



Date: October 23, 2014  
To: Mayor and City Council  
From: Stephanie Jennings, Grants Manager  
Subject: Update on Efforts to Address Homelessness

Over the past two years, the City of Eugene along with governmental and community partners have taken a number of steps to address the needs of persons currently experiencing homelessness and to also prevent homelessness. The following memo includes summaries of: 1) ongoing services; 2) specific actions that have occurred over the past two years resulting in expanded capacity; 3) regional opportunities and actions under development; and 4) future decisions and actions to expand access to safe, affordable housing.

### **Summary of Ongoing Services**

Community partners continue to operate a range of core services to assist homeless persons and those at risk of homelessness. These services are summarized below.

- Continued Support for Social Services – Eugene committed over \$1.2 million in CDBG and General Fund dollars to the Human Services Commission to support critical social services for people in poverty. These resources are combined with other federal, state, and local sources to support a range of general and specialized social services including: 1) Community Service Centers in four locations for low-income persons; 2) three homeless access centers for singles, families, and youth; 3) hunger relief services including food box distribution and meal sites; 4) early childhood programs; and 5) cultural and linguistic access.
- Shelter Services and Rapid Rehousing – A range of emergency, transitional and rapid rehousing services are provided by Eugene Mission, ShelterCare, St. Vincent de Paul, Looking Glass, Catholic Community Services, Laurel Hill, Hosea Youth Services, and WomenSpace. A list of programs and contact information is provided in Attachment A – Housing and Shelter Services.
- Egan Warming Center – For single persons and couples without children, Egan Warming Center has offered shelter on nights when the temperature drops below 30 degrees. This service receives support through Human Services Commission (HSC) and relies heavily on a cadre of volunteers and donated spaces for overnight shelter. Egan Warming Shelter was open for 19 nights last winter and provides 5731 beds and 11,462 meals. Volunteers provided 13,802 hours of support for this service.
- Interfaith Night Shelter Program – For families with children, the Interfaith Night Shelter Program provides overnight shelter and access to a daytime service center. The program is made possible through a collaboration of over 30 faith communities and serves as many as 10 families per night throughout the school year.

- Car Camping Program - The City of Eugene's Car Camping program, run in partnership with St Vincent de Paul, currently hosts 74 people on 36 sites, both public and private. Sites are available for camping vehicles, tents and conestoga huts.
- Continued Support for Emergency Home Repair Program – Eugene continues to offer emergency assistance to very low-income homeowners and manufactured unit owners for critical electrical, plumbing, and roofing repairs. In the past year, 32 households received assistance through this program and most recipients of this assistance are at risk of homelessness.

### **Summary of Recent Actions by the City of Eugene**

Over the past two years, governmental and community partners have taken a number of specific steps to address the community's capacity to address the needs of homeless persons. Additional capacity was created to provide emergency temporary shelter for 60 people. In addition, 114 units of permanent and transitional housing were completed and 101 units are under development. Each activity is summarized below.

- Opportunity Village – In December 2012, Council took action to locate a pilot project for low-cost micro housing on City owned property. The site was developed with 29 micro housing units and common bath, kitchen and gathering spaces. The site has capacity to serve up to 35 people at any one time and has served 58 residents since its creation.
- Rest Stops – In September 2013, Council took action to create the rest stop pilot program on city-owned sites located at the intersections of Garfield & Roosevelt and Chambers & Northwest Expressway. These rest stops offer overnight shelter in conestoga huts and tents for up to 30 people and are managed by Community Supported Shelter. A third rest stop that can accommodate an additional 15 people will open by early December.
- Bothy Cottage – Sponsors completed the development of Bothy Cottage, a five bedroom group home for female ex-offenders with children, using \$281,290 in HOME funds provided by the City of Eugene. This population is at extreme risk for homelessness following incarceration due to limited employment opportunities, no recent rental history, poor credit, and no money for deposits.
- Stellar Apartments – Developed by St. Vincent de Paul with an array of local and state subsidies, Stellar Apartments adds 54 units to the affordable housing stock including 14 units set aside for persons who served in the armed forces or national guard.
- Willakenzie Crossing – Developed by Cornerstone Community Housing with an array of local and state subsidies, Willakenzie Crossing adds 56 units of affordable housing including 16 units set aside for persons with developmental disabilities.
- Bascom Village – St. Vincent de Paul and Housing and Community Services of Lane County will develop 101 units of affordable housing on the County Farm landbank site. The first phase of the project with 53 units is currently under construction. The second phase is awaiting tax credits from the State and is expected to break ground in Summer 2015.
- Lindholm Service Station – The City of Eugene granted St. Vincent de Paul almost \$190,000 to make critical improvements to the Lindholm Center Service Station to improve the Center's ability to prepare and serve hot meals.

