potential additional investment opportunities include: 1) City fee assistance for Affordable Housing projects and 2) increasing downtown housing units. Below is general information about each.

Opportunity #1: Potential City Fee Assistance for Affordable Housing Projects

Background: Affordable Housing projects are those with units rented or sold to income qualified households at or below 80% area median income. If the City provided additional assistance for the creation of Affordable Housing, more units could be developed. As with all affordable housing developments, projects need to be heavily subsidized in order to make them economically viable. Affordable housing subsidies often come from a combination of federal, state, and local sources. Typical contributions the City can offer to Affordable Housing projects can be divided into three buckets: Land bank site donated to the project, HOME/AHTF funds, and the Low-Income SDC Exemption Program. The City can also provide a 20-year property tax exemption for rental projects (LIRHPTE).

Several years ago, the Oregon State legislature made new funds available through the Oregon Housing and Community Services Department (OHCS) for affordable housing development and other changes increased local resources for development. As a result, the number of multi-family affordable housing developments proposed in Eugene increased significantly resulting in a high demand for the Low-Income SDC exemption program's limited resources. The Eugene Code imposes a cap on the total amount of exemptions available annually for all projects within Eugene. This cap amount is adjusted annually proportional to changes to the SDC base fee. The annual affordable housing SDC exemption cap is currently \$238,000. With this cap, an exemption is not guaranteed for all Affordable Housing developments that qualify. For perspective, the annual cap on low-income housing SDC exemptions is less than the average SDC fees for a 50-unit project. In FY20 and FY21, Council provided City fee subsidies in the form of allocating General Funds to pay SDC fees for specific Affordable Housing projects, most recently in the December 2020 Supplemental Budget. However, the appropriation process and timing through the supplemental budget process does not allow for the timely planning of project financing and thus creates uncertainty for affordable housing developers.

Opportunity: The availability of subsidies and predictability of the funds directly impacts the creation of new affordable units. Most Low-Income Housing Tax Credit or Permanent Supportive Housing type developments need all the subsidy layers to reach the target affordability. The City could use general funds and/or other resources to develop an ongoing City fee assistance program that could cover fees related to construction of Affordable Housing projects. This would create an additional and needed subsidy for the projects, while also continuing to fund the programs and activities those fees pay for (such as the infrastructure capacity for new growth). For example, the Transportation System Plan and Parks and Rec System Plan, and their companion SDC project lists, not only provide capacity for new development, they serve as integral plans to meeting the goals of Envision Eugene, the Climate Recovery Ordinance and the Climate Action Plan 2.0.

One consideration could be that the City provide fee assistance to enhance affordability in projects supported with other City investments, such as for every project awarded HOME and Affordable Housing Trust Fund dollars. An example of the need for this is the Grove on Garden Way, a 123-unit development proposed by Cornerstone Community Housing (CCH). The development was awarded State 9% Low Income Housing Tax Credits and other State resources. In May, Council awarded local Affordable Housing Trust Funds, and CCH will apply for a Low-Income Rental

Housing Property Tax Exemption (LIRHPTE). Even with the subsidies already awarded, based on the estimate of total development cost, additional resources are needed to complete the development financing. Without additional resources, the development may not be able to start construction.

Another option could be for the City to invest in a certain number of units each year that do not have other City direct contributions to the cost of development). An example of this type of investment is the Sarang, which is one site in a two-site Homes for Good development called RAD2. There were no federal HOME resources available to subsidize the development because HOME funds were used for other projects. The 49-unit development received a local subsidy of over \$280,000 in both SDC exemptions under EC 7.725 and SDC assistance from the 2019 December Supplemental Budget. The development received State resources and Federal resources available to public housing authorities, but no other local subsidies. The SDC assistance was critical to completing the development financing.

Approximate Cost & Outcome: The cost would depend on the goals the City wants to reach. If the City were to make an additional investment in Affordable Housing projects through a commitment of funds to be used to assist Affordable Housing developers to pay fees associated with construction, more units in the pipeline would no longer be contingent units (as shown in Appendix C) but instead be presumed to have all the funding needed to start construction.⁸ To secure those contingent PSH and Affordable Housing units (approximately 700 over the HIP Period as shown in Appendix C) and fund 50 units a year in projects (a total of 225 units) that only receive fee assistance from the City, an estimated \$1.3M would be needed on average per year during the HIP Period.

