



Eugene City Council

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www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

January 24, 2022

5:30 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.

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**Meeting of January 24, 2022;
Her Honor Mayor Lucy Vinis Presiding**

Councilors

Claire Syrett, President

Mike Clark

Randy Groves

Jennifer Yeh

Matt Keating, Vice President

Greg Evans

Emily Semple

Alan Zelenka

5:30 p.m. CITY COUNCIL WORK SESSION

1. WORK SESSION and POSSIBLE ACTION: Housing Implementation Pipeline

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El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

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EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session and Possible Action: Housing Implementation Pipeline

Meeting Date: January 24, 2022
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 the updated 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. Council is asked to approve the HIP 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) stabilize 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 stabilize 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 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 HIP incorporates the City's existing tools and goals, and identifies opportunities to explore implementation of new tools that will enable the City to work towards achieving housing affordability.

Council reviewed a draft of the HIP on November 10, 2021 and received an update on the HIP creation work on October 13, 2021 (see the latter [Agenda Item Summary](#) for additional background information). Council discussed the HIP and downtown housing on December 13, 2021.

During November and December and building off of the extensive public engagement of the Housing Tools & Strategies (HTS) work, staff presented 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 purposes: Equity Panel, Housing Policy Board, Planning Commission, Affordable Housing Trust Fund Advisory Committee, and the two urban renewal advisory groups. While no formal action was taken by the advisory groups, they were supportive of the work.

Document Overview

The HIP is in Attachment A. 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 and contains a snapshot, as of November 2021, of forecasted expenditures from existing sources during the HIP Period across the housing continuum.
- The shelter beds and housing units pipeline is in Appendix C.
- The potential timing and use for redevelopment of City owned land for housing is in Appendix D.
- The two potential additional investment opportunities are in Appendix E (as a reminder, they are 1: City fee assistance for Affordable Housing projects, and 2: increasing downtown housing units^a).

The key changes since the November draft are based on Council and stakeholder input, including adding a goals summary page and a section on place-based solutions for transportation corridors. Additionally, the updated document has the November placeholders filled in (e.g. the statistics infographics and the glossary).

Next Steps

Today, Council is asked to take action on the HIP. A vote of approval today means that Council supports the HIP as written, but potential adjustments to this internal workplan do not need Council approval. A vote of approval today does not authorize or fund specific programs or actions. Decisions related to authorization and funding of programs will continue to be made through regular budget and other processes. The HIP includes built-in review periods whereby staff will bring updated information to Council (described below). The HIP is not a land use plan, and approval of the HIP is not a land use decision.

Following Council's final review and action, the HIP period will be July 1, 2022 to June 30, 2027. The HIP will be reviewed and updated on a two-year schedule to occur in year 3 (FY25) and year 5 (FY27). Prior to July 1, staff will work on specifics of implementation, including staffing, advance initial policy initiatives, such as renter protections and downtown housing, and continue related work, including growth monitoring, climate action and homelessness. As shown in the Appendix A timeline, many of the potential policy and program exploration will only be possible with additional resources. Those requests will happen in the applicable budget processes.

^a In December 2021, Council provided an initial investment in City Fee Assistance with ARPA funds of \$2,287,000 to: 1) enhance affordability in income qualified projects supported with other City investments, such as projects receiving HOME and Affordable Housing Trust Fund dollars; and 2) invest in other income qualified units such as projects eligible to participate in the Low-Income SDC Exemption Program. The projects that receive these funds will create units that will likely come online during the HIP period. Additional funding for projects in later years could be part of future budget conversations.

PREVIOUS COUNCIL DIRECTION

[December 13, 2021 work session](#)

Council discussed the HIP and downtown housing.

[November 10, 2021 work session](#)

Council reviewed the draft HIP.

[October 13, 2021 work session](#)

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

COUNCIL OPTIONS

1. Approve the HIP as drafted.
2. Approve a modified version of the HIP.
3. Hold another work session to discuss the HIP more.
4. Take no action.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends Council approve the HIP.

SUGGESTED MOTIONS

Move to approve the Housing Implementation Pipeline.

ATTACHMENTS

A: Housing Implementation Pipeline (HIP)

(found at: <https://www.eugene-or.gov/DocumentCenter/View/64510>)

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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