

CORE AREA REPORT: HOUSING

Executive Summary

The following Housing Core Area Report provides an overall picture of the guiding plans, involved agencies and policy drivers of housing issues in the Eugene-Springfield metropolitan area.

This report is part of the Baseline Assessment of Plans (Baseline Assessment) initiated by the Lane Livability Consortium and conducted by the Community Planning Workshop at the University of Oregon. The overall purpose of the Baseline Assessment is to establish a common understanding of existing community and regional plans, identify opportunities to create stronger synergies among plans and agency efforts, and develop more efficient planning processes and methods in a time of scarce resources. The Baseline Assessment focused on four core planning areas including Economic Development, Housing, Community Health, and Transportation.

Each Core Area Report is informed by two components. First, CPW collected and reviewed regional and agency plans related to the four core planning areas. Second, a Core Area Team was formed which included the staff of agencies and organizations involved in the creation or implementation of local housing plans or affordable housing development (see Table 4 at the end of this document for a list of individuals who participated in one or more core area meetings). A summary of key themes and outcomes from the review of plans and team meetings are outlined below. These themes are unique to the housing field but explore gaps, challenges and opportunities for coordinated development and implementation of plans within the housing core area and across multiple core areas.

Understanding the Housing Field

The issue of housing is a particularly complex one given the multitude of implications for household well-being and the complexity of planning, developing, purchasing, renting, and maintaining housing. When a household rents or buys a home, they are also purchasing a set of neighborhood characteristics, access to particular schools, and proximity to jobs and other services. There are multiple physical forms for housing included single family units that are stick built or manufactured, duplexes, townhouses, and multi-family buildings. The tenure varies as any of these forms can be rented or owned. Also, there are also in-between forms such as manufactured home parks where the units are owned by the residents but the land is rented.

The development of housing is influenced by multiple actors including private developers, affordable housing developers and organizations, and local, state, and federal agencies. Planning for housing and regulation of the development is the responsibility of local jurisdictions but must be implemented in accordance with the state land use system and building codes. Most housing is developed by private for-profit developers. Federal, state, and local agencies along with private funders direct various financial resources and incentives to support the

development of affordable housing by primarily non-profit developers and public housing authorities. Additional resources for rent and homebuyer assistance come from a variety of sources and are administered by multiple agencies. The availability and conditions of capital for housing development and purchase is another important aspect of the housing field.

The planning and regulatory environment for the development of housing is strongly influenced by the Oregon Statewide Planning Goals and Guidelines established in 1973. Specifically, Statewide Planning Goal 10 requires jurisdictions within regional Urban Growth Boundaries (UGB) to meet population housing needs at prices reflective of Oregonian household budgets, allow for flexibility in housing type and location, and encourage density in housing development.¹ Consequently, local comprehensive plans, citywide refinement plans, and housing plans tied to federal funding allocations all strive to meet and exceed Goal 10 mandates.

The Metro Plan ensures local development meets the requirements of Goal 10 housing requirements. Furthermore, Envision Eugene and Springfield 2030 will provide additional refinements to satisfy Goal 10 by encouraging the development of a range of housing options, including attached and detached single-family housing, multiple family housing, manufactured homes, and affordable housing. Where possible, refinement plans encourage the development of housing options near accessible transit corridors providing links to regional economic development opportunities. Additional housing goals and policies are further reinforced through neighborhood refinement plans and other core area regional plans.

Central Lane County also has a long history in the development of affordable housing. Over the past 60 years, local jurisdictions, the Housing and Community Services Agency of Lane County, and nonprofit affordable housing organizations have taken actions to address the housing needs of low and moderate persons through a variety of programs using federal, state, and local funds. Over time, these entities have worked together to develop affordable rental and homeownership units, provide rent and homebuyer assistance, and address the overall condition of low-income neighborhoods.

These efforts are partially captured through the Eugene-Springfield Consolidated Plan and the Eugene-Springfield Fair Housing Plan. The primary purpose of the Consolidated Plan is assess the needs of low-income people and low-income neighborhoods and to set goals for the use of federal Community Development Block Grant (CDBG), Home Investment Partnership Program funds (HOME), and other funds provided by the U.S. Department of Housing and Urban Development.

Key Housing Plans:

- Metro Plan
- Envision Eugene
- Springfield 2030

¹ *Oregon Statewide Planning Goal 10 - OAR 660-015-0000(10)*, (State of Oregon).

- Eugene-Springfield Consolidated Plan 2010
- Eugene-Springfield 2010 Fair Housing Plan
- A Community Climate and Energy Action Plan for Eugene
- Housing and Community Services Agency of Lane County Strategic Plan 2011-2015
- Human Services Plan for Lane County

Agencies and Organizations Involved in Housing

- City of Eugene
- City of Springfield
- Lane County
- Lane Council of Governments (LCOG)
- Housing and Community Services Agency of Lane County
- Oregon Department of Housing and Community Services
- Oregon Department of Land Conservation and Development
- St. Vincent de Paul
- Neighborhood Economic Development Corporation (NEDCO)
- Metropolitan Affordable Housing Corporation
- ShelterCare
- Mainstream Housing, Inc.
- Sponsors, Inc.
- Habitat for Humanity

Key Themes

- Housing Core Area Participants identified numerous existing as well as desired connections to the other core areas.
- Specific housing-economic connections include the relationship between wages and person's ability to afford housing, the importance of matching the location of housing and jobs, and the challenges associated with industrial uses and housing placement.
- Specific housing-transportation connections include the relationship of household expenditures on housing and transportation, the challenges of successful corridor development, and impact of housing locations for a growing senior population which impacts transportation services for seniors.
- Participants also noted a multitude of fundamental linkages with the health field including the health impacts of housing near industrial area, impacts of housing quality and affordability on the health of community members, location of housing near healthy food sources and in walkable areas, and choices household are often forced to make between housing and health insurance and other health care costs.

Gaps and Challenges

- **Corridor planning.** Opportunities exist with corridor planning to meet the needs of the regions changing demographics and need for affordable housing. However, there is a significant financial gap between the form of

housing called for along corridors (higher density and mixed-use), the higher costs of building this product, and the limited ability of community residents to pay higher rents necessary to build such housing. Participants also raised challenges associated with noise and air quality along corridors.

- **Weak community health connections with housing.** Many supportive and emergency housing efforts link with community health goals and outcomes. However, community health and housing planners would like to start the conversation of population health prevention earlier in the housing development process.
- **Coordination among goals and desired outcomes is lacking across core area planning efforts and goals.** All core areas seek to achieve goals that may positively affect the outcomes of one another. Housing planners would like to identify mutual benefits across core areas to guide future housing planning activities while remaining informed of other core area goals and objectives. By identifying common benefits, each core area can pursue their own planning goals while acting on mutual benefits that may positively impact the goals of others.

