



**Date:** September 8, 2023  
**To:** Mayor Lucy Vinis and City Council  
**From:** HIP Staff  
**Subject:** Housing Implementation Pipeline (HIP) — Six-month progress update

This memorandum provides an overview of progress toward HIP goals from January 1, 2023, through June 30, 2023. The HIP prioritizes several high priority policies and programs to advance the City's goals in the areas of homelessness, income-qualified housing, and overall housing supply.

This memorandum is organized into eight parts:

- 1. Executive Summary**
- 2. Housing Continuum: Definitions**
- 3. Homelessness**
  - a. 2-year goals
  - b. 5-year goals
- 4. Income-qualified housing**
  - a. 2-year goals
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- 5. Overall housing supply**
  - a. 2-year goals
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- 6. High priority policies and programs**
- 7. Anti-displacement actions**
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## 1. EXECUTIVE SUMMARY

During the period of HIP operations detailed in this report (January 1-June 30, 2023), Governor Kotek declared a homeless state of emergency and signed an executive order to increase housing production throughout the state. The declaration underscores the critical importance of increased collaboration and a systems-thinking approach – which the city is well equipped to meet through the efforts outlined in the HIP internal work plan. The HIP continues to provide a roadmap for coordinating the City’s response to the local housing crisis, while positioning city staff to address changing housing priorities at the state level.

Efforts related to the Governor’s Emergency Declaration will be under the ALL IN Oregon umbrella term below. The ALL IN Lane County lead committee is the MAC (Multi-Agency Coordinating) group. It was created to provide strategic coordination in Lane County to advance the outcomes in the executive order. (City specific ALL IN details are in section 3.a below.)

The City of Eugene joined with Lane County, health care providers and human services agencies to coordinate the MAC plan for the following goals for Lane County:

- 741 households stabilized and no longer experience homelessness;
- 230 new, quality, low-barrier emergency shelter beds created; and
- 247 households re-housed from the street to permanent housing.

### Notable HIP milestones

- In 2023, City Council awarded Eugene Affordable Housing Trust Funds to two Permanent Supportive Housing (PSH) developments that add 94 units to the HIP pipeline and a middle-housing development that adds four ownership units to the pipeline.
- Council awarded a property on 13<sup>th</sup> Avenue along with development assistance to Homes for Good’s development Ollie Court which includes rental housing and an on-site early learning center (formerly called Naval Reserve Apartments and Early Learning Center.) The development adds 80 units to the HIP rental housing pipeline.
- The City entered into a development agreement with 1059 Willamette Investment, LLC to develop the Montgomery mixed income rental housing development on City-owned property at 1059 Willamette St. The development adds 123 units to the HIP rental housing pipeline including 66 Affordable Housing units.
- The City has approved funding for the preservation of 107 units of Affordable Housing.

The following City-supported alternative shelter and Affordable Housing projects were completed or experienced significant progress during this reporting period, January 1 to June 30, 2023:

- Chase Commons, Harlow Neighborhood, 20 shelter units for medically sensitive individuals (complete).
- Ketanji Court, Downtown, 59 rental units affordable to low-income households (complete).
- Peace Village, River Road Neighborhood, 70 homeownership units affordable to low-income households, (under construction).
- Nelson Place, Bethel Neighborhood, 40-unit mixed-income development on Royal Avenue. The development will create 31 affordable Community Land Trust (CLT) homes for low-income homebuyers. The nine market rate townhouses on the site will help finance the construction of the affordable homes (under construction).

- Polk 2.0, Whiteaker Neighborhood, 12 rental housing and permanent supportive housing single room occupancy apartments for youth entering independence from foster care and youth experiencing or at-risk of homelessness (under construction).