Opportunity #2: Potential Investment to Increase Downtown Housing Units

Background: Downtown Eugene is the seat of local government and the commercial and cultural core of the region. It is also home to a growing number of Eugeneans. Currently, there are approximately 2,150 housing units in the Downtown Plan boundary, of which more than 20% are Affordable Housing. Despite community benefits from a strong residential presence downtown (see below), new residential construction faces a number of competitive disadvantages, particularly financial challenges, compared with development in other parts of the city:

- Downtown land is more expensive than land in other parts of the city. Developers mitigate this challenge with denser, more vertical projects; however, these buildings typically require a more robust construction type than one or two-story structures. Buildings in close proximity to their neighbors have higher standards for fire rating.
- Downtown sites are often constrained construction sites. The lack of 'elbow room' means more complicated logistics for the builder to manage. The sites often don't have readily available (on-site) staging areas and have a higher likelihood of needing street/sidewalk closures compared to construction in other neighborhoods.
- Subcontractors working in an urban setting increase their bids to cover the added costs of parking off-site and keeping their trucks and equipment locked and secure.

⁸ A "contingent" unit is in a project that receives City support but that does NOT have all of the funding needed to start construction. City RFPs that do NOT include City owned land and all PSH projects are assumed to create "contingent" units. Presumed units are not guaranteed units, as any Affordable Housing project faces multiple challenges up to its completion.

- Even though dense development patterns play an important role in minimizing the need for urban expansion, buildings that fill most or all of their site can have a harder time meeting requirements for impervious surfaces / stormwater management, and may have to use costlier methods for compliance.

Prior support for downtown housing has come in multiple forms, especially 1) Affordable Housing investments (HOME funds, LIRHPTE exemptions, etc.), 2) tax exemption under the MUPTE program, and 3) policy (the removal of parking minimums in the downtown exempt zone). These tools have led to the creation of the majority of the housing units in downtown today, including Broadway Place, First on Broadway, Aurora, and West Town on 8th.

Recent City investment in housing downtown includes 1059 Willamette and the downtown riverfront.

- 1059 Willamette will be a mixed-income housing pilot, meaning that at least 51% of the units must be affordable to households earning 80% of area median income. In 2020, the Agency Board passed a motion to make \$700K of Urban Renewal funds available with the Request for Proposals that could be used to pay for pre-development costs, such as permit fees, or system development charges. City Council will consider deal points for the selected project on October 20, 2021.
- In 2018, the Agency purchased 16 acres of downtown riverfront property from Eugene Water and Electric Board using Riverfront Urban Renewal funds. Redevelopment of this site has been a part of the community's vision for many decades, reinforced through the 2010 EWEB Riverfront Master Plan. The redevelopment includes the creation of a world-class public park and a high-quality development that provides economic and housing opportunities that range from market rate units to an affordable housing development (approximately 425 to 1,000+ units).

Opportunity: Eugene's population is expected to grow, and that new population will need to be housed. The City's 20-year growth management plan, known as Envision Eugene, anticipates that all new housing will be built inside the current urban growth boundary on vacant and partially vacant lands and through redevelopment. Encouraging relatively dense housing in the downtown core is one critical way to provide housing for our growing community. Increasing the number of housing units in the downtown achieves other policy goals:

- **Climate recovery.** A high priority action item in the Eugene Climate and Energy Action Plan is to increase density around the urban core and along high-capacity transit corridors. National data show that individuals living in city centers drive fewer miles, on average, than individuals in other parts of a community. Downtown is walkable, has good access to transit, and offers goods and services for residents' daily needs. More residents in the downtown will result in lower per capita carbon emissions and other automobile emissions.
- **Vibrant downtown.** Housing in the downtown core positively affects the economic activity in the city center. New residents in the downtown increase demand for nearby goods and services, supporting a diversity of local businesses. Occupied buildings enhance the overall vibrancy of the downtown, which further attracts more residents and businesses. Residents help to establish a 24-hour neighborhood, putting more eyes and ears on the street, discouraging crime. The relatively low number of residential units downtown has been especially noticeable during the coronavirus pandemic, when community members have spent a significantly larger percentage of their time at home and in their neighborhood.

- **Fiscal sustainability.** Dense development in the downtown core generates substantially more tax revenue per acre than any other part of the city, as shown in the chart below. The dense development costs less to serve—the cost per resident for roads, water, and sewer are significantly lower.

