



AGENDA COVER MEMORANDUM

Memorandum Date: September 25, 2024

Meeting Date: October 14, 2025

TO: Lane County Board of Commissioners

PRESENTED BY: James Ewell, Homelessness and Community Action Manager
Shawn Murphy, Chair of the Poverty and Homelessness Board
Matthias Smith, Co-Vice Chair of the Poverty and Homelessness Board

AGENDA ITEM TITLE: Human Services Division Homeless Response System Presentation

I. MOTION

Presentation only, no motion is considered.

II. AGENDA ITEM SUMMARY

Human Services Division Homelessness and Community Action Manager will update on topics including Response System Presentation.

The team will present on Fiscal Year 2023 Performance Measure Outcomes, Poverty & Homelessness Board Strategic Plan overview, Navigation Center update, Diversion, and Coordinated Entry.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

At the February 9, 2021 Board of County Commissioner meeting, a request was made to have a standing agenda item that would provide updates on the progress, partnerships and solutions related to Lane County's shelter and housing work.

Recent updates were provided at the Board of County Commissioners Meeting on June 10, 2025. The board heard from the Human Service Division on funding for homelessness and Community Action programs in the new fiscal year, the results of the annual Point In Time count, most recent All In outcomes data, last 4 years of data from the MLK Commons Permanent Supportive Housing program, and

partnership between Lane County and Homes for Good on the Lazy Days project.

B. Policy Issues

N/A, Presentation only.

C. Board Goals

The Lane County Strategic Plan calls for addressing the community's need for affordable housing and addressing homelessness. Specifically, it calls for increasing housing options for residents to reduce the incidence of homelessness and increase affordability. Specific strategies include: convening, sponsoring, and implementing a collaborative multi-jurisdictional affordable housing action plan; identifying and implementing programs for supportive housing, short-term transitional housing, and long-term and permanent solutions to address homelessness; increasing access to prevention and treatment services and developing programs; and for developing policy focused on behavioral health, community health, and youth.

D. Financial and/or Resource Considerations

Lane County will need to continue to identify, fund, facilitate resource development for grants and advocate for resources to continue to fund shelter and supportive housing development, operations and services.

E. Health Implications

Poor health can contribute to being homeless, and being homeless can lead to poor health. Limited access to health care can make it worse. That is why the health of people experiencing homelessness is worse than that of the general population. Common health problems include:

- Problems caused by being outdoors
- Bronchitis and pneumonia
- Wound and skin infections
- Mental health problems
- Substance abuse problems

Many people experiencing homelessness are survivors of domestic violence or sexual abuse. Children experiencing homelessness have high rates of emotional and behavioral problems, often from having witnessed abuse, neglect and the trauma of experiencing homelessness.

For many, the daily struggle for food, shelter, clothing, and safety is increasingly traumatic and unstable. This reality in turn, exacerbates disease, complicates treatment, and drives high mortality rates among those who are unhoused.

F. Analysis

James Ewell, Homelessness and Community Action Manager, will provide an update on the efforts taken by the Navigation Center to address community concerns that were discussed at the July 8th Board of County Commissioners work

session. James Ewell will also provide an update on progress made towards filling units at the Lazy Days project in Blue River. James Ewell will also share data for Permanent Supported Housing programs related to system re-entry rates after enrollment, damage costs and the move-on process.

Shawn Murphy and Mattias Smith, Chairs of the Poverty and Homelessness Board will provide a presentation on the Poverty and Homelessness Board's 2025-2030 Strategic Plan and will seek the Board of County Commissioners input.

IV. **Alternatives/Options**

N/A, presentation only.

V. **RECOMMENDATION**

N/A, presentation only.

VI. **ATTACHMENTS**

Presentation Slides will be submitted by 12 noon on the Thursday before the presentation.

Human Service Division Homeless Response System Updates

October 15th, 2025



POVERTY AND
HOMELESSNESS BOARD
STRATEGIC PLAN



LAZY DAYS



NAVIGATION CENTER



PERMANENT SUPPORTIVE
HOUSING DATA



Lane County Human Services

Kate Budd, Human Services Division Manager
James Ewell, Homelessness and Community Action Manager
Shawn Murphy, Poverty & Homelessness Board Chair
Matthias Smith, Poverty & