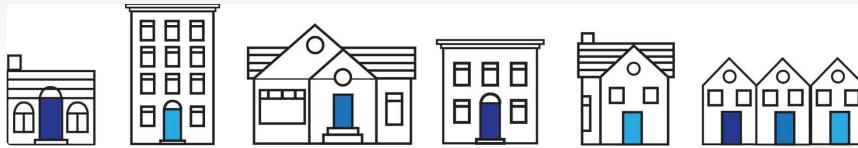


# Housing Implementation Pipeline (HIP) 2-Year Report

Eugene City Council Work Session  
A UMi& , 2025

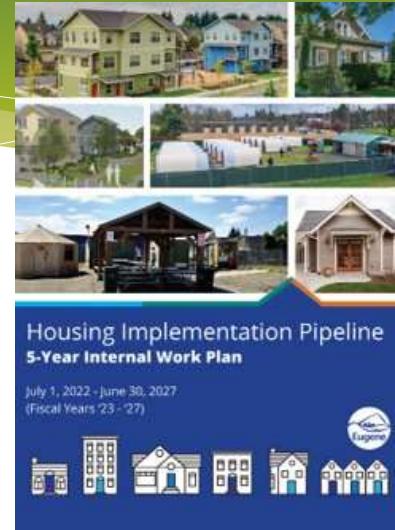


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## Agenda

- Background
- Overview of The 2-Year Report
  - Key Takeaways
  - State of Housing & Shelter
  - Goal Progress
  - Challenges
  - Refinements to the HIP
  - Looking Ahead
- Q&A