Continued use of the existing tools will likely lead to further increases in downtown housing consistent with the past trend of gradual growth. The City could alter this trajectory to develop more new units in order to support these policy goals by adding additional tools to support downtown housing.

Approximate Cost & Outcome: As with the Affordable Housing projects, the cost will depend on the goals the City wants to reach, specifically, how many and what kind of housing units should be added to downtown during the HIP period. Based on the quantity of existing downtown housing units, the current pipeline of projects and the importance of the policy goals noted above, staff has included the goal of a 50% increase as a working goal in the initial HIP materials. This number could shift up or down depending on the desired impact and the resources available. Given the current mix of downtown housing, these tools could focus on the creation of more mixed-income projects and market rate projects.

Appendix F: Glossary

[This section will be completed for the January Final HIP document]

Appendix G- HIP 2-Year Update: Draft Outline

This shows the potential outline for a two-year update to the Housing Implementation Pipeline. The outline retains a similar structure to this version of a HIP with a special section showing progress towards goals.

Introduction

Eugene Housing Statistics Updated- The state of housing in Eugene

Eugene Housing Goal Update

Progress towards meeting 2-year goals

Progress towards meeting 5-year goals

Updated goals for Eugene Housing, by area of focus

Homelessness

Goals

Policies and Programs

Income Qualified Housing

Goals

Policies and Programs

Overall Housing Supply

Goals

Policies and Programs

Other Administrative Items

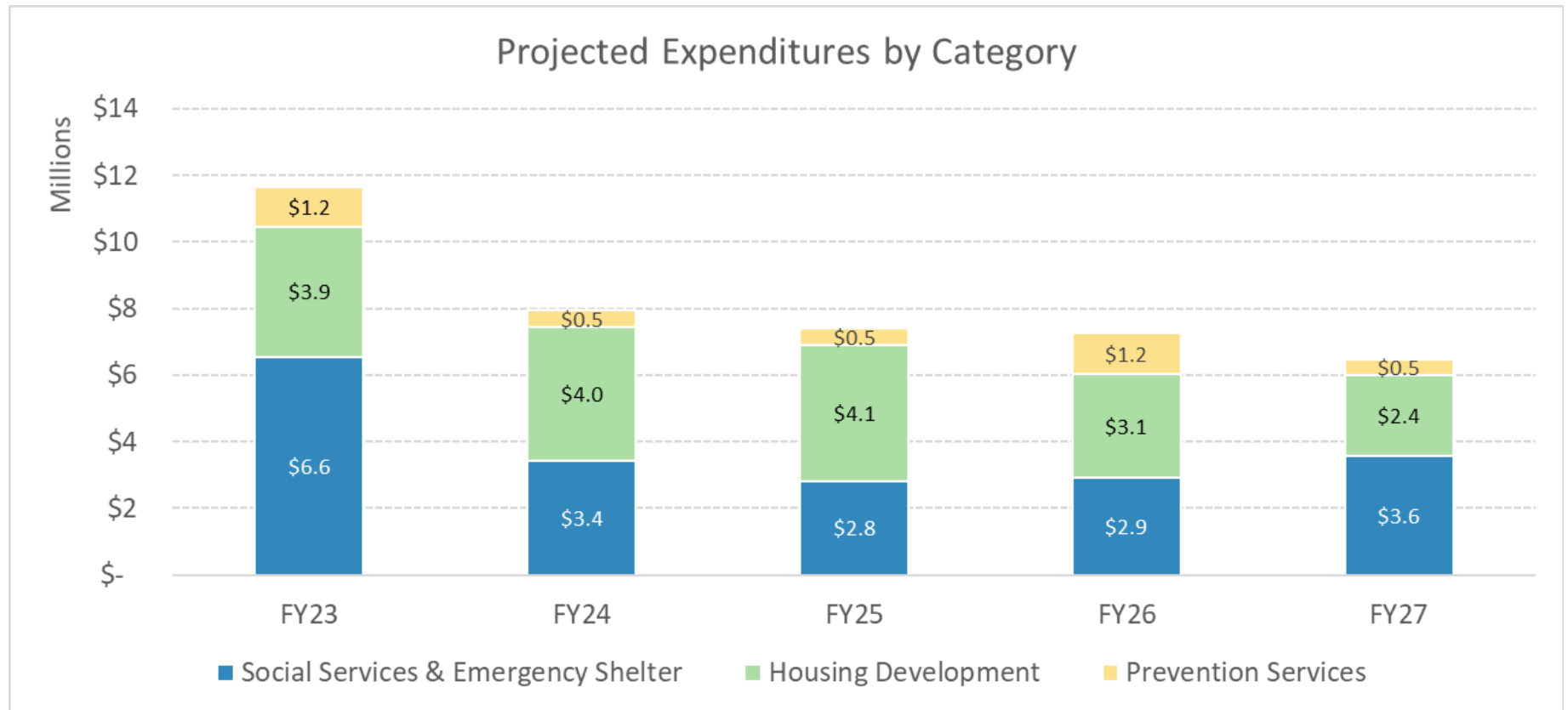
Glossary

Appendix

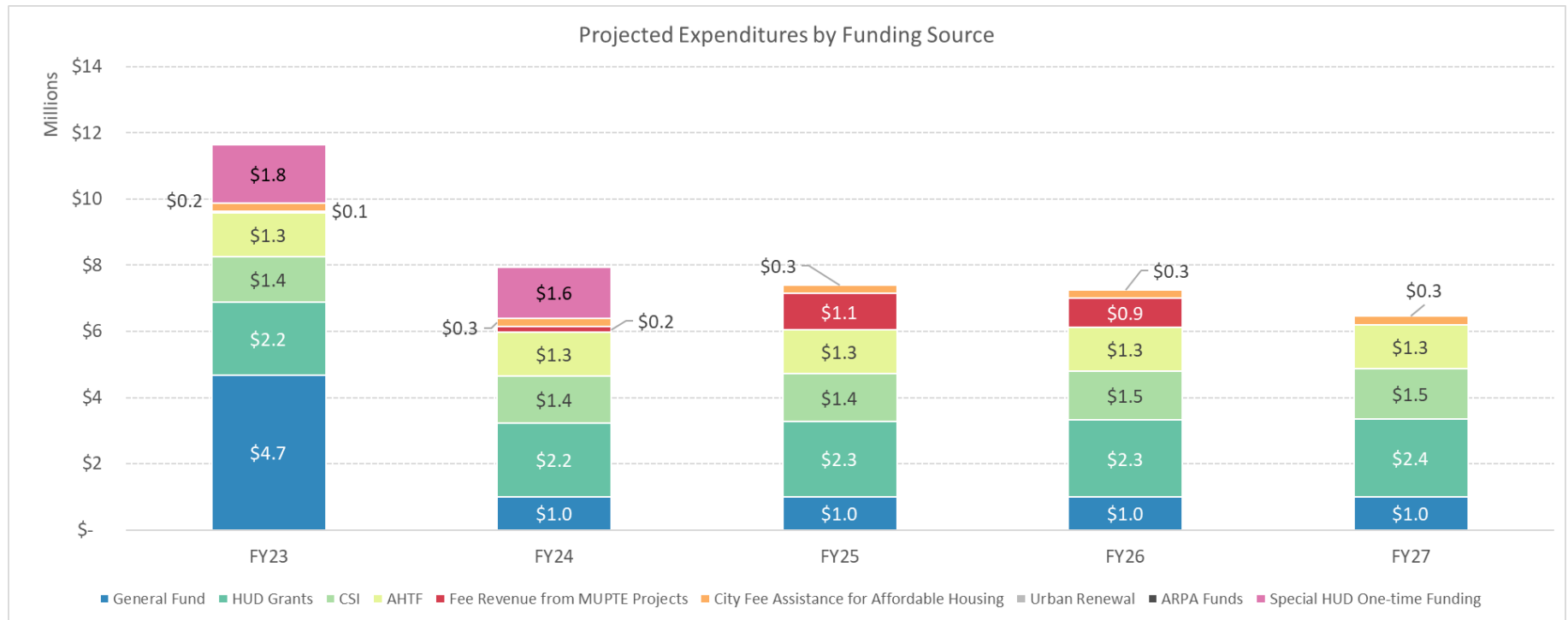
Budget Narrative and Tables

HIP Period Projected Expenditures & Funding Sources

The charts below show a forecast of projected expenditures across the housing continuum over the 5-year HIP period (FY23-FY27). The first chart shows projected expenditures by category of service (support for homelessness prevention, social services, and housing development). The second chart shows projected expenditures by funding source. After the charts is a table with explanations of acronyms, funding sources, categories of service, and the assumptions made to create the projections shown in the charts.