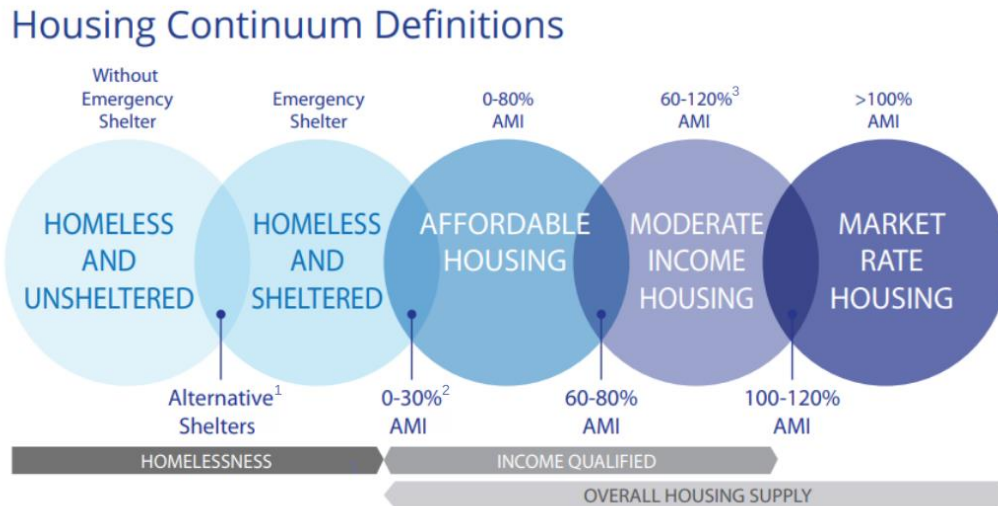
### **HIP Communications**

The HIP Communications Team, a cross-divisional group of communications specialists, meets regularly to strategize and create opportunities to share City housing updates with the public. The team distributes updates on HIP housing goals and accomplishments through press releases, newsletters, City social media channels, and the HIP webpage.

In collaboration with Metro Video, the HIP Communications team is developing a series of videos, which explain incentive programs used by the City to stimulate Affordable Housing development. The video series will be complete this fall.

## 2. HOUSING CONTINUUM: DEFINITIONS

Thinking of housing as a continuum allows us to consider programs and unit creation that meet 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 pressure from increased demand.



<sup>1</sup> Shelter options that don't meet the HUD definition of "shelter" such as Conestoga huts, pallet shelters, car camping.

<sup>2</sup> Extremely low-income, permanent supportive housing (PSH), and long-term transitional housing (6 months to 2 years)

<sup>3</sup> 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.

The continuum has five primary categories that 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 bubble to demonstrate the transition from one area of affordability to another. The following table shows the AMIs for Lane County households of one and four people as defined by US Department of Housing and Urban Development (HUD) as of June 2023.

% of Area Median Income	1 Person Household	4 Person Household
30% AMI	\$17,750	\$25,300
60% AMI	\$35,460	\$50,580
80% AMI	\$47,280	\$67,450
100% AMI	\$59,100	\$84,300
120% AMI	\$70,920	\$101,160

Within the five continuum bubbles, there are three focus areas for which the City has developed goals and policies. These areas appear in this document when discussing immediate actions and sustained impacts, which are the two- and five-year goals, respectively. The focus areas are:

- Homelessness;
- Income Qualified Housing; and
- Overall Housing Supply.

### 3. HOMELESSNESS

#### a. 2-YEAR GOALS

##### **Financially Stabilize Alternative Shelter**

In Spring 2023, the City was awarded \$2.4 million through Lane County as part of the State's "[ALL IN](#)" homelessness response. With these funds the City will support a total of 228 emergency shelter beds through January 10, 2024 by a) upgrading three Safe Sleep sites to meet emergency shelter criteria and fund operations and navigation services, and b) funding operations and navigation services at two additional emergency shelters: Opportunity Village, which is moving to the previously approved Rosa Safe Sleep site location, and a new Carry It Forward shelter across Highway 99 from the Lindholm Service Station.

Through these new funds, anticipated continuation funds from the State, and gained operational efficiencies, some Safe Sleep sites could have the funding to operate through FY25 if Council chooses to extend the Safe Sleep site ordinance beyond June 30, 2024.

The vehicle shelter at 310 Garfield does not qualify for State All In funding.<sup>1</sup> The City continues to seek outside funds to continue shelter operations, support services, and safety and sanitation response.

##### **Expand the number of Safe Sleep site spaces to a total of 500 in the first year of the HIP (FY23)<sup>2</sup>**

Development and operation of the Safe Sleep sites that Council approved prior to the start of the HIP period absorbed the City's one-time funds for new shelter of this type and resulted in 261 spaces in operation at the end of FY23. Significant new funds would be necessary to develop and operate additional Safe Sleep sites to meet the HIP 2-year goal.<sup>3</sup> The current focus is on stabilizing ongoing operating funds for the existing sites.

##### **Connect all individuals in City-sponsored shelter beds to supportive services**

All City-sponsored shelter programs receive some funding to deliver supportive services to shelter residents. The City provides funding to Rest Stops, Microsites and the Overnight Parking Program, while Lane County funded navigation and case management services at Safe Sleep sites in FY23. Funding is not at a level to enable every resident to receive services, so providers prioritize efforts based on resident interest and staff capacity. In FY24, some sites will have support services funded by the City, or All In funding; City staff are working with Lane County to determine service funding for other programs.

##### **Increase provider capacity to operate and support shelter sites**

Service providers have been unable to recruit or maintain adequate staff to fully serve the increase in shelter capacity. Staffing issues common to all workplaces in the pandemic era are magnified by the challenges inherent to this type of service work. The City communicates with Lane County and other agencies about opportunities to bring other providers into the area, such as the arrival last year of Equitable Social Solutions as a new provider to operate the River Avenue Navigation Center.

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<sup>1</sup> The property Rosa Safe Sleep site was on until 8/1/23 will be the new location for Opportunity Village, which will receive All In funds and operate under the Super Siting Ordinance (rather than the Safe Sleep site ordinance).

<sup>2</sup> The original wording for this goal was "Create 250 new Safe Sleep site spaces by the end of FY23."

<sup>3</sup> After the FY24 planned expansion at Everyone Village using state All In funds, the number of spaces needed to meet the HIP 2-year goal would be 229 spaces.

The City has also discussed with federal representatives a need to incentivize and increase the number of skilled individuals who work with the unhoused nationally.

### **Develop and deploy street outreach to unsheltered individuals**

In FY23, the City used federal pandemic-related, one-time funds for a White Bird street outreach team, which deployed in March 2022, through a contract with Lane County. Street outreach is being funded with ALL IN dollars through FY25.

## **3. HOMELESSNESS**

### **b) 5-YEAR GOALS**

#### **Participate in the implementation of an integrated regional support system of homelessness services**

The City continues to work through the intergovernmental Human Services Commission to develop a regional strategy for addressing homelessness. The County is currently evaluating the Human Services Commission and Poverty and Homelessness Board with an outside consulting agency to develop clear recommendations for reimagining the future and structures of both entities. A recommendation to the Lane Board of County Commissioners will be considered this summer or fall.

#### **Cultivate non-traditional partnerships that support people experiencing homelessness**

The City is working with local shelter operators to support workforce development efforts that link shelter residents to employment opportunities. City staff are also working with the Eugene Area Chamber of Commerce on the following initiatives:

*EcoNW Economic Study:* The Eugene Chamber commissioned EcoNW to conduct an economic study to look at the local sources and uses of funding in our regional homelessness system. The City of Eugene (along with Lane County, Homes for Good, and the City of Springfield) shared data this spring. The full report is expected later this summer. This study will provide the City with local data to inform strategy, support public education, and potentially make the case to advocate for additional dollars for our community.

*Workforce Development:* Over the past year, City staff and Councilor Semple have joined a collaborative effort with the Eugene Chamber and other cross-sector partners to develop a stronger pathway into employment for sheltered homeless individuals. The target goal is to create 75+ transitional jobs over the coming year through connecting unhoused individuals with paid training programs, engaging the private sector to create new transitional employment opportunities, and potential pilot programs. During the first half of 2023 year, FOOD for Lane County committed to transforming their warehouse training with participants solely from the sheltering organizations. The first cohort of 5-6 participants began in July 2023. An industrial sewing training is being designed, with an expected start in the late summer. Employer outreach has begun for transitional employment opportunities. Pilot programs are still under consideration but will likely have a longer timeline to create a larger community-focused clean-up or RV recycling effort.

*Cross-Sector Coalition:* City staff have joined conversations convened by the Chamber to build the foundation of a community coalition focused on collaborating across sectors on shared community goals, building a public education campaign, and potentially fundraising and advocating as a community. The core group outlining this collective effort have regularly included City staff, with a larger gathering expected in October.

*Nonprofit Capacity Building:* City leaders, in partnership with the Eugene Chamber and nonprofit partners, have begun discussions on key areas with the potential for shared support to help increase capacity for nonprofit service providers working with the homeless population. Areas of concern have included board development, human resources, finance management, and grant writing.

**4. INCOME QUALIFIED HOUSING**

a) **2-YEAR GOALS**

Table 1. *Affordable Housing two-year preservation unit goals and progress*

Type	In-Progress	Complete	Goal
Rental Units	107	0	35
Home Ownership Units	4	14	60
Totals	111	14	95

**Income-Qualified Housing: Low and Extremely Low-Income Preservation**

**Key Preservation Updates**

In May 2023, Council approved Community Development Block Grant (CDBG) funding for FY24. Funding is anticipated to support capital improvements to the Affordable Housing development Oakwood Manor. Oakwood Manor is owned and operated by St. Vincent de Paul Society of Lane County and offers 71 income-qualified rental units. The Oakwood Manor rehabilitation project is scheduled to begin in summer 2023.