slide 2

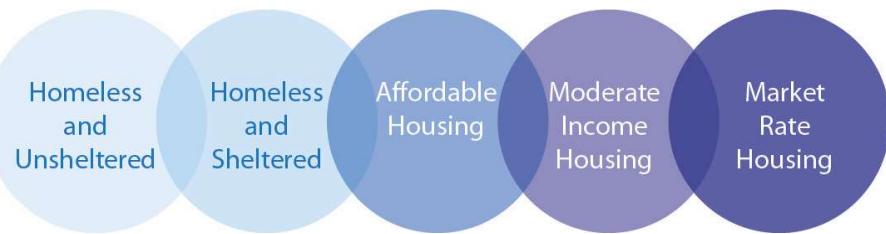


# Background

HIP Period  
July 1, 2022 – June 30, 2027

## Council Direction

- January 2022 – Council approved the HIP unanimously



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# Background



## 6 Month Update Schedule



## 2 Year Report Schedule

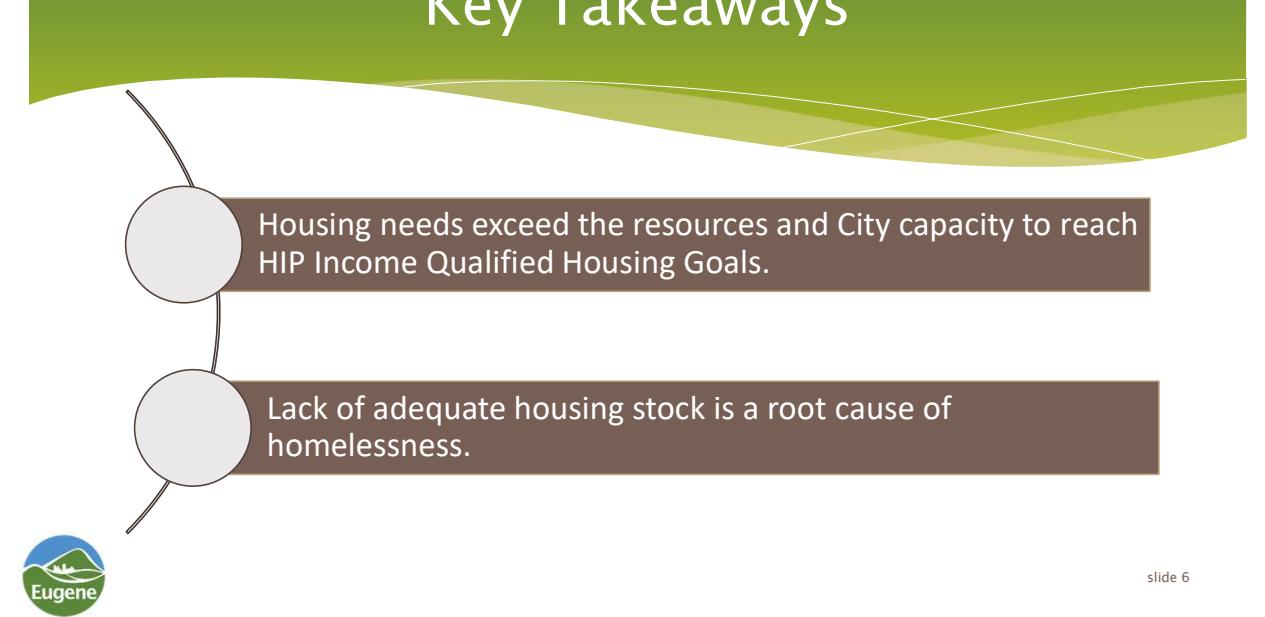


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## Background - What Does the HIP Do?



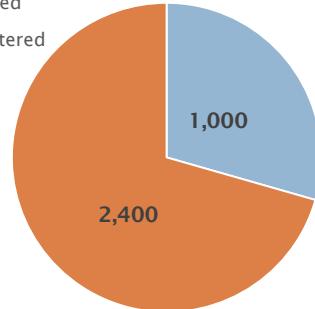
## Key Takeaways



## State of Shelter

### Homelessness in Eugene

- Sheltered
- Unsheltered



- 1,000 total shelter spaces in Eugene
- 3,400 people experiencing homelessness
- 2,400 people are unsheltered each night



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## State of Housing

### 2023 Data

- \$479,500 median home sale price
- \$1,800 average rent & utilities
- 77,000 total households
- 25% of households earn less than \$30,000 annually

\$750 rent or  
\$90,000 home  
sale price

\$160,000  
income

\$73,000  
income

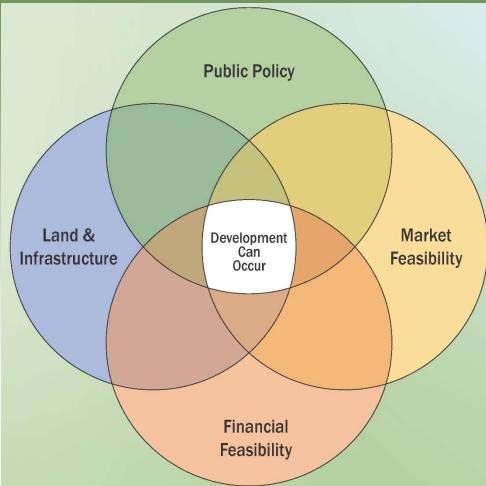


Ross Lane, preservation project



slide 8

# State of Housing & Shelter



## How does the City support Housing Development?

- Land
- Loans and grants
- Property tax exemptions
- Infrastructure investments
- Housing policies



slide 9

# Homelessness



River Avenue Navigation Center, Equitable Social Solutions

## Goals Progress Key

- Not yet started
- In Progress
- ✓ Completed
- ∅ Discontinued
- \$ Additional Investment Needed

### Immediate Action: 2-Year Goals

#### Increase stability and safety with temporary shelter and supportive services:

- ∅ \$ 250 new Safe Sleep Site spaces. **80 new space**
- ✓ 75 low-barrier shelter beds in a permanent facility.
- Increase stability of unhoused individuals.
- Increase provider capacity.

#### Increase safety and stability by enhancing support services.

- ✓ Develop and deploy street outreach.
- Develop and implement a fully coordinated response protocol.