- Looking Glass New Roads – The City of Eugene granted Looking Glass almost \$250,000 for acquisition and rehabilitation of property located at 931 West 7<sup>th</sup> to expand services for homeless youth. The property was acquired in 2010 and the rehabilitation was completed in September 2012.

### **Summary of Regional Projects and Actions under Development**

A number of regional efforts are currently underway to augment existing services. The newly formed Poverty and Homelessness Board (PHB) has provided an opportunity for many community agencies to form teams to advance new projects and programs. The PHB will hold a special meeting to discuss winter strategies in late October or early November. Other PHB efforts that are underway are described below:

- Housing First Project – Current services and housing options are quite limited for chronically homeless persons with dual diagnoses of mental health and substance abuse. A facility to serve this population, with no preconditions to occupancy, requires significant operating resources to fund the necessary services. A committee has formed under the auspices of the PHB to create a harm-reduction facility with a goal of serving 50 individuals.
- Youth in Transition Project – This program would provide shelter for up to 24 youth who are unable to remain at home or in foster care and divert youth from the criminal justice system. A committee has formed under the auspices of the PHB to create this facility.
- Veterans Homelessness – A number of entities have started to more closely coordinate efforts to address veterans homelessness. Additional grant resources awarded to St. Vincent de Paul offer a new set of opportunities for reducing homelessness among this population. A committee has formed under the auspices of the PHB to coordinate efforts.

In addition, there have been some shifts in the availability of services for homeless persons in crisis. These changes are summarized below.

- Homeless Medical Respite Program – Following the loss of funding for Royal Avenue Crisis Respite, ShelterCare has announced that the facility will be used for the Homeless Medical Respite Program. This is a partnership between ShelterCare, PeaceHealth, and Trillium to provide housing and services to recently discharged homeless persons who have experienced an acute medical crisis. The facility will serve up to 19 people at any one time for up to 30 days. The City Eugene previously provided CDBG funds for the rehabilitation of the Royal Avenue facility.
- Transition of Mental Health Crisis Intervention – Trillium and Lane County have been working to develop new strategies for helping homeless persons experiencing a mental health crisis. Additional information was shared in a presentation by Bruce Abel at the October 16<sup>th</sup> Poverty and Homelessness Board meeting. At this time Trillium is tracking data to determine the impacts of the closure of the Royal Avenue Crisis Respite facility.

The PHB meets the third Thursday of each month from 12:00 to 1:30 at the Serbu Center. Agenda and meeting materials are available at

<http://www.lanecounty.org/Departments/HHS/HSC/Pages/PovertyandHomelessnessBoard.aspx>

## Future Decisions and Actions

In coming months there are several items that will come before Council for decision and action. These items are summarized below.

- Supplemental Funding for Car Camping and Eugene Service Station – As a part of Supplemental Budget #1, Council will consider a staff proposal to provide additional one time funds to St. Vincent de Paul for an expansion of the homeless car camping program (\$50,000) and for restoration of weekend hours at the Eugene Service Station (\$75,000). The Supplemental Budget will be presented to Council on December 8, 2014.
- Eugene-Springfield 2015 Consolidated Plan – Every five years, Eugene and Springfield must adopt a plan to direct the use of federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds. These funds have been largely used to support affordable housing, human services, economic development/job creation, and improvements to low-income neighborhoods. Over the next years, staff estimates Eugene will be eligible to receive about \$9.5 million in CDBG and HOME funds. Council will hold an initial work session on this topic in late October. The Cities of Eugene and Springfield must adopt their selected goals and strategies by April 2015 and the Plan must be submitted to HUD by May 2015.
- 2015 Affordable Housing Request for Proposals – This RFP was released in July and generated a proposal from NEDCO and Looking Glass to acquire a 12 unit apartment building in the Whiteaker neighborhood. The units would provide affordable rental housing to very low income youth without parental supports. This project would need HOME funds as well as a Low-Income Tax Exemption to make it feasible. Staff anticipate coming to Council in December with a recommendation for project funding.
- Low-Income Rental Housing Property Tax Exemption (LIRHPTE) - City Council will be asked to approve a 20 year LIRHPTE tax exemption for Bascom Village Phase I. The 53-unit affordable housing development providing rental housing to individuals and families earning at or below 50% of the Area Median Income.
- Multi-Unit Property Tax Exemption (MUPTE) – Although the primary focus of MUPTE is not affordable housing, Council will be considering program revisions that have a proposed fee that would be dedicated to affordable housing or emergency shelter needs. The fee would generate a local, flexible source of funding not constrained by the regulations associated with shrinking federal resources.