The [Emergency Minor Home Repair and Accessibility Improvements Program](#) provides funding to support very low-income homeowners with critical home repair projects. Projects can include repairs to roofs, plumbing, electrical, showers, porches and sewer lines. Many households assisted reside in mobile home parks.

**Income Qualified Housing: New Affordable Housing Development**

Table 2. *Affordable Housing two-year creation unit goals and progress*

Type	In-Progress	Complete	Goal
Rental Units	156	65	200
Permanent Supportive Housing (PSH)	94	102*	50
Home Ownership	106	0	60
Totals	356	167	310

\*Includes Commons on MLK which opened prior to HIP timeframe but within TAC timeframe.

## Key Development Updates

*Ollie Court.* The former Naval Reserve site near 13th and Chambers was included in 2022 HOME RFP, and in January 2023 Council awarded the property plus \$2.2 M in HOME funds to Homes for Good for the Ollie Court development proposal, 80 units of rental housing and an on-site early learning center (formerly called Naval Reserve Apartments and Early Learning Center). The development also received almost \$800,000 in City Fee Assistance and SDC Exemptions for a total City monetary investment of more than \$3M.



*Rendering of proposed Ollie Court apartments and early learning center in the Jefferson Westside neighborhood*

In June 2023, the Oregon state legislature awarded Homes for Good \$4.9 million in state lottery bonds in partnership with EC CARES which will fund most of the construction costs for the Ollie Court Early Learning Center. Oregon Housing and Community Services also awarded the development \$11.3 million in state LIFT funds and 4% Low-Income Housing Tax Credits (LIHTC). Homes for Good plans to break ground in the summer of 2024.

In May 2023, City Council approved the use of \$1.2 million in [Affordable Housing Trust Funds](#) (AHTF) to support three low-income housing developments. Project developers applied for the AHTF through a competitive request for proposals (RFP) process. Proposals were reviewed, scored, and ranked by community members on the AHTF Advisory Committee. That recommendation was shared with the Eugene City Council, who makes final decisions for AHTF awards.

*The Coleman.* City Council awarded \$1,023,497 of AHTF and City Fee Assistance funds to Homes for Good for The Coleman, a new mixed-used three-story development in partnership with Sponsors Inc. that will provide 38 apartments and on-site support services to people with conviction histories. The land for the development, at Highway 99 and Roosevelt, was donated by Lane County and is located across the street from Sponsors' Roosevelt Crossing transitional housing community. The building will include Sponsors' Re-entry Resource Center, offices, and meeting rooms, providing services to people living on-site, as well as for clients in the community. Construction is anticipated to start in Spring of 2024 and occupancy would begin in 2025.

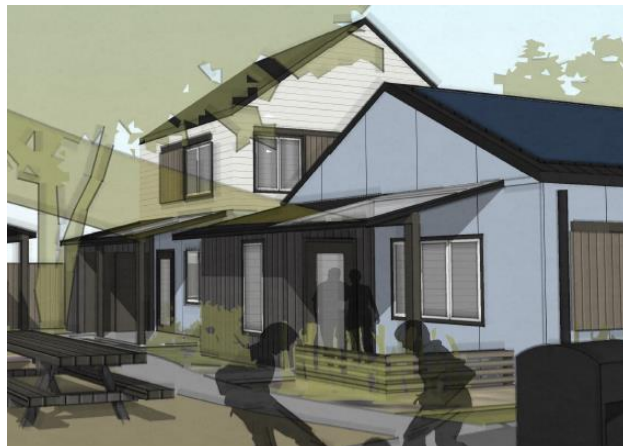




*Rendering of Bridges on Broadway in the Downtown neighborhood*

*Bridges on Broadway.* City Council awarded \$557,024 of AHTF and City Fee Assistance funds to Homes for Good for Bridges on Broadway, which will convert the four story, former Red Lion Hotel, located at 599 East Broadway in downtown Eugene, into a 56-unit Permanent Supportive Housing apartment community serving people experiencing chronic homelessness, including individuals with severe and persistent mental illness and/or substance use disorder. Residents will receive support services to help them maintain stable housing. Construction is anticipated to start in Spring of 2024 and occupancy would begin in 2025.

*Grant Street Grow Homes.* City Council awarded \$380,000 of AHTF and City Fee Assistance Funds to Cultivate Inc. for the Grant Street Grow Homes, four new homeownership homes in the Far West Neighborhood. The four new homes would be built in the backyard area of an existing home and would be available for purchase by low-income households. Three of the new homes would be one bedroom, one-bathroom homes with ability to ‘grow’ to become three-bedroom, two-bathroom homes in the future. The fourth home will be ground level and fully accessible under the Americans with Disabilities Act (ADA). Construction is expected to start in early 2024 and occupancy would occur by 2025.