Note: right of way clean up, parks clean up, and downtown storage/sanitation are not included in the above.



Acronyms & Terminology	Name	Funding Details, Definitions & Assumptions
AHTF	Affordable Housing Trust Fund	In 2016, Oregon Legislature passed Senate Bill 1533 authorizing Oregon cities and counties to establish a construction excise tax (CET) on commercial and residential improvements. The tax applies to all improvements which result in a new structure, additional square footage to an existing structure, or addition of living space to an existing structure. In May 2019, the Eugene City Council passed Ordinance No. 20609 establishing the tax in Eugene. An information sheet about Eugene's construction excise tax is available. The tax creates a dedicated source of funding for affordable housing, called the Affordable Housing Trust Fund. This fund will pay for projects and programs that increase availability and access to owner- and renter-occupied housing that is affordable to lower income community members.

		For the above chart, staff assumed no annual escalation of revenue and assumed that the General Fund would continue to make annual contributions to the AHTF. Staff modeled allocation of the annual expenditures based on the FY22 allocation with a 75/25 split between housing development and direct assistance. The units forecast in Appendix C of the draft HIP is based on the AHTF RFPs focusing on homeownership development during two years of the HIP period.
Acronyms & Terminology	Name	Funding Details, Definitions & Assumptions
ARPA Funds	American Rescue Plan Act	The American Rescue Plan Act of 2021 is a \$1.9 trillion coronavirus rescue package designed to facilitate the United States' recovery from the devastating economic and health effects of the COVID-19 pandemic. The City will receive \$3.5M in ARPA funding from the State to support the City's temporary shelter expansion, which is not included in the chart above because the funding is in FY22. The City will receive an additional direct allocation of \$35M, which will be discussed with Council and Budget Committee in October.
CSI	Community Safety Initiative	The Eugene City Council passed the Community Safety Payroll Tax Ordinance (No. 20616) in June 2019 to provide long-term funding for community safety services. The Community Safety Payroll Tax is expected to generate funds to provide faster, more efficient safety responses, deter crime, connect people to services, engage and help at-risk youth, support more investigations and court services, and add jail beds to reduce capacity-based releases and hold those who commit crimes accountable. The CSI funding represented above supports Social Services and Prevention Services for unsheltered and sheltered individuals.
City Fee Assistance for Affordable Housing		City Fee Assistance in the chart above is for the existing Low-Income Housing SDC Exemption program. The State enabled local governments to exempt affordable housing developments from paying Systems Development Charges (SDCs) during the building permitting process. All City SDCs are exempted through the program. SDCs from other agencies, such as MWMC and EWEB are not included in this City exemption.
Fee Revenue from MUPTE Projects	Multi-Unit Property Tax Exemption	MUPTE fee revenue is a combination of a specific project requirement (a "payment in lieu of affordable housing" for the HUB on Broadway, totaling \$1.03M) and a programmatic requirement (fees collected from projects that choose to meet the

		<p>MUPTE's moderate-income housing requirement by paying back 10% of their total MUPTE 10-year benefit).¹</p> <p>For the above charts, staff included revenue payments from the HUB and the forecasted downtown riverfront redevelopment by Atkins Dame (which are contingent on Council approval of the MUPTE applications that will be reviewed in FY22). Staff modeled allocation of the fee revenue with 1) a 30/70 split of the HUB funds focused on unhoused/unsheltered and Affordable Housing and 2) the future project revenue going to mixed-income projects with moderate-income units (similar to what Council chose to do with the Gordon Lofts fee revenue for 1059 Willamette).</p>
Acronyms & Terminology	Name	Funding Details, Definitions & Assumptions
General Fund		General Fund in the chart above is for social services including human services contribution, and emergency shelter.
HUD Grants		HUD Grants in the chart above represent the combination of two Federal HUD grants that the City receives each year.
CDBG	Community Development Block Grant	1) The Community Development Block Grant (CDBG), one of the longest-running programs of HUD (the U.S. Department of Housing and Urban Development), funds local community development activities with the stated goal of providing affordable housing, anti-poverty programs, and infrastructure development. Programs are aimed to improve the lives of low-and moderate-income individuals. For the above chart FY23-27, staff modeled allocation of the annual entitlement to include focusing spending on purchase of an additional landbank property, two years of rental rehab investments, and two years of Service Provider Facility Improvement (SPFI) investments. The actual allocations in those years will be subject to the normal allocation process, which includes the CDBG-Advisory Committee, public comment period, and Council action.
HOME	Home Investment Partnership Program	2) The HOME Investment Partnership Program is a federal program administered by the U.S. Department of Housing and Urban Development (HUD) to expand