Opportunities

- **Link mixed-use development strategies with other core area planning practices.** Housing developers would like to encourage, where appropriate, a move away from traditional land use models that promote single-family development towards more mixed-use development systems. These efforts can be better linked with transportation oriented development efforts (TOD), they may promote local economic growth, decrease demands on the transportation system and encourage positive population health outcomes. These efforts may also provide affordable housing opportunities that meet the needs of the regions changing demographics.
- **Agencies are willing to share existing demographic and housing data.** The cities of Eugene and Springfield, Lane County and local housing agencies compile volumes of demographic data for plan and grant writing purposes. These agencies are willing to share this data with other groups; however, a specific mechanism to collect the information does not currently exist. Data collection inventories are available in a separate appendix to this report.
- **Further integrate collaborative planning efforts with other core areas.** Although housing plan goals reflect the work completed by municipal and nonprofit housing efforts, housing professionals agree that the region must build opportunities to forge stronger ties with other core planning agencies. Specifically, housing stakeholders would like to develop stronger partnerships with economic development planning efforts and goals.

I. Introduction

A group of local agencies formed the Lane Livability Consortium (LLC) in 2010 to apply for and manage a Sustainable Communities Regional Planning Grant from the U.S. Department of Housing and Urban Development. The LLC provides a forum for community agencies and leaders to develop new approaches to issues of livability and sustainability in the Eugene-Springfield Metropolitan Area. These issues cross a variety of planning fields including economic development, public health, higher education, transportation, affordable housing, water and energy, infrastructure investments, and social equity.

This report is part of a Baseline Assessment of Plans commissioned by the Lane Livability Consortium and conducted by the Community Planning Workshop at the University of Oregon. The overall purpose of the Baseline Assessment of Plans is to establish a common understanding of existing community and regional plans, identify opportunities to create stronger synergies among plans and agency efforts, and develop more efficient planning processes and methods in a time of scarce resources. The Baseline Assessment focused on four core planning areas including Economic Development, Housing, Public Health, and Transportation.

The following report includes: 1) a description of the methods used to gather information from available plans and identify agency and staff perspectives; 2) identification of the major policy drivers for the housing area; 3) descriptions of the primary housing related agencies; 4) summary descriptions of the guiding housing plans; and 5) a summary of gap, challenges and opportunities for the housing core area.

Purpose and Methods

The purpose of the four Core Area Reports (Economic Development, Transportation, Housing and Public Health) is to reveal shared planning elements within each of the core areas. The reports also reveal areas to improve the linkages of regional planning components within planning policies and processes. Each core area report can be thought of as “vertical” components within the overall regional plan assessment effort because each report’s analysis focuses on the breadth of a single planning function ranging from a broad regional scale to local implementation strategies.

KEY INFORMANT INTERVIEWS

An initial step in developing the Core Area Reports was to conduct key informant interviews with agencies participating in the LLC. This step allowed CPW to develop baseline information on existing regional planning processes and current planning efforts. The key informant interviews also identified additional plans to be included in the overall analysis. Moreover, the meetings identified preliminary opportunities connecting plans and agency.

Nine meetings were conducted with ten different agencies and included a total of 49 participants. Meeting participants represented the following jurisdictions, organizations and agencies: Lane County and the cities of Eugene and Springfield, Eugene Water and Electric Board, Housing and Community Service Agency of Lane County, Lane Council of Governments, Lane Transit District, Springfield Utility

Board, St. Vincent DePaul Society of Lane County and Oregon Department of Transportation and the Oregon Regional Solutions Team.

ANALYSIS OF PLANS RELATED TO HOUSING

Following the key informant interviews, CPW developed three preliminary tools to inform the analysis of gaps and opportunities across regional planning documents and processes. These tools include (1) plan summaries that detail federal, state and local plan influencers, implementation processes, origins and relevance of data, and plan goals and objectives (Appendix B); (2) a set of timelines reflecting the creation, adoption, maintenance and lifespan of core area planning documents (Section III and Appendix B); and (3) a visual representation of core area relationships (Appendix C). Each tool informs the development of this core area report by offering CPW a means to dissect plans into logical segments and view relationships across plan goals, objectives, strategies, policies and actions.

CORE AREA TEAM MEETINGS

Third, CPW worked with LLC members to form a Housing Core Area Team (CAT) to review the plan summaries, identify relationships among plans, and discuss crossover issues. Each of the three meetings ranged in attendance from 10-20 people and consisted of LLC agency staff and additional participants from related community organizations. After reviewing the products developed from key informant interview meetings, members responded to the following three questions:

1. Do logical connections exist among the plan goals?
2. Do opportunities exist to improve connections between these existing plan goals?
3. What opportunities exist for connecting specific plan goals in one core area to plans in another core area?

The meetings focused on evaluating relationships between core area planning document goals. The meetings also informed CPW of current regional planning and collaboration efforts existing within each core area. Lastly, the CAT meetings exposed shared elements in these core areas tied to local planning documents and to improving the integration of planning policies and processes.

Fourth, CPW hosted a crossover “integration” meeting. This meeting was an opportunity for professionals from all agencies and core areas to discuss relatable crossover areas for future integration. CPW asked the group the following questions:

1. What crossover issues exist between core areas?
2. What are the greatest gaps, opportunities and challenges relevant to linking regional efforts across core areas?

Each core area met in a series of three grouped 30-minute discussions. Nearly 35 LLC stakeholders participated in the round table discussions. Members began identifying the degree to which the four core areas are connected and also

identified specific areas in which further integration may be possible. The outcomes and findings from this meeting inform this Core Area Report and generate ideas for increasing opportunities for regional collaboration.

II. Housing Policy Drivers and Influencers

The development of housing is influenced by multiple actors including private developers, lenders, affordable housing developers and organizations, and local, state, and federal agencies. Planning for housing and regulation of the development is the responsibility of local jurisdictions but must be implemented in accordance with the state land use system and building codes. Most housing is developed by private for-profit developers. Federal, state, and local agencies along with private funders direct various financial resources and incentives to support the development of affordable housing by primarily non-profit developers and public housing authorities. Additional resources for rent and homebuyer assistance come from a variety of sources and are administered by multiple agencies.

Planning and Regulatory Environment for Housing

The planning and regulatory environment for the development of housing is strongly influenced by the Oregon Statewide Planning Goals and Guidelines established in 1973. Specifically, Statewide Planning Goal 10 requires jurisdictions within regional Urban Growth Boundaries (UGB) to meet population housing needs at prices reflective of Oregonian household budgets, allow for flexibility in housing type and location, and encourage density in housing development.² Consequently, local comprehensive plans, citywide refinement plans, and housing plans tied to federal funding allocations all strive to meet and exceed Goal 10 mandates.

The Eugene-Springfield Comprehensive Plan ensures Goal 10 housing requirements are met throughout the local UGB. Additional city refinement plans allow for the development of a range of housing options including attached and detached single-family housing, multiple family housing, manufactured homes, and affordable housing. Where possible, refinement plans encourage the development of housing options near accessible transit corridors providing links to regional economic development opportunities. Furthermore, Goal 10 requires that all local housing planning efforts consider the carrying capacity of the land scheduled for development. Although housing density is encouraged, housing planners must address the economic, environmental, social and energy consequences associated with denser development.³ Additional housing goals and policies are further reinforced through neighborhood refinement plans and other core area regional plans.

Development of Affordable Housing

² *Oregon Statewide Planning Goal 10 - OAR 660-015-0000(10)*, (State of Oregon).

³ *Oregon Statewide Planning Goal 10 - OAR 660-015-0000(10)*, (State of Oregon).