**245 people served!**

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# Income Qualified Housing

**Goals Progress Key**

- Not yet started
- In Progress
- ✓ Completed
- ∅ Discontinued
- \$ Additional Investment Needed



Peace Village, SquareOne Villages

**56 preserved units**

**102 new units**

**70 new units**

**Immediate Action: 2-Year Goals**

**Support Affordable Housing developers**

- Preservation: 95 existing units
- Development: invest in 310 new units

**196 new units**

**Increase the Permanent Supportive Housing (PSH) units**

- ✓ PSH: invest in 50 new units

**Support Affordable Homeownership**

- Preservation: 60 existing units
- ✓ Development: invest in 60 new units

**Potential goal if Council chooses to pursue the investment opportunity:**

City Fee Assistance for Affordable Housing.

- Secure 280 units with City Fee Assistance
- ∅ 90 units not receiving other City support

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# Overall Housing

**Goals Progress Key**

- Not yet started
- In Progress
- ✓ Completed
- ∅ Discontinued
- \$ Additional Investment Needed



Community Engagement, Eugene/Springfield Consolidated Plan

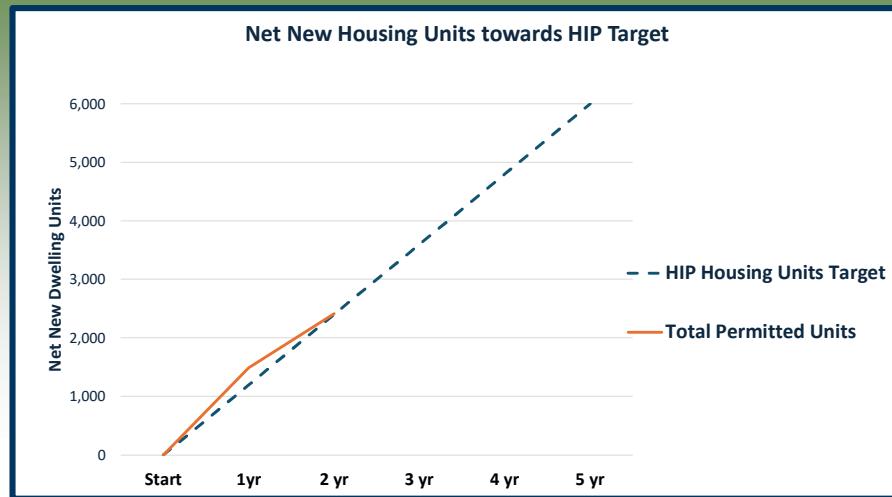
**Immediate Action: 2-Year Goals**

**Create an Anti-Displacement Plan**

**\$** ● If additional resources are made available, City staff will coordinate policies and actions to create an Anti-Displacement Action Plan that promotes equitable development and reduces the harmful impacts of involuntary displacement as Eugene continues to grow.

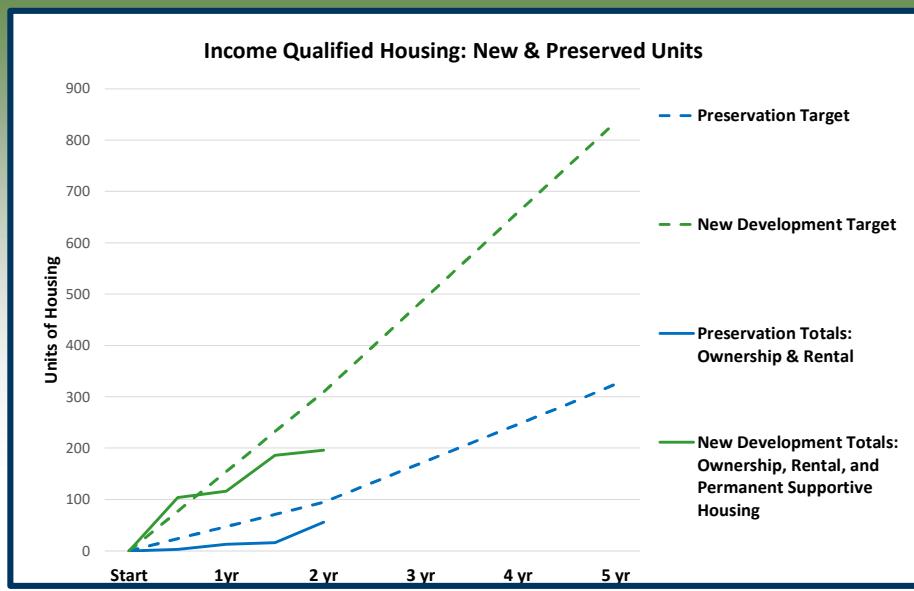
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## Progress During 5-Year HIP Period FY23-FY27