*Rendering of Grant Street Grow Homes in the Far West neighborhood*

## **INCOME QUALIFIED HOUSING**

### **b) 5-YEAR GOALS**

#### **Income-Qualified Housing: Low and Extremely Low-Income Preservation**

The HIP five-year goals for preservation assistance are 175 rental units and 150 homeowner units. See Table 1 on page 6 for progress to date.

#### **Income-Qualified Housing: New Affordable Housing Development**

The HIP five-year goals for Affordable Housing development are 500 rental units, 210 permanent supportive housing units, and 125 home ownership units. See Table 2 on page 6 for progress to date.

#### **Meet the TAC goal for 263 new permanent supportive housing units**

In December 2018, the Technical Assistance Collaborative released the Lane County Homeless Services System recommendations. This report, often referred to as the TAC Report, includes a goal of 350 permanent supportive housing units for single adults in Lane County. Eugene’s portion is

75% of the total 350 unit county-wide goal, which is 263 units. Counting toward that goal prior to the HIP period is the Commons on MLK (51 units).

As Table 2 on page 6 indicates, the City has supported 196 permanent supportive housing units for single adults: The Common on MLK with 51 units, The Nel with 45 units; Polk 2.0 with 6 units; The Coleman with 38 units, and Bridges on Broadway with 56 units. Of these developments, 102 PSH units are complete, meaning they are available to be leased (Commons on MLK, The Nel, and Polk 2.0) and 94 units are in-progress (The Coleman and Bridges on Broadway).

The City also funded two projects that are not specific to single adults that were completed during the TAC timeframe: Keystone 15 units and Market District Commons 15 units. In total, the City has awarded funding to 226 PSH units since the TAC recommendations.

### **Support 129 units of mixed-income housing**

The Montgomery (1059 Willamette) will provide 66 income-qualified rental units (10 for victims of domestic violence) and 63 market rate rental units. At your [May 22, 2023, work session](#) Council approved updated terms related to the project timeline. On May 31, 2023, the project reached a key milestone when the City entered into a legal agreement with the Montgomery development team for the redevelopment of the property. The development team is now refining their design and securing financing. They intend to apply for a Multi-Unit Property Tax Exemption (MUPTE) for the project (which entails a public engagement process, a Review Panel, and Council action) later in 2023.



*Rendering of The Montgomery, mixed-income housing project approved for [1059 Willamette Street](#)*

### **Purchase two Community Development Block Grant land bank sites**

Staff continue to look for and pursue potential land acquisition opportunities. There are several factors to consider when identifying a potential site for acquisition. Appropriate sites should be near services such as public transit, grocery stores, schools, commercial areas, and parks. The sites should be appropriately zoned and be large enough to support multiple dwellings. It is important that contamination and any other environmental concerns could be cleaned up or mitigated. The City must have enough acquisition funding to purchase the site, and the seller of the property must be willing to work with the City. Sites are identified throughout the community, and the City is especially interested in areas with higher income, sometimes referred to by the State as ‘opportunity areas.’

Once a site is identified, the due diligence process includes environmental studies, research of development potential, and neighborhood outreach prior to requesting Council approval of the acquisition. Ellen Meyi-Galloway, Affordable Housing Production Manager is actively seeking these opportunities and can be contacted with questions or ideas at [EMeyi-Galloway@eugene-or.gov](mailto:EMeyi-Galloway@eugene-or.gov) or 541-682-5532.

### **Redevelop existing City owned site(s)**

*Ollie Court:* The former Naval Reserve site near 13th and Chambers was included in 2022 HOME RFP, and in January 2023 Council awarded the property to Homes for Good for the Ollie Court development (formerly called Naval Reserve Apartments and Early Learning Center) which includes 80 units and an on-site early learning center.

*34th and Hilyard:* Staff and consultants are working through the environmental review process to determine the suitability of this site for Affordable Housing development. The site has a wetland and is within the area of the FEMA proposed 100-year flood zone near Amazon Creek. Understanding mitigation is part of the current site feasibility analysis.

**Redevelop existing Urban Renewal Agency site**

The Downtown Riverfront Affordable Housing site will be included in a Council work session on urban renewal options in 2023.

**Support protected classes through innovative strategies**

The City has partnered with DevNW on a pilot Homebuyer Assistance Program for households earning up to 100% of area median income, affirmatively marketed to communities of color, using Affordable Housing Trust Fund direct assistance dollars. The goal of the program is to encourage and support homeownership and help address historic and systemic disparities that continue to limit those opportunities, especially for people of color in Eugene.