Central Lane County also has a long history in the development of affordable housing. Over the past 60 years, local jurisdictions, the Housing and Community Services Agency of Lane County, and nonprofit affordable housing organizations have taken actions to address the housing needs of low and moderate persons. Typical projects combine federal, state, and local funds with a particular reliance on Federal Low Income Housing Tax Credits. These efforts are partially captured through the Eugene-Springfield Consolidated Plan. The primary purpose of the Consolidated Plan is to set goals for the use of federal Community Development Block Grant (CDBG), Home Investment Partnership Program funds (HOME), and other funds provided by the U.S. Department of Housing and Urban Development. Over time, these entities have worked together to develop affordable rental and homeownership units, provide rent and homebuyer assistance, and address the overall condition of low-income neighborhoods.

Housing Finance

The American system for financing the development and purchase of housing relies primarily on private lenders that are regulated by the State and Federal government as well as federal tax incentives in home mortgage interest deduction. For multifamily developments, satisfying lender and investor requirements are critical component for completing any project. Both for-profit and nonprofit developers must reconcile local planning and regulatory requirements with lender requirements.

Private lenders along with the Federal Housing Administration and secondary mortgage markets play a significant role in the availability of capital for single-family home purchases. In many communities, readily available mortgage capital drove both development and dramatic increases in home prices throughout the country as well the subsequent collapse of housing markets over the past 10 years.

Lane County has experienced an unprecedented number of foreclosures and short sales in recent years. Foreclosures have disproportionately impacted marginalized and lower income communities resulting in significant losses of home equity and effectively reducing demand for additional single-family development. Also, tightening of credit markets has made it more difficult for households to qualify for mortgages. There has been a spate of lawsuits and actions by the State and Federal governments taken in response to the processes used by lenders to execute foreclosures and more are forthcoming.

Fair and Equitable Access to Housing

There are federal, state and local measures in place to support equitable access to housing by persons in protected classes. As a condition of receiving federal HOME and CDBG funds, local jurisdictions must certify they will “affirmatively further fair housing” for federally protected classes. This is achieved by development and implementation of the Eugene-Springfield Fair Housing Plan. Through the Fair Housing Plan, the community identifies impediments to fair housing as well as actions to address impediments to fair housing.

The State of Oregon also has particular measures in place to regulate tenant-landlord relationships as well as the operation and closure of manufactured home parks which often serve seniors, persons with disabilities, and other members of protected classes.

Individual jurisdictions have the option of taking additional steps to support equitable access to housing. For example, the Eugene Rental Housing Code which establishes a process for tenant complaints and standards for the condition of rental units. Another measure is the Eugene Human Rights Code which prohibits discrimination in housing and other issues.

Regional housing planners also respond to concerns of equity. Local housing agencies share a concern for increasing the supply of low and moderate income housing while furthering the supply of fair housing choices.⁴ In meeting this goal, housing agencies follow federal, state and local guidelines to ensure compliance with fair housing laws, development standards, and funding mandates.

Federal

For years, investment in homeownership provided the greatest source of household wealth in the United States.⁵ However national housing costs continue to concern renters and homeowners as over one in three households pay over 30 percent of their income on housing.⁶ However, federal tools exist to assist home owners and renters afford adequate housing.

The Federal Housing Administration (FHA) supports low-downpayment loans for home buyers. These loans assist lower-income and low-wealth borrowers gain access to credit.⁷ The U.S. Department of the Treasury also makes available Low-Income Housing Tax Credits (LIHTC). LIHTCs are distributed to states who then manage their dispersal to local housing developers through a competitive process. The LIHTC program supports the development of rental housing units adding over 100,000 units nationally each year.⁸

Another federal funding source that enables regional housing development is the Community Development Block Grant program (CDBG). This program strives to ensure the availability of quality affordable housing, to provide services to the most vulnerable in our communities, and to create jobs through expansion and

⁴ Eugene-Springfield Consolidated Plan 2010, *Fair Housing Plan*, (The Cities of Eugene and Springfield, OR, 2010).

⁵ Nelson, Arthur C., Getting Ahead of the (Housing) Curve: A look at emerging housing needs and market dynamics. *Funders' Network for Smart Growth and Livable Communities*. 2006.

⁶ Nelson, Arthur C., Getting Ahead of the (Housing) Curve: A look at emerging housing needs and market dynamics. *Funders' Network for Smart Growth and Livable Communities*. 2006.

⁷ The State of the Nation's Housing 2012. The Joint Center for Housing Studies of Harvard University. 2012.

⁸ The State of the Nation's Housing 2012. The Joint Center for Housing Studies of Harvard University. 2012.

retention of businesses. Funds benefit low and moderate-income persons, eliminate conditions leading to slums and blight and meet other urgent community needs. The City of Eugene receives approximately \$1.5 million in federal CDBG funds. The City of Springfield also receives CDBG funding.

HOME Investment Partnership Program (HOME) grants are also designated to state and local governments to create affordable housing for low-income households. Elected officials from both the cities of Eugene and Springfield serve on the Intergovernmental Housing Policy Board. This board plans the use of federal funding related to affordable housing needs. The City of Eugene receives approximately \$1 million in HOME funds.

Additionally, a variety of federal regulations affect housing policy by ensuring that all members of community retain equal rights to fair housing (Table 1). The Fair Housing Act prohibits discrimination in the provision of housing based on race, color, religion, sex or national origin. It also requires that people with disabilities be allowed to modify their homes to increase accessibility. The Fair Housing Act also defines specific actions that are illegal. The City of Eugene and Springfield created their own Fair Housing Plan to certify compliance with federal standards.

Fair housing legislation first prohibited discrimination of protected classes under Title VIII of the Civil Rights Act of 1968.⁹ Both public and private housing markets must now follow federal anti-discrimination laws. Title VII, known as the Fair Housing Act, affirms that community development and housing agencies receiving federal funds will proactively pursue the development of fair housing.

Consequently, local governments receiving Department of Housing and Urban Development (HUD) funds must actively develop housing that meets the needs of low and medium-income individuals and families of all socioeconomic backgrounds. The Housing and Community Development Act of 1974 and National Affordable Housing Act authorize the use of Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) grants for the development of affordable housing.¹⁰

⁹ *Fair Housing Plan*, (The Cities of Eugene and Springfield, OR, 2010).

¹⁰ *Fair Housing Plan*, (The Cities of Eugene and Springfield, OR, 2010).

Table I. Federal Policy Drivers and Influencers

Policy Driver/ Influencer	Description
The Fair Housing Act	Title VIII of the Civil Rights Act of 1968 (Fair Housing Act), as amended, prohibits discrimination in the sale, rental, and financing of dwellings, and in other housing-related transactions. ¹¹
Community Development Block Grant (CDBG)	The Community Development Block Grant (CDBG) program provides communities with resources to address unique community development needs. The CDBG program provides annual grants on a formula basis to states and local government. ¹² CDBG funds often increase housing options for vulnerable populations.
HOME Investment Partnership Program (HOME)	HOME provides grants that communities use to fund a wide range of activities to build, buy, or rehabilitate homes. Funds can be used to develop affordable housing for rent, for homeownership or to provide direct rental assistance to low-income people. HOME’s flexibility allows communities to design and implement strategies fitting their own needs and priorities. ¹³
Low-Income Housing Tax Credit (LIHTC)	A program of the U.S. Department of the Treasury that is managed through individual states. Each year the treasury awards states a certain amount of federal income tax credits that can be allocated on a competitive basis to developers who provide low and moderate income housing. ¹⁴

¹¹ U.S. Department of Housing and Urban Development, *Fair Housing Laws and Presidential Executive Orders*, 2012, http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/FHLaws/.