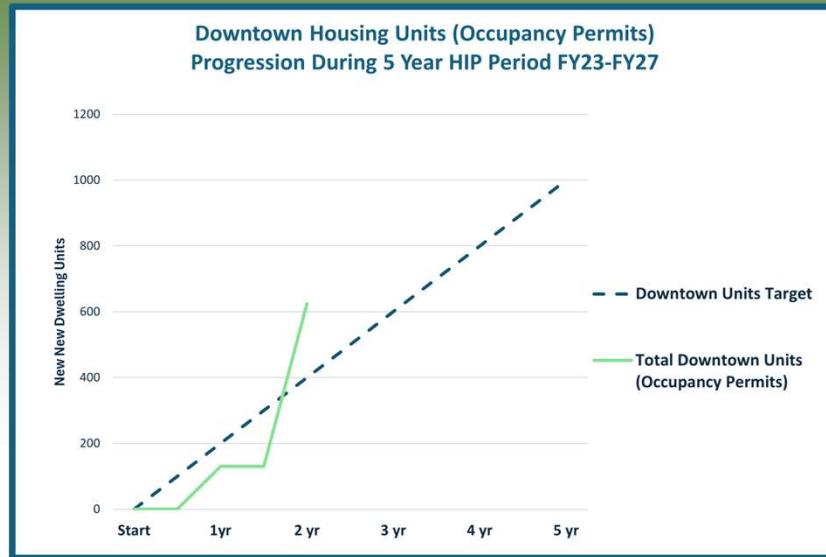
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## Progress During 5-Year HIP Period FY23-FY27



slide 14

## Progress During 5-Year HIP Period FY23-FY27



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## Challenges

1. Funding sources fluctuate, despite increasing need.
2. One-time Affordable Housing City Fee Assistance funds are fully committed.
3. Financial challenges continue to negatively impact housing development at all price levels.
4. Affordable Housing development takes anywhere from four to 10 years before a project is occupied
5. Current funding realities make increasing shelter spaces in Eugene unfeasible.



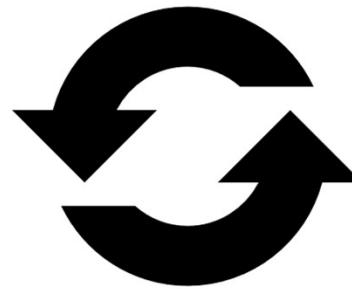
Nelson Place, income qualified home ownership



slide 16

# HIP Refinements

- \* Adapts to constantly changing world
- \* Added references to City Strategic Plan
- \* Full details in 2-year Report Appendix B “HIP Refinements”



