



# Housing and Homeless Update

Eugene City Council

May 16, 2016



# HOUSING FIRST - DEFINED

As defined by the US Interagency Council on Homelessness and US Dept. of Housing and Urban Development

- ▶ An approach to quickly and successfully connect individuals and families experiencing homelessness to permanent housing
- ▶ No preconditions or barriers to entry such as sobriety, treatment, clean criminal history or service participation requirements
- ▶ Supportive services are offered to maximize housing stability



# Housing and Homeless Update


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- City of Eugene Efforts
- Regional Work
- State Legislation


- Total: 1451
- Unsheltered: 934
- Emergency Shelter: 405



**Human Services Commission**  
LANE COUNTY • EUGENE • SPRINGFIELD

*helping people • changing lives*

phone 541-682-3798 125 East 8th Ave  
fax 541-682-3760 Eugene, OR 97401



## 2016 Annual Homeless Point in Time Count

### HIGHLIGHTS

**1,451 people were counted during Lane County's 2016 Annual Point in Time Count**  
 This number includes homeless community members who were counted in a myriad of locations including the streets, under bridges, in parks, at food pantries, day access centers, schools, churches, emergency shelters, and transitional housing programs for homeless persons on January 27, 2016. Approximately 124 staff and volunteers from 32 organizations counted homeless people this year.

**Of the 1,451 people counted:**

- 405 individuals were staying in Emergency Shelter
- 112 individuals were living in Transitional Housing (up to 24 months) designated for people who are homeless
- 934 men, women, and children were without shelter
- Total 1,451 individuals**

**Highlights of the count:**

- 224 family members in homeless households with children: 129 sheltered; 95 unsheltered
- 162 homeless veterans: 52 sheltered; 110 unsheltered
- 574 chronically homeless people: 86 sheltered; 488 unsheltered
- 434 people have a mental illness
- 232 people have chronic alcohol/substance abuse issues
- 13 unaccompanied homeless youth (under 18)

**Other Factors**

- 12,167 individuals who were homeless sought social services through Lane County Human Services Division funded programs during Calendar Year (CY) 2015. 4,646 had a long-term disability and 942 were veterans.
- 949 unduplicated individuals were served at the St. Vincent de Paul Egan Warming Center during 12 nights of the winter season at 14 faith-based sites and the Lane Community College during the 2015-16 winter season.
- 2,156 homeless students attended public school in Lane County during the 2014-15 school year (Oregon Dept. of Education).
- 258 homeless youth were served at the Looking Glass New Roads Access Center, (ages 16-21) CY 2015
- 165 runaway and homeless youth stayed at Station 7 (under age 18) during CY 2015
- 2,298 people stayed at the Eugene Mission during CY 2015

**Unique to This Year's Count**

- 1.5% decrease of overall count between the 2015 and 2016 Counts. (A 31% decrease from 2011 to 2016)
- Veterans organizations made a concerted effort to count homeless veterans.
- 644 formerly homeless people live in permanent housing designated for homeless people on the night of the count.
- Law Enforcement shared locations with Count Organizers to increase the accuracy of the Count.

Report Owner: Lane County Human Services, Contact Pearl Wolfe







### "A Veteran Home for the Holidays"

Join Commissioner Pat Farr & Mayor Kitty Piercy as they help homeless families get the first/last/deposit they need to rent a "home for the holidays"



**Our Goal:**  
Help a veteran family a day get into housing

- Eligible veteran families are:
- verifiably homeless or imminently at risk of homelessness
  - at or below 60% of area median income
  - able to contribute a portion of the total required

## A Veteran a Day!

- Whom you may help:
- a veteran family making \$20 over our SSVF income eligibility
  - a veteran family looking for housing now with a Section 8 voucher
  - a young veteran couple shuttling between relatives with their 18-month old baby
- The dad or mom is working, they are approved for housing and they have saved up all but \$430 needed for move-in costs
- a medically fragile single veteran needed motel sheltering until housing option is ready

To house a homeless veteran family please contact  
Rebecca Larson









**15<sup>TH</sup> NIGHT**



# Housing Needs of Eugene Residents

- Eugene-Springfield identified as high-cost housing market
- 76% of Eugene's low-income renters have a housing cost burden. 51% have a severe housing cost burden.
- 64% of Eugene's low-income homeowners have a housing cost burden.
- Special needs populations including people experiencing homelessness, seniors and persons with disabilities, persons with drug/alcohol addictions, veterans, and children.
- Eugene has over 3500 units of affordable housing however there are lengthy wait lists for available units.
- Overall trends point to continued growth in demand for rental units.