In addition, the City’s Systems Development Charge Exemption Request for Proposals now prioritizes funding for projects that exceed the minimum requirement for fully ADA accessible units, which is 5% of the units. The prioritization is based on input from the City of Eugene Equity Panel.

**5. OVERALL HOUSING SUPPLY**

**a) 2-YEAR GOALS**

**Create an anti-displacement action 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 would help support equitable housing access and benefit the health of all people in our community. Funding resources have not yet been identified to develop an anti-displacement action plan.

**5. OVERALL HOUSING SUPPLY**

**b) 5-YEAR GOALS**

**Issue permits for the construction of 6,000 housing units**

City Planning and Development staff report that in 2022 issued building permits are expected to result in 1,052 net new housing units.

Since 2020, the number of new permits issued annually decreased slightly in 2021 and 2022. The average dwellings per year between 2013-2022 was 949, surpassing the average forecast need of 755 dwellings per year. Although the number of dwelling permits fluctuates per year Eugene is on track to meet the overall forecasted need by 2032.

**Increase the amount of housing downtown by 50%**

The current projects in the pipeline will likely exceed this goal with no further intervention. Strategies for increasing downtown housing are summarized in the Downtown Housing Strategies section below.



*Looking east towards Skinner Butte at construction underway on the first parcel of the Atkins-Dame Downtown Riverfront housing development*

**Throughout the HIP period utilize the Racial Equity Lens tools**

The HIP Racial Equity and Accessibility Lens (REAL) toolkit is being used by project managers working on a variety of HIP-related policy and program exploration items. The REAL toolkit remains a work-in-progress, and the HIP Racial Equity Team meets monthly to guide the document toward ultimate completion. City specialists have helped shape the Racial Equity Geographic Information Systems Map and Dataset, which allows project managers to easily locate racial and social demographics for any location in Lane County. The beta-version of the Racial Equity GIS map can be found [here](#).

**6. HIGH PRIORITY POLICIES AND PROGRAMS**

**Affordable Housing and Multi-Unit Property Tax Exemptions**

Property tax exemptions are an important tool that the City uses to promote development of housing that serves community interest. Currently, housing developers can 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% of Area Median Income. During Council’s discussion of Downtown Urban Renewal, some Councilors indicated interest in a streamlined tax incentive program, offering a shorter tax exemption with less complex program requirements. Staff is in the process of drafting a proposed program for Council consideration.

**Middle Housing Code Amendments**

On May 24, 2022, City Council unanimously adopted Ordinance No. 20667 to allow more housing types including duplexes, triplexes, fourplexes, cottage clusters and townhouses in more places throughout the city.

The following table shows the net number of new middle housing dwellings from issued building permits in 2022,<sup>4</sup> categorized by if the permit was issued before or after the June 30, 2022 effective date of the code amendments. Note that some permits that occurred after the effective date of the code amendments were likely in progress or already received a land use approval prior to the code amendments or were not otherwise enabled by the code amendments.

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<sup>4</sup> Middle Housing permit data for 2023 is not-yet available.



Table 4: 2022 Net Number of New Middle Housing Dwellings from Issued Building Permits

	January 1 through June 29	June 30 through December 31
Rowhouse/Townhouse Dwellings	7	15
Duplex Dwellings	0	10
Triplex Dwellings	0	3
Fourplex Dwellings	0	0
Cottage Cluster Dwellings	n/a	0

The Middle Housing Code Amendments also amended the land use code to allow for Middle Housing Land Divisions, a tool to promote homeownership opportunities in middle housing developments. A Middle Housing Land Division enables the purchase/sale of a single dwelling unit within a Middle Housing development. In 2022, four Middle Housing Land Division applications were submitted.

In May, Council awarded AHTF dollars to a proposal utilizing the middle housing code to create four ownership units. The development is expected to break ground in the fall of 2023.

**Downtown Housing Strategies**

On June 12, City Council approved an ordinance amending the Downtown Urban Renewal Plan, making \$50 million dollars available for investment in housing, right-of-way improvements, and emerging projects in the Downtown core.

Specifically, the amendment makes the three project areas eligible for urban renewal funds and increased the spending limit (the amount that can be spent on the projects) by \$50 million. Council underscored that most of the funding should support the creation of new housing downtown, giving staff direction to return in the fall with incentive program proposals.

The three project areas address priorities identified by the community during the City’s public engagement regarding downtown in the fall of 2022. As part of the amendment process, Council held a public hearing on the ordinance on May 25, and the amendment was shared with the overlapping taxing districts for feedback. Lane County expressed support for the amendment and Eugene 4J School Board provided concurrence on the amendment.