¹² U.S. Department of Housing and Urban Development, *Community Development Block Grant Program - CDBG*, 2012, http://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/communitydevelopment/programs.

¹³ U.S. Department of Housing and Urban Development, *HOME Investment Partnerships Program*, 2012, <http://www.hud.gov/offices/cpd/affordablehousing/programs/home/>.

¹⁴ Nelson, Arthur C., *Getting Ahead of the (Housing) Curve: A look at emerging housing needs and market dynamics. Funders’ Network for Smart Growth and Livable Communities*. 2006.

State

A variety of state laws and administrative rules govern affordable housing development and housing affordability (Table 2). First, local housing policies and guidelines are shaped by Oregon’s land use and planning laws. Thus, the state has a regulatory role in the housing development process. Second, some federal allocations of financial support and incentives for homebuyers and developers are funneled to local communities through the Oregon Housing and Community Services department. Therefore, the state also provides incentives for new homebuyers, low- and moderate incomes families and individuals, and multifamily housing developers. Details about both of these processes are described below.

The state Department of Land Conservation and Development (DLCD) ensures oversight of Statewide Planning Goals and Guidelines. Statewide Goals 2, 10, 12 and 14 define how housing rules and guidelines will be carried out at the local level. While Goals 2, 12 and 14 focus on the housing relationship with land use, transportation and urbanization, Goal 10 focuses specifically on housing policy. In compliance with Goal 10, cities and metro regions must include a housing element in their comprehensive plans and provide a 20-year supply of buildable lands within an Urban Growth Boundary (UGB).

Goal 10 provides “for the housing needs of citizens of the state.” Goal 10 requires metropolitan areas and cities (bounded by an Urban Growth Boundary) to provide enough buildable land for housing, and to provide a supply of housing at a range of prices, rent levels, types, densities and locations. The law is meant to ensure that housing options meet the needs of all Oregon residents by providing households with a variety of housing choices.¹⁵ Not only does Goal 10 ensure that housing planning efforts meet the financial means of all Oregonians, it also requires flexibility with local housing planning processes and encourages density in housing development. These rules are carried out through refinement plans at the local level.

Goal 10 also requires jurisdictions within regional UGBs to meet population housing needs at prices reflective of Oregonian household budgets, allow for flexibility in housing type and location, and encourage density in housing development.¹⁶ Consequently, local comprehensive plans, citywide refinement plans, and housing plans tied to federal funding allocations all strive to meet and exceed Goal 10 mandates.

The Oregon Housing and Community Services (OHCS) department also provides support for households throughout Oregon’s communities. OHCS administers Oregon’s Housing Centers. These housing centers are distributed throughout the state to assist low- and moderate-income households rent and purchase affordable housing. OHCS also provides housing education classes to help potential homebuyers learn the basics about the buying process. Furthermore,

¹⁵ *Oregon Statewide Planning Goal 10 - OAR 660-015-0000(10)*, (State of Oregon).

¹⁶ *Oregon Statewide Planning Goal 10 - OAR 660-015-0000(10)*, (State of Oregon).

OHCS administers multifamily finance and resource tools through several grant and tax credit programs designed to develop affordable rental housing throughout the state.

Foreclosure counseling services are provided through OHCS in partnership with the National Foreclosure Mitigation Counseling Center program. The state's foreclosure mitigation program aims to help households budget to prevent foreclosure, reverse mortgages, and negotiate loan modifications with lenders.¹⁷ Additionally, OHCS oversees the registration of manufactured home parks throughout the state.¹⁸ The closure of manufacture homes between 2001 and 2007 has become an increasing concern for low and moderate income households as manufactured homes provide a considerable number of non-traditional affordable housing options for residents. Currently, manufactured homes provide the largest stock of unsubsidized affordable housing options in the state.¹⁹ However, nearly 2,800 Oregon households were displaced from their manufactured homes from 2001 to 2007 as manufactured home park owners sold park property to developers. Therefore, manufactured home park closures affect housing stability as one in twenty Oregon households live in a manufactured home and one in ten homes in Oregon is manufactured.²⁰ Recently, the Oregon Legislature adopted HB 2735 as a means to compensate manufactured home owners who have been displaced due to park property sales. State policy coupled with local action continues to address home displacements caused by manufactured home park sales.

Currently, DLCD and OHCS are improving collaboration across interrelated community goals through participation on Oregon's interagency Regional Solutions Team. This team is designed to address "Oregon's economic preparedness and competitiveness by enhancing the ability of individual communities and regions to effectively compete in the ever-changing global economy."²¹

¹⁷ Oregon Housing and Community Services (2012). Foreclosure Prevention Resources. http://www.oregon.gov/ohcs/Pages/SFF_Foreclosure_Prevention_Resources.aspx

¹⁸ Oregon Housing and Community Services (2012). Manufactured Communities Resource Center. http://www.oregon.gov/ohcs/Pages/MDP_Manufactured_Dwelling_Park_Services_Oregon.aspx

¹⁹ Tremoulet, Andree. 2012. Policy Responses to the Closure of Manufactured Home Parks in Oregon. Proquest.

²⁰ Tremoulet, Andree. 2012. Policy Responses to the Closure of Manufactured Home Parks in Oregon. Proquest.

²¹ Oregon Department of Energy. 2012. Regional Solutions Team. http://www.oregon.gov/energy/Pages/regional_solutions_team.aspx.

Table 2. State Policy Drivers and Influencers

Policy Driver/ Influencer	Description
Statewide Planning Goal 2: Land Use Planning	Goal 2 establishes a land use planning process and policy framework as a “basis for all decisions and actions related to the use of land and assures an adequate and factual base for such decisions.” Local governments must consider social, economic, energy and environmental needs when developing land. Subdivision development and changes in development codes and zoning must consider Goal 2. ²²
Statewide Planning Goal 10: Housing	Goal 10 states that “buildable lands for residential use shall be inventoried and plans shall encourage the availability of adequate numbers of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.” ²³
Statewide Planning Goal 12: Transportation	Housing planners consider statewide transportation goals in coordination with local and regional comprehensive plans. Goal 12 states that transportation needs be based on an inventory of local, regional and state needs. Housing planners must consider multiple modes of transportation that account for the needs of differing socioeconomic groups. ²⁴
Statewide Planning Goal 14: Urbanization	Goal 14 “provides for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.” ²⁵
HB 3337 (ORS 197.304)	In 2007, the Oregon Legislature passes HB 3337 (put into law in ORS 197.304), which required Eugene and Springfield to each adopt their own urban growth boundaries (UGBs) that contains sufficient land to meet their respective 20-year residential land needs. The cities of Eugene and Springfield are accomplishing these requirements through the creation of refinement plans (<i>Envision Eugene, Springfield 2030</i>).
HB 2735	Establishes financial assistance for manufactured homeowners who are displaced from their home in the event that the property owner decides to sell the manufactured home park.

²² Oregon Statewide Planning Goal 2 - OAR 660-015-0000(2), (State of Oregon).

²³ Oregon Statewide Planning Goal 10 - OAR 660-015-0000(10), (State of Oregon).