# Creating New Affordable Housing



# Impacts of Affordable Housing Development Efforts

- Predictable and cost-effective approach to creating a pipeline for the development of housing affordable to people with incomes below 50% AMI
- Achieves dispersal of affordable housing throughout community with access to public transit and services
- Land offered with HOME, SDC waivers and tax exemptions and leverages significant state, federal, and private resources
- 2015 Consolidated Plan established goal of creating 650 affordable housing units over 5-year period.

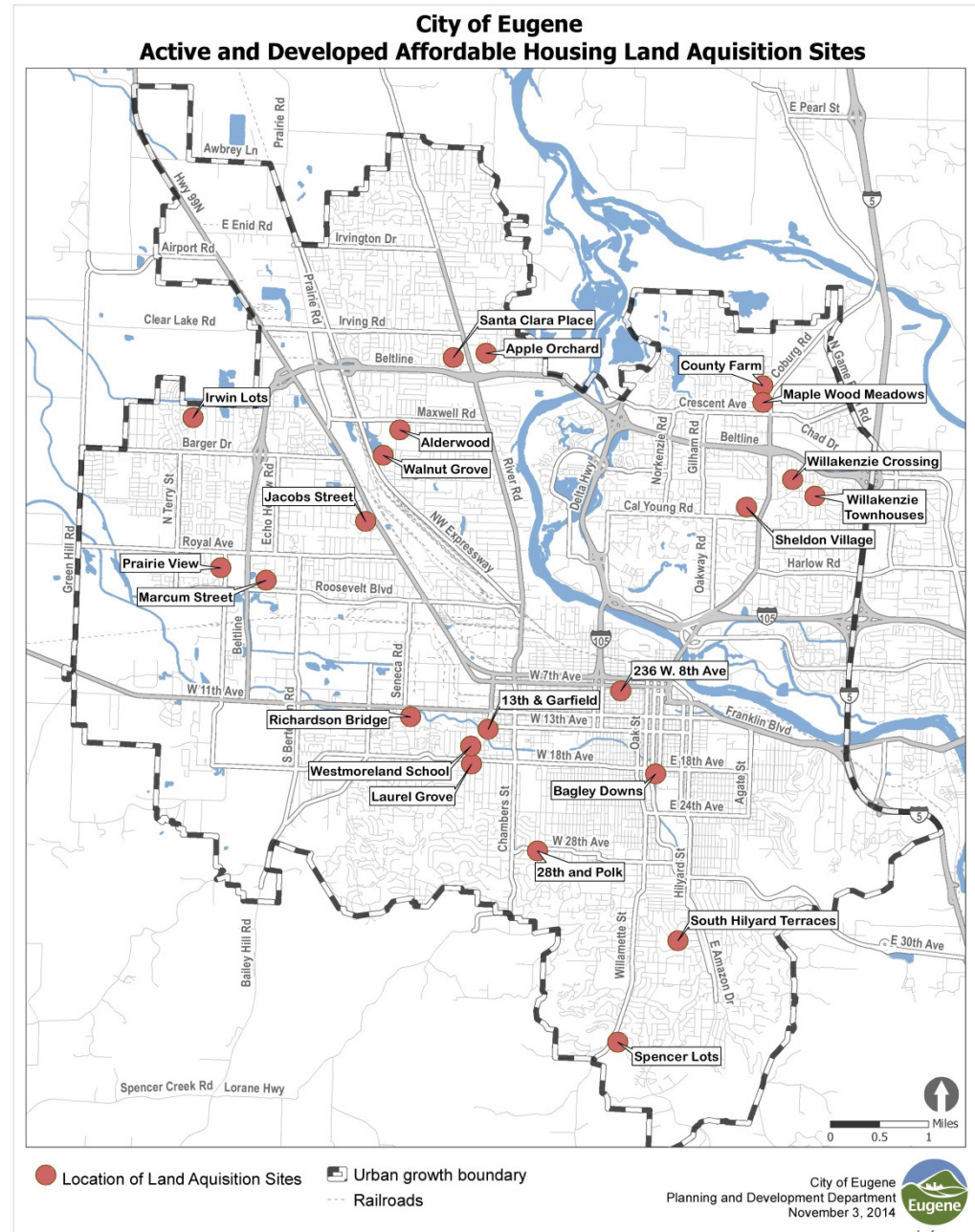
# Completed Developments

90 acres of land acquired

23 projects containing 901 units developed since 1983

48 units under development

New site just acquired on River Road



Caution: This map is based on imprecise source data, subject to change, and for general reference only.