This amendment to the Downtown Urban Renewal Plan specifically relies on public-private partnerships to increase housing and commercial activity, while leaving room for the Urban Renewal Agency to pursue improvements to downtown public spaces.

**City Fees and Systems Development Charge (SDC) Implementation**

*Communication:* The assessment of current SDC communication strategies is underway, beginning with the Racial Equity and Accessibility Lens (REAL) Toolkit process, including review by the HIP Racial Equity Team and community engagement to occur in FY24.

*SDC Credits and Financial Assistance:* This project is not yet underway.

*Align SDC Incentives with City Housing Goals:* Staff have reviewed the annual limits to the Compact Development Adjustments to Transportation SDCs as a means to encourage higher density

development. Public Work Engineering is seeking a date to share these findings with Council, potentially as soon as fall 2023.

### **Infrastructure Planning and Prioritization**

Public Works Engineering and Planning staff collaborated to review the major collection system expansion projects listed in the 2020 Wastewater Master Plan and looked at the number of dwelling units, commercial jobs, and industrial jobs that would result from each project. Estimates for the West 11th Avenue and Crow Road project area suggest the potential to create hundreds of jobs (both commercial and industrial) in addition to over 1,000 housing units.

The West 11<sup>th</sup> Avenue and Crow Road Wastewater Extension project is included in the 2023-2029 Capital Improvement Program, which was adopted by City Council on March 13, 2023. Engineering staff are in the process of applying the Racial Equity and Accessibility Lens (REAL) toolkit to the project and will continue this work in the coming months.

### **Transportation Demand Management**

This project, which would develop new local regulations that would apply to employers and multifamily housing, is moving forward via the Transportation Options Team within Public Works Engineering. They are working on a city-wide transportation demand management (TDM) strategy and starting mid-July a new Senior Transportation Planner will be focused on creating a plan for implementation of that strategy. The Transportation team is also working with partners to rebrand the regional transportation options program to match the statewide TDM branding. The new program will be called “Get There Eugene” and the first piece of that program, “New Movers”, will launch in September. The program is focused on people who are just moving into Eugene and provides them information and resources related to transportation options in our area.

## **7. ANTI-DISPLACEMENT ACTIONS**

### **Renter Protections**

City Council passed Ordinance No. 20670 adopting Phase I of Renter Protections on July 11, 2022. The ordinance became effective on August 13, 2022, and the associated educational information and landlord forms are available on the City’s [website](#). Following Council’s adoption of Ordinance No. 20670, a group of landlords filed a lawsuit challenging the \$10 cap on applicant screening charges included in the ordinance. On January 31, 2023, a Lane County Circuit Court judge determined that the City is preempted by state law from imposing or enforcing a \$10 cap on applicant screening charges. The City appealed the Circuit Courts decision. While the case is on appeal City staff will not enforce the \$10 cap.

Phase I of Renter Protections also expanded the eligible uses for the Rental Housing Code door fee to include costs associated with providing services to tenants and owners and managers of rental housing. Funds from the door fee will be used in fiscal year 2024 to support a tenant hotline operated by the Springfield Eugene Tenant Association (SETA), a non-profit, public service organization dedicated to renters' rights and interests.

As directed by Council on October 24, 2022, staff drafted an ordinance that includes additional Phase II renter protections. Council held a public hearing on the draft ordinance on March 13, 2023. Council discussed the draft Ordinance during work sessions held on June 21, 26, 28, and July 12, 2023 and directed the City Manager to make a set of revisions to the Ordinance. On July 24, 2023, City Council adopted an Ordinance that includes a maximum limit on security

deposits; a requirement that landlords process applications in the order received; a requirement that landlords provide tenants with relocation assistance (two months' current rent) when a landlord initiates a triggering event; required eviction reporting, and refined enforcement measures. The effective date of the Ordinance is August 25, 2023. Staff have begun the implementation process, which includes administrative orders, forms and materials for landlords and renters, an outreach and education campaign, and website updates. Implementation of Phase II is expected to be complete in the Fall of 2023.

For Phase III, staff will conduct the needed additional analysis and return with an updated roadmap for Council direction after completing work on the implementation of Phase II.

### **Anti-Displacement Action Plan**

This plan would explore policies and actions for Council consideration to promote equitable housing development and reduce the harmful impacts of involuntary displacement as Eugene continues to grow. Funding sources have not been identified for this item.