²⁴ Oregon Statewide Planning Goal 12 - OAR 660-015-0000(12), (State of Oregon).

²⁵ Oregon Statewide Planning Goal 14 - OAR 660-015-0000(14), (State of Oregon).

Local

Local plans are written to ensure compliance with state land use laws. Specifically, local planning documents consider Oregon's Statewide Planning Goals 2, 10, 12 and 14 to ensure compliance with state law and to ensure local housing needs are adequately met. While local governments work with their communities to guide housing planning goals, local nonprofit agencies actively address the housing needs of the community's low to moderate income and vulnerable populations.

The cities of Eugene and Springfield influence local housing development through their comprehensive plan (Metro Plan) and a number of neighborhood refinement plans. Non-profit and private developers work with local public agencies to meet the needs of multiple neighborhood plans. As directed by HB 3337, the cities are in the process of adopting refinement plans, Envision Eugene and Springfield 2030, which direct local housing policy and efforts. While these plans follow Goal 10 guidelines and borrow Metro Plan principles, each embodies a unique housing vision commensurate with the values of their jurisdiction.

Envision Eugene calls for developing multi-family housing in downtown, along key transit corridors and in commercial areas in order to use land wisely and to develop compact urban areas that are less dependent on private vehicles.²⁶ Envision Eugene also addresses the need to maintain the current character of neighborhoods and communities, while providing diverse housing options by creating transition zones between low-density neighborhoods and commercial areas.²⁷

Springfield's housing policy is based on its refinement plan, Springfield 2030. Housing goals in Springfield 2030 are to plan for growth and needed housing, foster housing choice and affordability, and encourage housing diversity and quality neighborhoods. Springfield 2030 lists various actions to implement these goals. This includes rezoning parts of Glenwood to develop it into a dense, mixed-use area, to encourage dense residential development in specific parts of the city, and to establish a small lot zoning district to support a greater diversity of the city's housing stock.²⁸

Local municipalities must also address Fair Housing mandates. For example, the City of Eugene actively pursues programs and regulations that meet and exceed the spirit of the Fair Housing Act. In 2005, Eugene adopted a Rental Housing Code to ensure that rental properties and meet minimum standards across six areas including heating, plumbing, security, smoke detection, structural integrity, and weather proofing.²⁹ The program moderates disputes and claims by enhancing

²⁶ Envision Eugene: Executive Summary. (City of Eugene Planning and Development Department). 14 March 2012. <http://www.eugene-or.gov/DocumentCenter/View/5237>

²⁷ Envision Eugene: Compact Urban Development. (City of Eugene Planning and Development Department). <http://www.eugene-or.gov/DocumentCenter/View/5241>

²⁸ Springfield 2030 Refinement Plan: Residential Land Use and Housing Element. (City of Springfield.) <http://www.ci.springfield.or.us/dsd/Planning/2030%20Project/Ordinance%206268/Ordinance%206268%20with%20Attachments.pdf>

²⁹ City of Eugene. 2012. Rental Housing Code. <http://www.eugene-or.gov/index.aspx?NID=845>.

communication between tenants and landlords before legal action is necessary. Eugene, developed an Equity and Human Rights center through the City Manager's Office to provide leadership, advocacy, and conflict resolution around equity and human rights violations; particularly those related to fair housing violations such as housing discrimination.³⁰

In addition, the Cities of Eugene and Springfield must create and adopt a 5-year Consolidated Plan and a Fair Housing Plan to receive CDBG, HOME, and other HUD grants. Housing planners refer to this plan as the Eugene-Springfield Consolidated Plan 2010-2015 (Consolidated Plan). The cities must complete one-year action plans for each fiscal year within the five-year period of the consolidated plan.³¹ The plan includes community profiles highlighting housing needs, goals, strategies, and desired outcomes. The Consolidated Plan and additional community housing plans are identified and summarized in Section III of this report.

Although each city provides policy direction in affordable housing efforts they do not actually own, operate, build or manage any housing units. Primarily, cities allocate federal, local and private funds towards housing solutions through the Intergovernmental Housing Policy Board. The City of Eugene has also "land banked" sites for future affordable housing development since 1979.

Throughout the region, the majority of affordable homes are produced and managed by nonprofit agencies. Regionally, the nonprofit sector plays a key role meeting the community's affordable housing needs. Local nonprofits also provide safe housing and shelter for vulnerable populations that may require additional care services to enhance their housing stability. Currently, the Housing and Community Services Agency (HACSA) of Lane County provides affordable rental housing options through a combination of CDBG, HOME and federal housing choice vouchers. Additionally, Saint Vincent De Paul, the Metropolitan Affordable Housing Corporation, and ShelterCare provide a continuum of housing services that meet the needs of many distinct vulnerable populations. These organizations offer affordable housing coupled employment support and wrap-around services to support individuals with a variety of disabilities.

Housing Agencies

Multiple agencies and community providers make up the region's housing field. The following agencies and Core Area Team participants play influential roles in the region's housing planning process.

³⁰ City of Eugene. 2012. Equity and Human Rights. <http://www.eugene-or.gov/index.aspx?NID=525>.

³¹ Eugene-Springfield Consolidated Plan 2010, (The Cities of Eugene and Springfield, OR, 2010).

Table 3. Housing Agencies

Agency/ Jurisdiction	Description
Lane County	The housing authority for Lane County is the Housing and Community Services Agency of Lane County (HACSA). Additionally, the county engages in planning that includes housing programs such as the Regional Housing Rehabilitation Program and the Supportive Housing Program.
City of Eugene	The City of Eugene’s primary role is to allocate funds for housing solutions. Eugene has acquired land for future low-income housing and the city has a few programs in place to help people buy homes or keep them in good repair.
City of Springfield	Springfield offers a variety of different programs to support and assist residents in finding and retaining housing. A variety of community development zones have also been created to encourage dense development. They are also one of the creators of the Eugene-Springfield Consolidated Plan and the yearly action plans that are a part of that plan.
The Housing and Community Services Agency of Lane County (HACSA)	HACSA provides safe and affordable housing to the most vulnerable people in our community including low-income families, elderly people and those with disabilities. HACSA is the housing authority for Lane County.
Metropolitan Affordable Housing Corporation	The Metropolitan Affordable Housing Corporation (MAHC) is a nonprofit community housing development organization and a community development collaborative. MAHC meets the housing needs of many diverse populations including individuals, children, families, seniors, people with disabilities and special needs, and single parents. All residents served have incomes that fall between 30 and 60 percent of the Area Median Income. ³²
Neighborhood Economic Development Corporation (NEDCO)	NEDCO is a local non-profit community development corporation that provides resources to revitalize neighborhoods, develop businesses and helps people achieve homeownership.
Oregon Department of Land Conservation and Development (DLCD)	The Oregon Department of Land Conservation and Development (DLCD) is responsible for helping “communities and citizens plan for, protect and improve the built and natural systems that provide a high quality of life. ³³ ” The DLCD partners with citizens and local governments, to promote sustainable and vibrant communities that protect the state’s natural resources. DLCD oversees local compliance with Oregon’s Statewide Goals and Guidelines. Goal 10 ensures that housing throughout the state is developed in accordance with the states land use planning goals.