Questions or comments can be directed to Stephanie Jennings, Grants Manager, at 541.682.5529 or at [stephanie.a.jennings@ci.eugene.or.us](mailto:stephanie.a.jennings@ci.eugene.or.us).

## Housing and Shelter Services

### Housing and Shelter services specifically for People with Serious Mental Illness:

Service	Location	Agency	Subpopulations	Contact
HOUSING, MENTAL HEALTH SERVICES	177 Day Island Road, Eugene, OR 97401	HACSA Shelter Plus Care		(541) 682-3755
SUPPORTED HOUSING SERVICES	2145 Centennial Plaza, Eugene, OR 97401	LAUREL HILL		(541) 485-6340
HOUSING, MENTAL HEALTH SERVICES	941 W 7th Avenue Eugene, OR 97402	LOOKING GLASS New Roads Access Center	Youth	(541) 686-4310 Main phone
HOUSING, MENTAL HEALTH SERVICES	1062 Main St Springfield, OR 97477	SHELTERCARE Brethren Housing	Serves homeless and non-homeless households	(541) 726-8125
HOUSING, MENTAL HEALTH SERVICES	2988 Oak St Eugene, OR 97405	SHELTERCARE Hawthorn Program	Serves homeless and non-homeless households	(541) 343-4070
HOUSING, MENTAL HEALTH SERVICES	995 W 7th Ave Eugene, OR 97402	SHELTERCARE Riverbend Supportive Community		(541) 302-9195
HOUSING, MENTAL HEALTH SERVICES	1062 Main Street Springfield, OR 97477	SHELTERCARE Shankle Safe Haven		(541) 302-9195

### Homeless housing programs available to the general population including People with Serious Mental Illness:

Service	Location	Agency	Subpopulations	Contact
EMERGENCY SHELTER	Physical site Varies Mailing: 456 Hwy 99N Eugene, Oregon 97402	EGAN WARMING SHELTER		(541) 689-6747
EMERGENCY SHELTER	1542 W 1st Avenue Eugene, OR 97402	EUGENE MISSION		(541) 344-3251
EMERGENCY SHELTER	834 Monroe Street Eugene, OR 97402	HOSEA YOUTH SERVICES	Drop In Center: 12-22 years old	(541) 344-5583

<b>Service</b>	<b>Location</b>	<b>Agency</b>	<b>Subpopulations</b>	<b>Contact</b>
EMERGENCY SHELTER & DAY CENTER	1995 Amazon Pkwy Eugene, OR 97405	ST. VINCENT DE PAUL – First Place Family Center	Families with children under the age of 18.	(541) 342-7728
EMERGENCY SHELTER	1577 Pearl Street Suite 400 Upstairs Eugene, OR 97401	WOMENSPACE	Available to all survivors of intimate partner violence, their children and their support people	(541) 485-8232
HOUSING, SHELTER	969 Hwy 99N Eugene, OR 97402	SHELTERCARE – Family Housing Program	Homeless adults with children under 18.	(541) 689-7156
TRANSITIONAL HOUSING	2890 Chad Drive Eugene, OR 97408	ST. VINCENT DE PAUL OF LANE COUNTY Connections Transitional Housing	Families with minor children living with them. Must be homeless and low-income.	(541) 687-5820 ext. 157
RAPID REHOUSING	(541) 686-4310 Main phone	CATHOLIC COMMUNITY SERVICES McKenzie Rapid Rehousing	Homeless adults with children under 18.	(541) 345-3628 ext. 321
RAPID REHOUSING	941 W 7th Avenue Eugene, OR 97402	LOOKING GLASS McKenzie Rapid Rehousing	Youth	(541) 686-4310
RAPID REHOUSING	969 Hwy 99N Eugene, OR 97402	SHELTERCARE Cascades	Medically fragile adults without children	(541) 689-7156
RAPID REHOUSING	969 Hwy 99N Eugene, OR 97402	SHELTERCARE McKenzie Rapid Rehousing	Homeless adults with children under 18.	(541) 689-7156
RAPID REHOUSING	969 Hwy 99N Eugene, OR 97402	SHELTERCARE – Temporary Housing for Homeless Families	Homeless adults with children under 18.	(541) 689-7156 -
RAPID REHOUSING	1995 Amazon Pkwy Eugene, OR 97405	ST. VINCENT DE PAUL First Place Family Center	Families with children under the age of 18.	(541) 342-7728
RAPID REHOUSING	450 Hwy 99, Eugene, OR 97402	ST. VINCENT DE PAUL Eugene Service Station	Homeless adults without children.	(541) 461-8688
RAPID REHOUSING	1577 Pearl Street Suite 400 Upstairs Eugene, OR 97401	WOMENSPACE Rapid Rehousing	Available to all survivors of intimate partner violence, their children and their support people	(541) 485-8232