# Recent Developments

Stellar Apartments  
SVdP

Willakenzie Crossing  
Cornerstone

Bascom Village  
SVdP / HACSA





# Rehabilitate Existing Housing





# Impacts of Rehabilitation Programs

- Increase access to safe, decent and affordable housing
- Extend life of units and reduce energy costs and consumption
- Preserve existing affordable housing developments and cost-effective and quick strategy for converting market rate units to subsidized affordable housing.
- 2015 Consolidated Plan goal - Rehabilitate 350 rental units and 150 homeowner units in Eugene over 5 years

# North Polk Apartments - NEDCO

- 12 units for youth aging out of foster care
- Partnership with Looking Glass Youth & Family Services
- Acquired with HOME, rehabilitated with CDBG, 20 year tax exemption



# Delta Court Apartments - Cornerstone

- 8 transitional housing units for homeless families with children
- Partnership with Lane County Human Services & McKenzie Transitions
- Acquired with HOME, rehabbed with CDBG, 20 year tax exemption



# Olive Plaza Apartments

- 150 rental units for seniors earning 50% AMI and below.
- Ongoing rent subsidy from HUD allows rents to be limited to 30% of resident's income.
- CDBG loan as part of large financing package to preserve project.



# Emergency Home Repair Program

- Supports very low-income residents of single family homes and manufactured homes
- Targets seniors and persons with disabilities
- Typical repairs - roof, plumbing, heat, electrical, and accessibility
- Partner with EWEB on weatherization





# Human Service Operations



# Recipients of CDBG Operating Funds

Eugene provides \$350,000 in CDBG funds per year for critical human service programs. Funded programs include:

- FOOD for Lane County – Dining Room and Food Box Distribution
- Catholic Community Services – Case Management and Food Pantry
- St. Vincent de Paul Service Station – Day Access Center for Homeless Adults
- St. Vincent de Paul First Place Family Center – Day Access Center for Homeless Families
- Relief Nursery – Therapeutic preschool for at-risk children
- WomenSpace – Support and emergency housing for victims of domestic violence



# Human Service Capital Facilities





# Impacts of Capital Facilities Program

- Preserve and expand physical capacity for human services, emergency, and transitional housing.
- Extend life of facilities and reduce energy and maintenance costs
- 2015 Consolidated Plan goal – Invest in 15 facilities in Eugene over 5 years.
- Council took action on April 25 to allocate \$1,000,838 in CDBG funds to support human service capital facility projects.

# St. Vincent de Paul Service Station

- Primary service center for homeless adults in Lane County
- Multiple CDBG capital investments made over time
- \$134,000 in CDBG funds for rehabilitation of bathrooms, showers and laundry. Work is underway.



# Preserve Existing Shelter Facilities

- ShelterCare Homeless Medical Recuperation – 19 units for homeless persons in medical recovery
- ShelterCare Housing Health & Wellness - 26 units for homeless person and with special needs
- Looking Glass Stepping Stone – housing and services for 35 youth offenders with special needs



# Expand Access to Food and Services

- Catholic Community Services Access Center – Provides food and other services to over 20,000 people per year.
- Head Start Whiteaker School – Serves 199 children daily and over 4000 meals per month. Hosts annual community Thanksgiving dinner.





# Poverty and Homelessness Board



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# PHB Strategic Plan Focus Areas

## **Increase availability and access to coordinated, supportive housing, shelter, and services.**

- Create 600 additional housing opportunities for chronically homeless people and those with special needs.
- Create additional emergency shelter and respite care for homeless individuals, youth and families with children.
- Enhance services for frequent users through integration / coordination among human service, health, and justice systems.

## **Prevent homelessness and poverty**

## **Inform and enhance public awareness related to homelessness and poverty**



# Oregon Policies, Programs, and Funding



# Statewide Actions and Opportunities

Multiple bills passed and signed during 2015 and 2016 legislative session including:

- Increased funding for Emergency Housing Account and State Homeless Assistance Program (\$1 million in new funds for Lane County).
- \$60 million in additional funding for affordable housing for families at risk of homelessness and persons with mental illness.
- Limitations on rent increases and enabling legislation for local housing incentive and funding mechanisms.

Additional housing legislation expected in 2017 session and multiple statewide working groups formed to develop concepts.









- Human Services Presentation to Budget Committee on May 18
- Poverty and Homelessness Board on May 19