¹ The MUPTE program is a State-enabled tool designed to incentivize the development of multi-family housing in city centers and along transit corridors. MUPTE allows new multi-family projects (5 or more units) to avoid property taxes on the value of new residential construction for up to 10 years. The property continues to generate taxes for the land value during the exemption period. In Eugene, Council has authorized the use of MUPTE in the downtown area.

		<p>affordable housing opportunities for low-income persons. Eugene and Springfield receive HOME funds jointly as the Eugene-Springfield HOME Consortium.</p> <p>For the above chart FY23-27, staff modeled a 2% annual escalation in grant revenue and an allocation of the annual entitlement based on and expenditures based on the FY22 allocation with 15% for Community Housing Development Organization funding and administration, and the remainder for housing development (split 76% for Eugene and 24% for Springfield). The units forecast in Appendix C of the draft HIP is based on the HOME RFPs focusing on PSH in two years of the HIP period. The actual allocations and RFP focuses will be subject to the normal allocation process, which includes public comment and action by the HOME Consortium Governing Board.</p>
Acronyms & Terminology	Name	Funding Details, Definitions & Assumptions
Housing Development		This funding category in the chart above includes purchase of landbank property with CDBG funds, Community Housing Development Organization operating with HOME funds, and contributions to the construction of new units with funding from the AHTF, HOME, City Fee Assistance for Affordable Housing, existing Downtown Urban Renewal, and fee revenue from MUPTE projects.
Prevention Services		This funding category in the chart above includes CDBG funding for Fair Housing (illegal housing discrimination), Emergency Minor Home Repair (EmHR) program, direct rent assistance, direct mortgage assistance, and the Rental Rehab program. Staff modeled allocation of the CDBG annual entitlement to include focusing spending on EmHR every year and on rental rehab investments for two years during the HIP period. (See the “HUD Grants” section above for more info.)
Social Services & Emergency Shelter		This funding category in the chart above includes emergency shelter, human services funding (including Human Services Commission contributions), and Service Provider Facility Improvements (SPFI). Staff modeled allocation of the CDBG annual entitlement to include focusing spending on two years of SPFI investments. (See the “HUD Grants” section above for more info.)
Special HUD One-Time Funding CDBG-CV	Community Development Block Grant - Coronavirus	<p>Special HUD One-Time Funding in the chart above represent the combination of two Federal grants that the City received in response to the COVID pandemic.</p> <p>1) In March 2020, the federal CARES Act (Coronavirus Aid, Relief, and Economic Security Act) included a special allocation of CDBG funding to help local communities prevent, prepare, and respond to coronavirus. This CDBG-CV (CDBG-Coronavirus) funding was a separate grant from the entitlement CDBG grants</p>

HOME-ARP (HARP)	HOME Investment Partnership Program – American Rescue Plan	<p>received on an annual basis from HUD and is targeted to individuals with low- and moderate-level incomes. Council approved the allocation of CV funding in two allocations (CV1 on July 27, 2020 and CV3 on April 26, 2021).</p> <p>2) The American Rescue Plan Act of 2021 provided \$5 billion through the HOME Investment Partnership Program to the jurisdictions that qualified for FY21 HOME funds. Jurisdictions may use the one-time funds to expand housing opportunities specifically for people experiencing homelessness, at imminent risk of homelessness, and other vulnerable populations. Eugene and Springfield will receive approximately \$4.7M HARP funds jointly through the Eugene-Springfield HOME Consortium. The units forecast in Appendix C of the draft HIP is based on the HARP RFPs focusing on two PSH RFPs. The actual focus of those RFPs and the timing will be determined by the HOME Consortium Governing Board. Before the HARP funds can be offered through an RFP process, Eugene and Springfield must engage in an allocation process that includes public comment, consultation with specific stakeholders, and development of an allocation plan to be approved by HUD in 2022. The HOME Consortium may expend HARP funds through September 2030.</p>
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EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Northwest Natural Gas Update

Meeting Date: November 10, 2021
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Sarah Medary
Contact Telephone Number: 541-682-5010

ISSUE STATEMENT

At this work session the City Manager will provide City Council with an update on the City's work with Northwest Natural Gas (NWNG) and the Energy Trust of Oregon (ETO) on the greenhouse gas reduction project list funded by Eugene natural gas customers that NWNG will submit to the Oregon Public Utility Commission for approval under a state-established carbon reduction program.