³² Metropolitan Affordable Housing Corporation. 2012. Who we serve. http://www.metroaffordablehousing.org/home/mah/cpage_17/who_we_serve.html

³³ Oregon Department of Land Conservation and Development. 2012. About us. http://www.oregon.gov/LCD/Pages/about_us.aspx.

Table 3. Housing Agencies (Continued)

Agency/ Jurisdiction	Description
Oregon Housing and Community Services Department (OHCS)	<p>The Oregon Housing and Community Services Department (OHCS) is Oregon’s housing finance agency that provides financial and program support for develop and preserve access to affordable housing for low and moderate income Oregonians. OHCS also administers federal and state antipoverty, homeless and energy assistance, and community service programs.</p> <p>OHCS assists financing of single-family homes, new construction or rehabilitation of multifamily affordable housing developments, and issues grants and tax credits to promote affordable housing. Additionally, OHCS ensures that manufactured home parks meet state regulations.³⁴</p>
St. Vincent de Paul Society of Lane County (SVDP)	<p>St. Vincent de Paul Society of Lane County is the largest nonprofit human service agency in Lane County. They work to provide and develop affordable housing in the county. Over 1,000 units have been completed since 1988 and many more are in the development phase. SVDP serves low-income families as well as many other individuals in need of basic housing and human services.</p>
ShelterCare	<p>ShelterCare is a nonprofit organization that provides transitional housing, emergency shelter, and support services for families and individuals experiencing homelessness. ShelterCare runs a variety of programs that meet the needs of many vulnerable populations. Programs offer housing coupled with social services and support for employment. A homelessness prevention program provides financial support for families at risk of homelessness.³⁵</p>

³⁴ Oregon Housing and Community Services Department. 2012. About Oregon Housing and Community Services. http://www.oregon.gov/ohcs/Pages/about_us.aspx.

³⁵ ShelterCare. 2012. History. <http://www.sheltercare.org/about-us/history/>.

III. Summary of key planning documents

This section summarizes the key planning documents for housing in the Eugene-Springfield area. A brief review of the plans is included. For more detailed information about each plan, including a synopsis of plan themes, goals, actions and strategies for implementation, data inputs and public engagement processes, please see the Plan Summaries in Appendix B.

The region's housing agencies follow goals, strategies and proposed actions found in multiple national, state and local planning documents. This report includes a review of four housing planning documents (Eugene-Springfield Consolidated Plan 2010-2015, Eugene-Springfield Fair Housing Plan, Envision Eugene and Springfield 2030) and two additional visionary documents that serve as local policy influencers (Climate and Energy Action Plan for Eugene and Human Services Plan for Lane County). These plans, initiatives and strategies frame the region's development and affordable housing goals and objectives.

Two housing documents satisfy federal mandates. These include the Eugene-Springfield Consolidated Plan 2010-2015 and the Eugene-Springfield Fair Housing Plan. Both the Envision Eugene and Springfield 2030 documents support Oregon's Statewide Planning goals. The Human Services Plan of Lane County is not adopted but provides a list of priorities that guide the distribution of operating funds for human service programs that include supportive and emergency housing. The Climate and Energy Action Plan for Eugene supports a vision for climate sensitive development aimed at mitigating climate change.

Envision Eugene

Envision Eugene is a local comprehensive planning process that describes the vision for Eugene's future growth. Components of the plan act as a refinement to the existing comprehensive plan (Metro Plan). Envision Eugene will also serve as the framework for a future Eugene specific comprehensive plan that may replace the Metro Plan as the City of Eugene's guiding land use document. The plan determines the city's Urban Growth Boundary (UGB) and will guide the city's land use policy over the next 20 years. The plan ensures enough buildable lands are available for housing, economic development and other uses. The plan also outlines a housing element by specifying the city's housing development vision, goals and objectives.

Springfield 2030

Springfield 2030 is the City of Springfield's land use planning document that responds to HB 3337 and will serve as a Springfield specific refinement plan to the region's Metro Plan. The plan's housing element reviews future housing needs and determines where housing growth should take place. It provides a vision for future growth and development within the City of Springfield and ensures that enough land will be available to accommodate future population growth.

Eugene-Springfield Consolidated Plan 2010

The Eugene-Springfield Consolidated Plan 2010 (Consolidated Plan) receives updates every five-years as a prerequisite for receiving a variety of Housing and Urban Development (HUD) funds. Specifically, the plan determines the allocation process of federal Community Development Block Grant (CDBG), Home Investment Partnerships Program (HOME) funds, Housing Opportunities for Persons with Aids (HOPWA) funds, and Emergency Shelter Grant funds for the region's low-income and affordable housing, human services, economic development and homelessness needs. This plan establishes goals, and identifies housing and community development strategies to meet those needs.

Eugene-Springfield 2010 Fair Housing Plan

The Eugene-Springfield Fair Housing Plan (Fair Housing Plan; Appendix O of the Consolidated Plan) was created in 2010. The plan's upholds federal obligations to further fair housing access and development. This is a joint document created by the Cities of Eugene and Springfield. It examines laws and demographics related to population, housing and housing choice. Roadblocks affecting fair housing choice are identified and addressed.

A Community Climate and Energy Action Plan for Eugene

The Climate and Energy Action Plan was created in 2010. This plan outlines city specific goals for the reduction of greenhouse gas production and fossil fuel consumption. The plan outlines relationships between housing, building development, energy use, land use and transportation planning strategies for achieving these goals. Specifically, the plan encourages homeowner assistance for enhancing energy efficiency through housing rehabilitation loans and promotes HACSA's program to provide tenants and residents with energy efficiency incentives. Furthermore, the plan aims to maximize energy and water efficiency throughout the built environment by: (1) targeting retrofits for multifamily housing that offer high-efficiency potential; (2) reducing GHG produced from new construction; (3) implement climate change preparation strategies for residential and built environments; and, (4) develop community scale renewable energies.³⁶

Housing and Community Services Agency of Lane County Strategic Plan 2011-2015

This strategic plan outlines four goals based on input from HACSA's board, employees, residents, community partners and stakeholders. The four goals of the plan include: (1) increasing the number of affordable housing units available to Lane County residents by 300 in 2015; (2) obtain significant program funding from new sources; (3) increase organizational performance; and, (4) increase the self-sufficiency of HACSA residents.³⁷

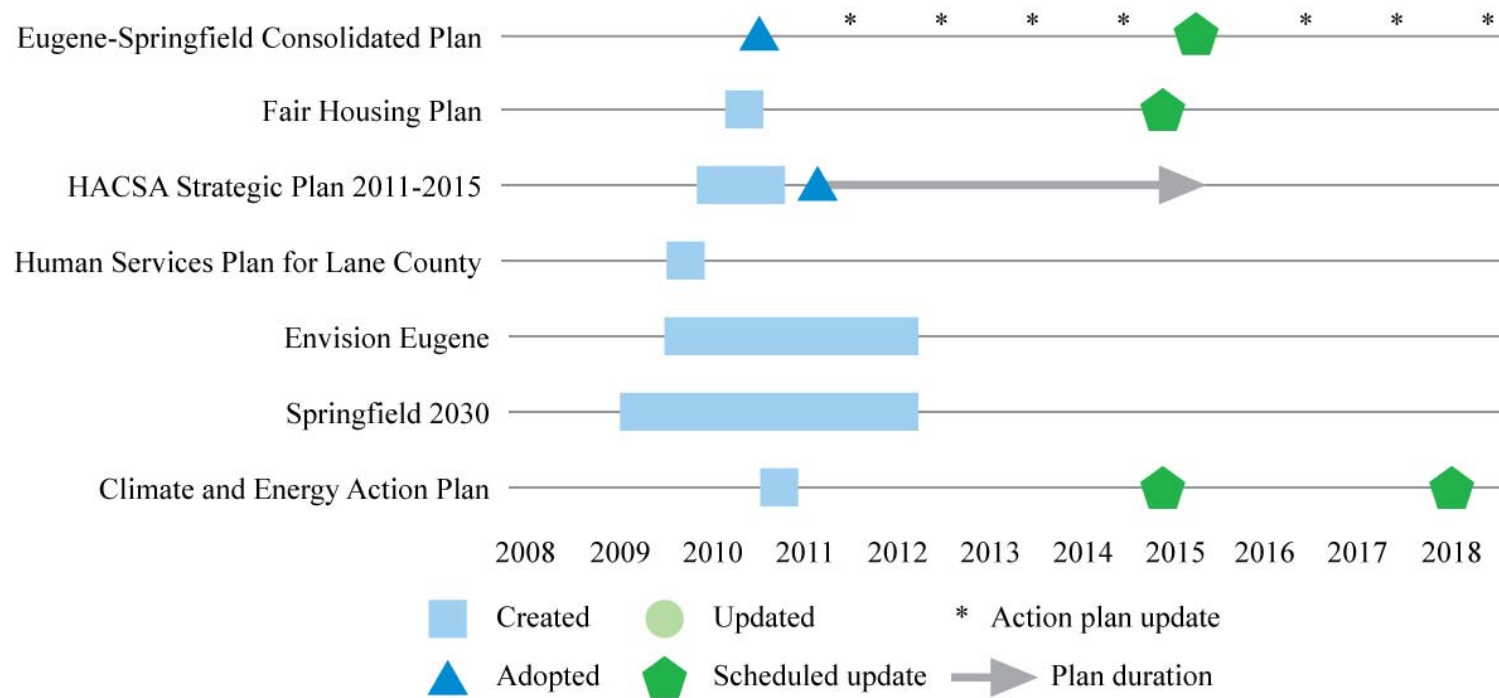
³⁶ A Community Climate and Energy Action Plan for Eugene. 2010. <http://www.eugene-or.gov/DocumentCenter/Home/View/565> (September 2010).

³⁷ Housing and Community Services Agency of Lane County Strategic Plan 2011-2015. (2010). http://www.hacsa.org/sites/default/files/fileattachments/strategic_plan_2012s.pdf.

Human Services Plan of Lane County

The Human Services Plan of Lane County is a long-range blueprint for human services with the goal of building a healthy more prosperous community. The plan is a strategic policy guide for the Human Services Commission (HSC) decision-making process. The HSC is a partnership of local public and private organizations funded by Lane County and the cities of Eugene and Springfield. Priorities identified in the plan guide the distribution of operating funds for human service programs and supportive and emergency housing needs.

Timeline of Regional Planning Documents



IV. Findings: Assessment of CAT Meetings and Process

Access to safe, quality and affordable housing anchors the health of a community. Subsequently, a wide breadth of housing planning and development efforts connect across all core areas. For example, regional population health outcomes are linked to housing quality, location and access. Furthermore, the location of a home determines a household's access to work, school and recreation. Lastly, economic elements determine housing availability, affordability and quality. Together, links between housing elements and other core areas help determine the livability of the region's communities.

The Core Area Team (CAT) meetings established a baseline for CPW and Lane Livability to further understand the working relationships between Housing and the other core areas. During the process, CPW asked CAT meeting participants identified housing plans are most frequently used, and whether goals within each plan accurately reflected agency work. CPW's findings identify overarching themes and initial gaps, challenges and opportunities for connecting with other core areas.

The findings are organized around topical areas that emerged from the meetings and interviews and are categorized as follows:

1. Overarching themes
2. Planning process
3. Data
4. Plan content

The discussion within each of these topical areas provides an overview of the topical area, and then describes opportunities, gaps, and challenges.

Overarching Themes

Generally, goals among housing plans are consistent and complementary and reflect the work completed by municipal and nonprofit housing efforts. However, housing planners agree that the region must build opportunities to forge stronger ties with all other core planning agencies.

- Housing Core Area Participants identified numerous existing as well as desired connections to the other core areas.
- Specific housing-economic connections include the relationship between wages and person's ability to afford housing, the importance of matching the location of housing and jobs, and the challenges associated with industrial uses and housing placement.
- Specific housing-transportation connections include the relationship of household expenditures on housing and transportation, the challenges of successful corridor development, and impact of housing locations for a growing senior population which impacts transportation services for seniors.
- Participants also noted a multitude of fundamental linkages with the health field including the health impacts of housing near industrial area, impacts

of housing quality and affordability on the health of community members, location of housing near healthy food sources and in walkable areas, and choices household are often forced to make between housing and health insurance and other health care costs.

GAPS

- **Greater coordination with infrastructure planning is desired.** The development of infrastructure guides the location and density of housing development. Housing planners acknowledge the need to be engaged in infrastructure planning decisions.
- **Weak community health connections with housing.** Many supportive and emergency housing efforts link with community health goals and outcomes. However, community health and housing planners would like to start the conversation of population health prevention earlier in the housing development process.
- **Coordination among goals and desired outcomes is lacking across core area planning efforts and goals.** All core areas seek to achieve goals that may positively affect the outcomes of one another. Housing planners would like to identify mutual benefits across core areas to guide future housing planning activities while remaining informed of other core area goals and objectives. By identifying common benefits, each core area can pursue their own planning goals while acting on mutual benefits that may positively impact the goals of others.
- **The available financial tools are not linked with planning goals.** Members expressed a desire to educate the private sector on current housing planning and development practices. Both cities express a desire to increase housing opportunities in their downtowns, among other areas; however, the financial tools available from lenders are not supportive of this desired development pattern. It is important to educate private lenders and local businesses on the economic development potential that increased density and active transportation can provide.

For example, new transit oriented development practices challenge traditional development practices by requiring less parking. This concerns lenders who indirectly associate parking availability with project performance.

CHALLENGES

- **Changing demographic trends.** Participants seek to address housing needs among the changing demographics in the community. Specifically, growth in senior populations may require new or additional housing options for seniors living on fixed incomes. Planners must provide for these changing needs while meeting regional efforts to increase housing density and affordability. Access to health care services for the aging population is an additional challenge that involves housing and public health core areas.

- **Housing affordability.** The demand for affordable housing is greater than the regional supply. The resulting shortfall leads some area residents to make difficult monetary trade-off decisions when prioritizing the purchase of groceries, medicine, or other goods. As a result, these decisions can lead to or exacerbate negative health outcomes. It is also important to provide safe and sanitary living conditions within existing affordable housing units in order to decrease negative health outcomes.
- **Corridor planning.** Opportunities exist with corridor planning to meet the needs of the regions changing demographics and need for affordable housing. However, there is a significant financial gap between the form of housing called for along corridors (higher density and mixed-use), the higher costs of building this product, and the limited ability of community residents to pay higher rents necessary to build such housing. Participants also raised challenges associated with noise and air quality along corridors.