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## Council Support

### Recent

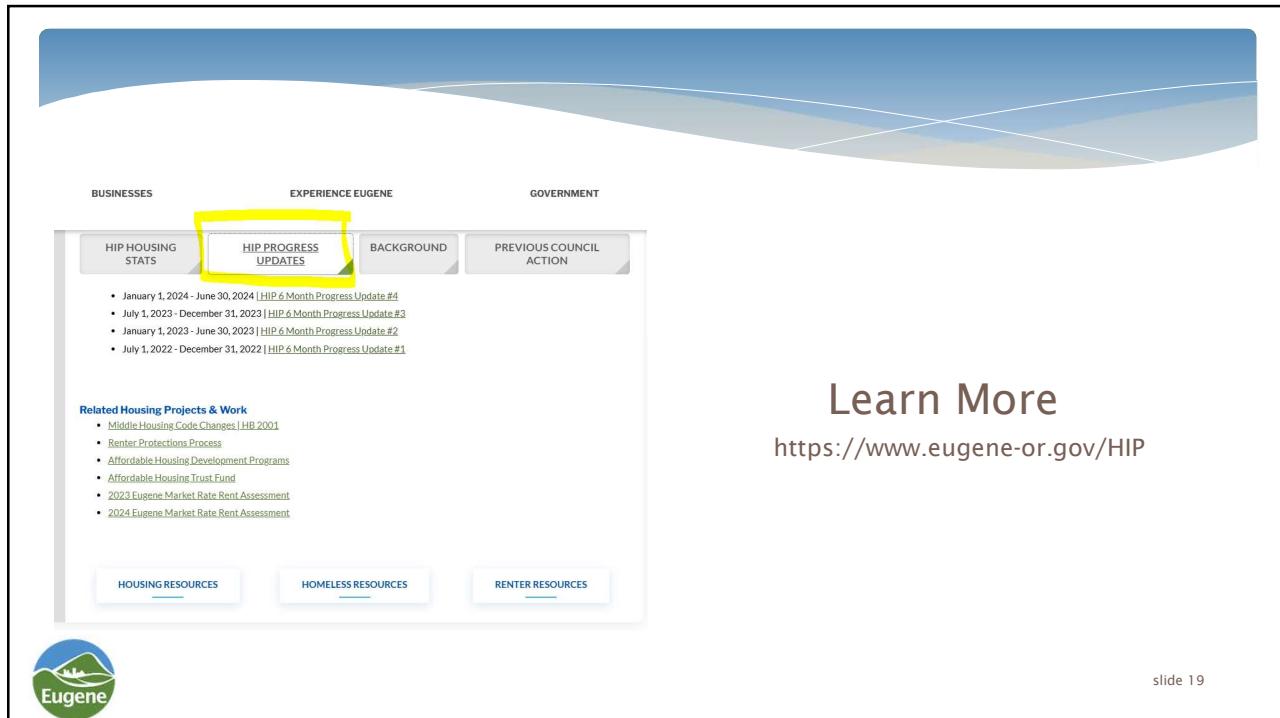
- LIRHPTE approvals
- HOME/HARP recommended awards
- Urban Renewal funds for Affordable Housing
- Ordinance sunset extensions for safe parking and safe tent sites
- MUPTE approvals x3
- N. Butterfly lot disposition & RFQ process approval

### Upcoming

- Urban Growth Strategies draft Housing Actions
- Affordable Housing Trust Fund projects awards
- Crow Road right of way and voluntary annexation
- Willow Creek/18th Ave. wastewater extension
- Wastewater extensions along key transportation corridors



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The screenshot shows the Experience Eugene website with a blue header and a white background. At the top, there are three main navigation categories: BUSINESSSES, EXPERIENCE EUGENE (which is highlighted with a yellow box), and GOVERNMENT. Below these are four sub-navigation buttons: HIP HOUSING STATS, HIP PROGRESS UPDATES (also highlighted with a yellow box), BACKGROUND, and PREVIOUS COUNCIL ACTION. The HIP PROGRESS UPDATES button is the active page, displaying a list of documents: January 1, 2024 - June 30, 2024 | HIP 6 Month Progress Update #4; July 1, 2023 - December 31, 2023 | HIP 6 Month Progress Update #3; January 1, 2023 - June 30, 2023 | HIP 6 Month Progress Update #2; and July 1, 2022 - December 31, 2022 | HIP 6 Month Progress Update #1. To the left of this content is a sidebar titled "Related Housing Projects & Work" with links to Middle Housing Code Changes | HB 2001, Renter Protections Process, Affordable Housing Development Programs, Affordable Housing Trust Fund, 2023 Eugene Market Rate Rent Assessment, and 2024 Eugene Market Rate Rent Assessment. At the bottom of the page are three resource buttons: HOUSING RESOURCES, HOMELESS RESOURCES, and RENTER RESOURCES. The Eugene logo is in the bottom left corner.

**Learn More**

<https://www.eugene-or.gov/HIP>

slide 19



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**Questions?**

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