BACKGROUND

On June 16, 2021, the City Manager presented details of an alternative framework for how the City and NWNG could work together on greenhouse gas reductions and a new franchise agreement. Central to that framework is the utilization of a carbon reduction program established by the Oregon legislature in 2013 through Senate Bill 844, now codified as ORS 757.539. The 2013 legislation provides a voluntary emissions reduction program for Oregon's natural gas utilities (Northwest Natural Gas, Avista Utilities, and Cascade Natural Gas) to invest in projects that reduce greenhouse gas (GHG) emissions.

At the June 16, 2021 work session, the City Council passed a motion that moved forward the alternative framework and authorized the City Manager to negotiate and approve the NWNG reduction program application to the PUC, with emphasis being on energy efficiency for lower income households. During the work session the City Manager also provided proposed terms for a new franchise (4-year franchise, starting at 6% and increasing to 6.5% at year 3, and a 90-day termination provision for any reason). Anticipating that the project list work would be completed so that NWNG could file the PUC application in the fall, the intent (and corresponding Council direction) was to hold the public hearing on the franchise ordinance also in the fall.

Following Council's June 16 work session, staff from both the City and NWNG formed a work group that has been meeting regularly with each other and, at times, with the ETO. The work group has focused on compiling a list of carbon reduction projects that prioritize energy efficiency for lower income households, while also benefitting the entire community by reducing carbon emissions. At this work session the City Manager will provide an update on project list work and the timeline for NWNG's anticipated submission of the application to the PUC.

PREVIOUS COUNCIL DIRECTION

[June 16, 2021, Work Session](#)

City Council voted on a motion to support the approach to working with NWNG on carbon reductions and a new franchise agreement and specifically:

- Authorize the City Manager to negotiate and approve the Northwest Natural Gas emissions reduction program application to the PUC, with emphasis being on energy efficiency for lower income households.
- And direct City Manager to schedule a public hearing in the fall on a new franchise agreement as outlined in the work session. (*Passed 6-2*)

[February 8, 2021, Work Session](#)

Staff provided an update to City Council regarding the Franchise Agreement negotiations with NWNG and highlighted that franchise would expire during negotiations.

[September 28, 2020, Franchise Extension Council Action](#)

City Council voted (6-1) to extend the existing Franchise for an additional six-month period, until May 11, 2021.

[September 21, 2020, Franchise Extension Public Hearing](#)

A public hearing was held on the six-month extension.

[September 9, 2020, Work Session](#)

Staff provided an update to City Council regarding the Franchise Agreement negotiations with NWNG.

[July 29, 2020, Council Meeting](#)

City Council directed the City Manager to prepare an ordinance and schedule a public hearing in September 2020, to extend Northwest Natural Gas's Franchise Agreement for 6 months and to schedule a work session in early September 2020 for an update on the negotiations.

[April 8, 2020, Council Meeting](#)

City Council unanimously adopted the Ordinance extending the Franchise Agreement until November 11, 2020.

[March 9, 2020 Public Hearing](#)

Public hearing followed by Council discussion on proposed Ordinance to extend the Franchise Agreement with NWNG another six months.

[July 22, 2019, Work Session](#)

Council adopted an Ordinance Extending the Term of Ordinance No. 20170 for six months until May 11, 2020.

[May 29, 2019, Work Session](#)

Council directed the City Manager to schedule a public hearing on a possible one-year extension of the Franchise Agreement with NWNG.

[January 30, 2019, Work Session](#)

Staff reviewed questions submitted by the Eugene Sustainability Commission to the City Council regarding the regulation of natural gas in Eugene.

[November 14, 2018, Work Session](#)

This work session provided the City Council with information regarding the review process for the right of way Franchise Agreement with NWNG and discussed options for including CAP2.0 in the negotiations.

FOR MORE INFORMATION

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