OPPORTUNITIES

- **Continue to link downtown housing development with economic development activities.** Downtown redevelopment opportunities are essential to creating vibrant compact communities. Eugene and Springfield currently provide linkages that connect housing development with economic development in their respective downtowns. Continuing to promote this development pattern is observed as a key opportunity.
- **Link mixed-use development strategies with other core area planning practices.** Housing developers would like to encourage, where appropriate, a move away from traditional land use models that promote single-family development towards more mixed-use development systems. These efforts can be better linked with transportation oriented development efforts (TOD), they may promote local economic growth, decrease demands on the transportation system and encourage positive population health outcomes. These efforts may also provide affordable housing opportunities that meet the needs of the regions changing demographics.

Planning Process

Housing planning processes draw specific connections with economic development, transportation and community health fields. Additionally, land use elements play a key role in housing development decisions as the region's Urban Growth Boundary defines the extent of buildable residential land. Connections across these planning areas vary in strength and extent but are important to identify.

GAPS

- **Connections between regional land use planning efforts.** Knowledge of the pattern of land use and the extent of land supply is essential for successful housing development. Housing groups expressed concern regarding the future coordination of regional planning with the

implementation of HB 3337 and the creation of separate UGBs. Continued outreach and communication with the development community is essential as these processes continue.

CHALLENGES

- **Development code flexibility.** Housing developers discussed how the development code was not flexible enough to support mixed-use and compact development where opportunities exist. Code revisions aimed at increasing code flexibility may allow the region to adapt to changing market preferences without limiting development opportunities.

OPPORTUNITIES

- **Further incorporate mixed-use and mixed-income development alternatives into planning processes and decisions.** Housing professionals agree on the importance of moving away from traditional land use models that promote single-family development. Members favor providing more mixed-use areas where appropriate. In addition to providing goods and services near housing, mixed-use areas offer local economic benefits by creating a market near goods and services.
- **Improve planning processes with economic development partners.** Strong links exist between wages, financial stability, job growth and a person's ability to afford quality housing. Increased communication with economic development partners may strengthen these connections.
- **Improve the health of the community through housing options.** It is important to continue to provide housing opportunities that have convenient access to healthy foods, access to public services and spaces, and transportation options to employment areas. Improving the quality, affordability and spatial location of housing is perceived to have positive health outcomes.

Data

The Consolidated Plan requires the compilation of many data resources. The primary data sets used in the Consolidated Plan explore regional demographic and socioeconomic trends. Additionally, the plan records a housing and community needs assessment based on existing facilities, infrastructure and market characteristics. Every five years, an exhaustive effort is made to collect these trends and measure programmatic impacts. However, few agencies outside of the housing sphere know such a complete collection of population and community development data exists.

The housing CAT recognizes the need to share Consolidated Plan and other housing data with the other core areas. Reciprocally, the housing CAT desires to know what other relevant data exists from other core area planning documents. Efforts to improve data analysis across core areas can expose gaps in service delivery, measure program outcomes and leverage future funding capacities.

GAPS

- **Housing options and the social determinates of health.** Social determinates and housing quality, affordability and location directly impact health outcomes. Local public health planners are interested in how these affect community health. For example: St. Vincent De Paul and HACSA have worked with Lane County Public Health and prohibited smoking in certain developments. Local studies have not been conducted to determine how this action could be measured to determine its affect upon future health outcomes.

CHALLENGES

- **Resources for data collection and analysis.** Staff resources and funding are limited. Additional efforts looking to explore links between housing development and health outcomes will require additional staff time, collaboration and coordination and expertise.

OPPORTUNITIES

- **Agencies are willing to share existing demographic and housing data.** The cities of Eugene and Springfield, Lane County and local housing agencies compile volumes of demographic data for plan and grant writing purposes. These agencies are willing to share this data with other groups; however, a specific mechanism to collect the information does not currently exist. Data collection inventories are available in a separate appendix to this report.
- **Review housing outcomes in relation to other core areas.** A review of data linking housing sighting (proximity to pollutants), corridor planning, walkability and transit access could identify areas to improve planning efforts with the economic development, community health, and transportation areas.

Plan Content

Overall, the housing field draws connections to all other core areas. Housing goals are followed consistently and complementary across agencies. The work being completed by housing agencies is representative of the goals supported in housing planning documents. However, increased interagency communication offers opportunities to enhance collaboration across core areas.

GAPS

- **Link housing planning efforts with economic development plan goals,** Downtown redevelopment opportunities create vibrant, compact developments in downtown areas. Locating housing downtown is an opportunity to link housing with economic development. There is room to explore linkages between the region's housing and economic development plan goals.
- **Benefits of housing density are not thoroughly explored.** Housing density shares direct linkages with transportation system planning. As density increases, there is more demand for transportation infrastructure.

Additionally, denser housing development improves the efficiency of public transportation systems because of the potential to increase public transit ridership.

Furthermore, as density increases, the cost of paving and maintaining roads, as well as improving transit service, decreases (on a per unit basis). As such, denser developments correlate with decreased household financial burden, and increased financial efficiency of transportation infrastructures.

CHALLENGES

- **Housing foreclosures.** Housing foreclosures are increasing in this region. Housing CAT members suggest that future housing planning efforts consider how to reduce foreclosure rates.
- **Providing workforce housing.** Affordable housing is largely developed through nonprofit providers. Addressing barriers to encourage private sector involvement affordable housing development may increase the supply of available workforce housing.

OPPORTUNITIES

- **Further integrate collaborative planning efforts with other core areas.** Although housing plan goals reflect the work completed by municipal and nonprofit housing efforts, housing professionals agree that the region must build opportunities to forge stronger ties with other core planning agencies. Specifically, housing stakeholders would like to develop stronger partnerships with economic development planning efforts and goals.
- **Create additional opportunities for businesses to locate within neighborhoods (i.e. 20-minute neighborhood).** More opportunities to support walkable and transit supportive neighborhoods are needed to increase livability. Mixes of office and retail opportunities located in neighborhoods improve residential connectivity to goods and services and benefits the local economy.
- **Include neighborhood walkability and connectivity in future housing plans.** Walkable neighborhoods, and transit-oriented development, improve residential connectivity to goods and services and benefit the local economy. Mixed-use developments also seek to locate residents near jobs, businesses, shopping, schools, and parks and recreation.

Table 4. Individuals Involved in Core Area Team Meetings

Name	Agency
Gordon Anslow	Anslow & DeGeneault
Larry Abel	Housing and Community Services Agency of Lane County (HACSA)
Megan Banks	Lane Council of Governments (LCOG)
Barb Bellamy	Eugene School District 4J
Karen Clearwater	Oregon Housing and Community Service (OHCS)
Nora Cronin	St. Vincent de Paul Society of Lane County
Felicity Fahy	Eugene Water and Electric Board (EWEB)
Elena Fracchia	United Way
Terri Harding	City of Eugene
Betsy Hunter	Housing and Community Services Agency of Lane County (HACSA)
Kevin Ko	City of Springfield
Molly Markarian	City of Springfield
Terry Parker	Lane Transit District (LTD)
Cosette Rees	Lane Transit District (LTD)
Mark Rust	Lane County
Claire Seguin	Neighborhood Economic Development Corporation (NEDCO)
Anne Williams	St. Vincent de Paul Society of Lane County