## **8. OTHER ADMINISTRATIVE ITEMS**

### **Urban Reserves**

Urban reserves are lands outside the urban growth boundary (UGB) that can be considered first if Eugene needs to expand for its growing population. In April 2023, Eugene City Council and the Lane County Board of Commissioners voted to approve the urban reserves adoption package, consistent with both the Eugene and Lane County Planning Commissions unanimous recommendations. The urban reserves adoption materials and urban reserves web map can be found on the project web page at [www.eugene-or.gov/UrbanReserves](http://www.eugene-or.gov/UrbanReserves).

### **Clear & Objective Housing Approval Criteria Update**

The City Council adopted amendments to the [Clear & Objective approval criteria](#) located in the City's land use code on November 30, 2022 ([Ord No. 20679](#)). The amendments are intended to facilitate housing production within the city and to meet state requirements for clear and objective standards for housing. The amendments became effective on January 1, 2023.

### **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, crucial chapters have yet to be drafted and adopted. The City is applying for state grant funding this year (2023) to complete the Housing and Compact Development chapters of Envision Eugene by 2025, allowing Eugene to ground its land use code and housing project work in adopted policy. These chapters will support related projects that implement new state requirements for updating Eugene's urban growth boundary analysis and Climate Friendly and Equitable Communities rules.

### **Housing Policy Board Structure and Purpose**

The intergovernmental [Housing Policy Board](#) acts as a forum for public input into the community issues related to Affordable Housing. It is available to review low-income housing issues and makes policy and other recommendations regarding Affordable Housing to Eugene and Lane County governments. 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.

Once Council is finished deliberating on Renter Protections and more information is available about implications of state and federal actions, it will be an opportunity to take stock of all Housing Policy

Board has accomplished and consider next steps in the structure of the Board and current community needs.<sup>5</sup>

### **Real Property Disposition Process**

Implementing an equitable real property disposition process for publicly owned properties is one way the public sector can help to address systemic racism and offset the racial wealth gap through real property ownership. This policy exploration is not yet underway and is dependent on the availability of additional resources.

### **Growth Monitoring and House Bill 2003**

The growth monitoring team published the first Annual Growth Monitoring Report (for reporting year 2022) on June 30, 2023. The Annual Report includes updates to key monitoring data. The 2022 Annual Report was reviewed by the Envision Eugene Technical Advisory Committee before being shared with the Planning Commission and City Council. Staff are continuing to work on developing a publicly accessible online data dashboard for key monitoring information. Additionally, in related work, to meet the deadlines and implementing rules of HB 2003- Housing Needs and Production, staff have begun analysis for the next urban growth boundary which will include a new 20-year housing needs analysis.

To learn more about the Growth Monitoring Program and to read the reports, see the [project website](#).

### **Climate Friendly and Equitable Communities Rulemaking Implementation**

The Oregon Land Conservation and Development Commission adopted the Climate-Friendly and Equitable Communities (CFEC) rules in mid-2022 to help meet the state's goal of reducing greenhouse gas emissions while also increasing housing choices



and creating more equitable outcomes for all Oregonians. Implementation in the first half of 2023 focused on reforming off-street parking requirements and preparing for a future with more electric vehicles. Staff completed public involvement on parking reform to inform future decision-making by City Council and began the formal adoption process, including a Planning Commission Public Hearing on June 27. Additionally, City staff continued work with Lane Council of Governments (LCOG) to study the most promising areas to designate as Climate-Friendly Areas. These designated areas will be planned as higher-density, mixed-use areas with plenty of housing and jobs, and where people can get around without relying on a car.

To learn more about the City's implementation of CFEC, see the project [website](#). The website will be updated as each project progresses.

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<sup>5</sup> Recent actions at the State level include the emergency orders Governor Kotek signed related to housing and homelessness on January 10, 2023. At the Federal level, recent actions include HUD's Affirmatively Furthering Fair Housing (AFFH) ruling that was released on January 19, 2023.



**Green Housing Policy**

[Climate Action Plan 2.0](#) action B3 directs City staff to research and report to City Council potential regulatory options related to advancing energy efficiency and carbon reduction through rental housing standards by end of 2023. Due to staffing challenges, this policy exploration has been rescheduled to begin in FY24.

**HIP Staffing/Implementation**

The full time HIP Analyst (Limited Duration) position oversees the implementation of the HIP. This position has been extended through June 30, 2024.

Implementation of the HIP internal work plan has engaged 45 staff members from six departments. Accountability, collaboration, and connection has been greatly increased with the HIP. One current example has been the role that an interdepartmental HIP working group has provided including analysis of mitigation strategies required by the Climate Friendly and Equitable Communities rulemaking implementation.