

Housing Implementation Pipeline (HIP) 2-Year Report

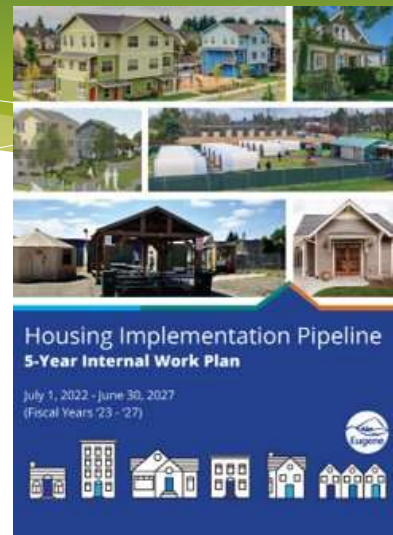
Eugene City Council Work Session
April 22, 2025



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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



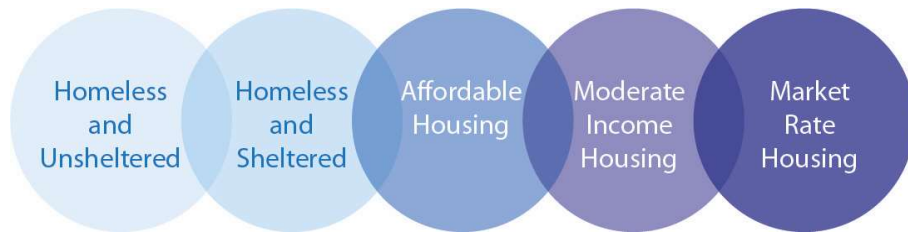
slide 2

Background

HIP Period
July 1, 2022 – June 30, 2027

Council Direction

- January 2022 – Council approved the HIP unanimously



slide 3

Background



6 Month Update Schedule



2 Year Report Schedule



slide 4

Background - What Does the HIP Do?



Guide internal work



Align with the City's
strategic priorities



Establish goals and
metrics



Clarify existing
policy/discussions



Identify tools



Set timing for
exploration of new tools



Establish a process for
measuring outcomes



Equity lens



slide 5

Key Takeaways



Housing needs exceed the resources and City capacity to reach
HIP Income Qualified Housing Goals.



Lack of adequate housing stock is a root cause of
homelessness.

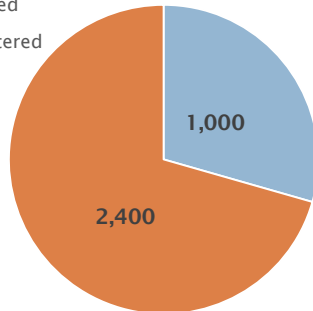


slide 6

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



slide 7

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

**\$160,000
income**

**\$73,000
income**

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

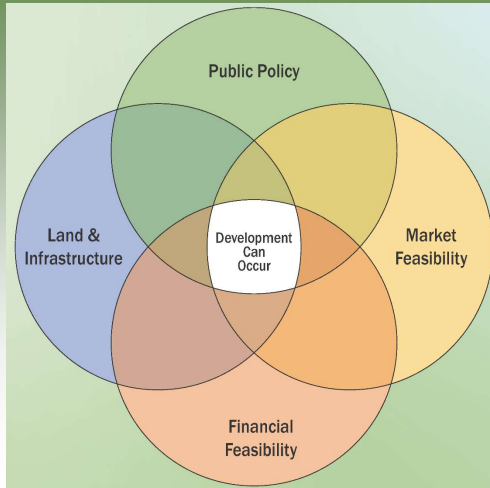


Ross Lane, preservation project



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

Goals Progress Key

○ Not yet started ● In Progress ✓ Completed ✗ Discontinued 💰 Additional Investment Needed



River Avenue Navigation Center, Equitable Social Solutions

Immediate Action: 2-Year Goals

Increase stability and safety with temporary shelter and supportive services:

- ✗ 💰 250 new Safe Sleep Site spaces. **80 new spaces**
- ✓ 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. **245 people served!**
- Develop and implement a fully coordinated response protocol.



slide 10

Income Qualified Housing

Goals Progress Key

○ Not yet started ● In Progress ✓ Completed ✗ Discontinued 💰 Additional Investment Needed

Immediate Action: 2-Year Goals



Peace Village, SquareOne Villages

56 preserved units

102 new units

70 new units

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



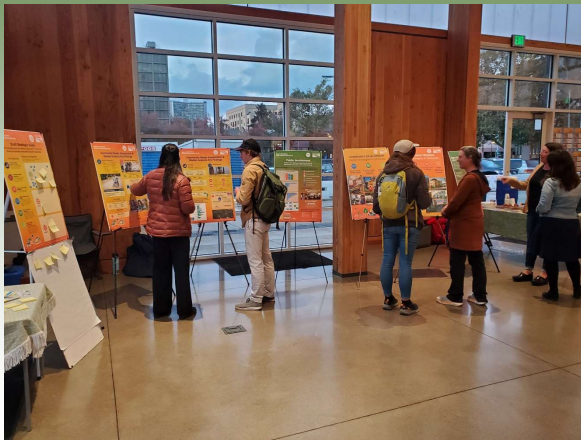
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Overall Housing

Goals Progress Key

○ Not yet started ● In Progress ✓ Completed ✗ Discontinued 💰 Additional Investment Needed

Immediate Action: 2-Year Goals



Community Engagement, Eugene/Springfield Consolidated Plan

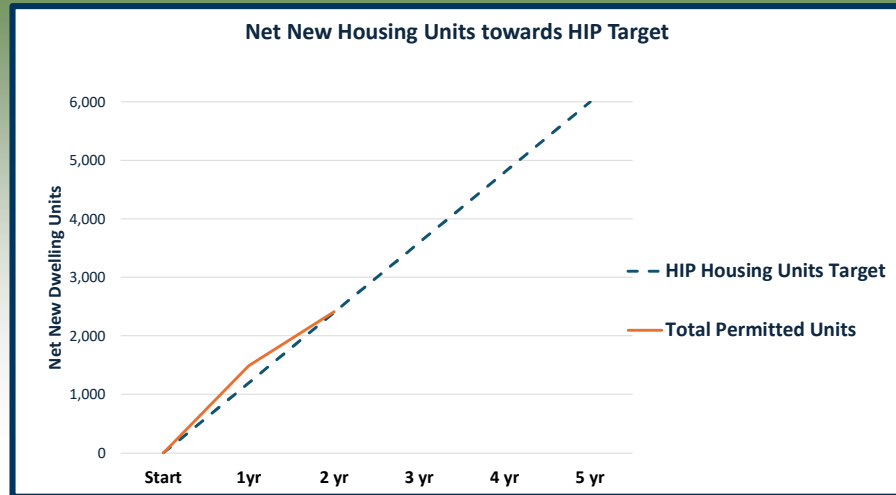
Create an Anti-Displacement Plan

💰 ○ 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.



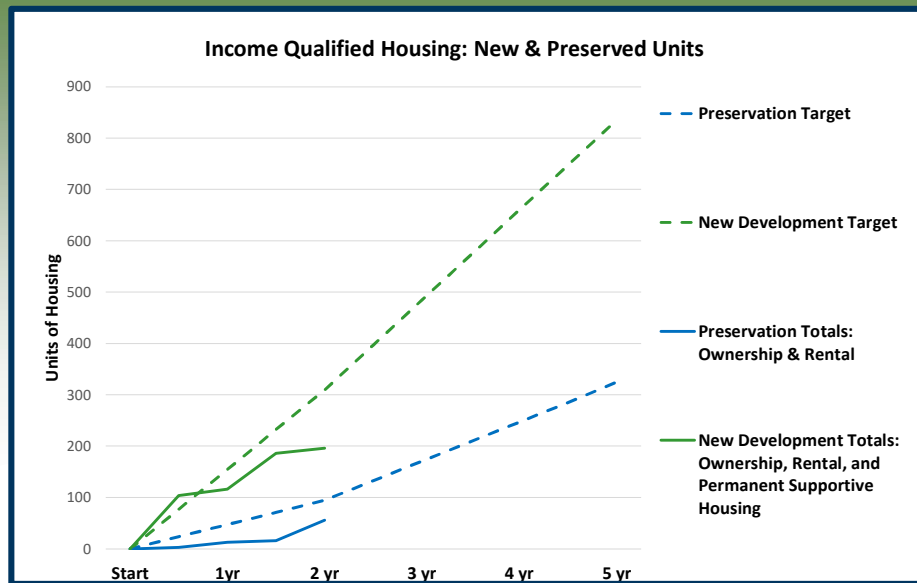
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Progress During 5-Year HIP Period FY23-FY27



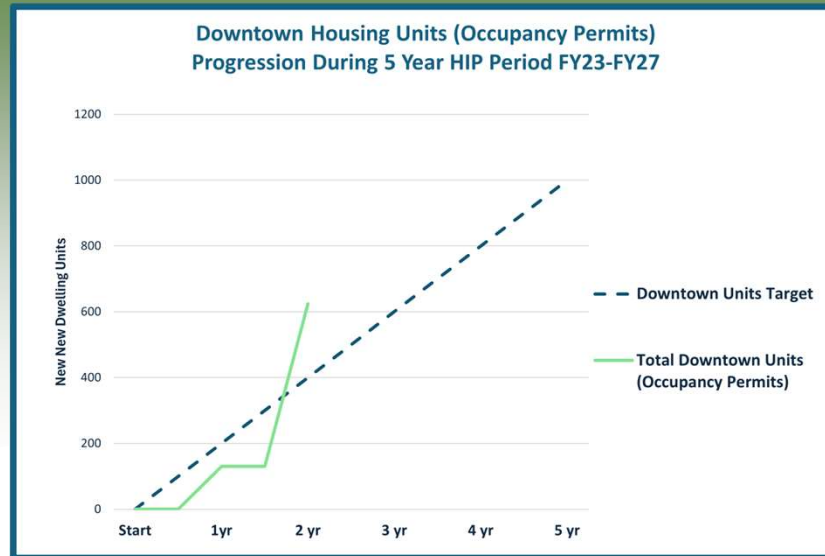
slide 13

Progress During 5-Year HIP Period FY23-FY27



slide 14

Progress During 5-Year HIP Period FY23-FY27



slide 15

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.



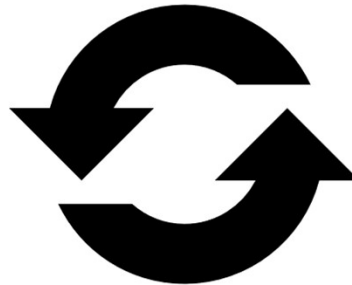
Nelson Place, income qualified home ownership

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”



slide 17

Council Support

Recent

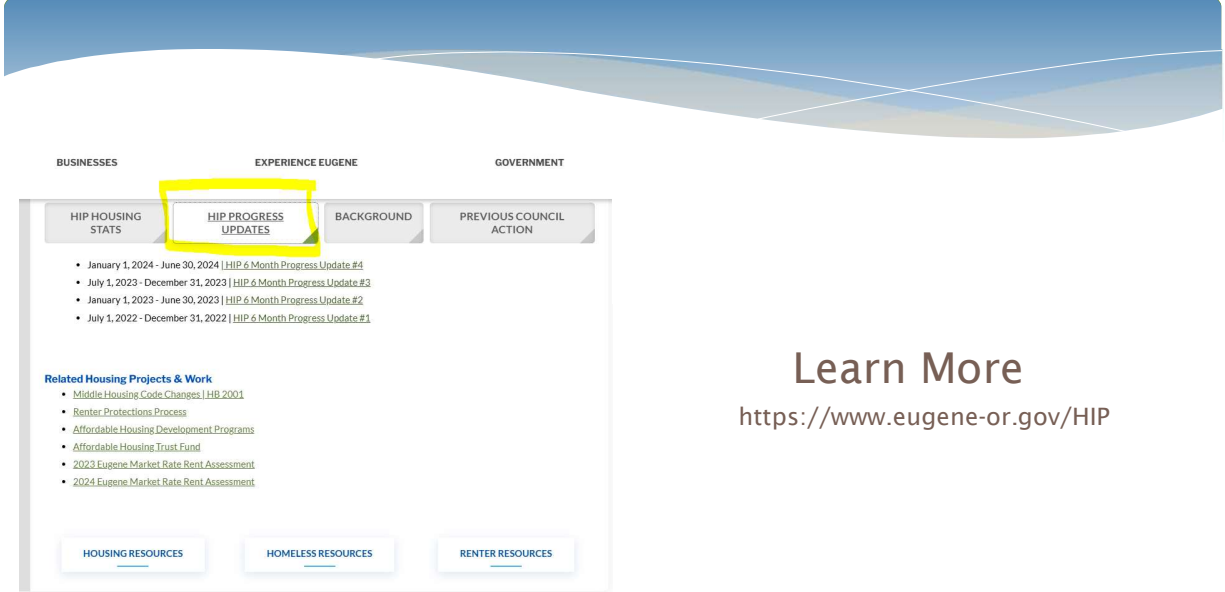
- LIRHPTE approvals
- HOME/HARP recommended awards
- Urban Renewal funds for Affordable Housing
- Ordinance sunset extensions for safe parking and safe tent sites
- MUPTC approvals x3
- N. Butterfly lot disposition & RFQ process approval

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



slide 18



The screenshot shows the Eugene Housing Initiative (HIP) website. The navigation bar includes 'BUSINESSES', 'EXPERIENCE EUGENE', and 'GOVERNMENT'. Under 'EXPERIENCE EUGENE', the 'HIP PROGRESS UPDATES' tab is highlighted with a yellow box. Below this tab, a list of updates is shown:


- 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](#)
- July 1, 2022 - December 31, 2022 | [HIP 6 Month Progress Update #1](#)

Below the updates, there is a section 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](#)
- [2024 Eugene Market Rate Rent Assessment](#)

At the bottom of the page, there are three buttons: 'HOUSING RESOURCES', 'HOMELESS RESOURCES', and 'RENTER RESOURCES'.

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

 slide 19



The slide features three photographs of modern housing developments. The first photo on the left shows a two-story house with a green lawn and a paved driveway. The middle photo shows a multi-story apartment building with large windows and a modern design. The third photo on the right shows a two-story house with a dark exterior and a covered porch.

Questions?

 slide 20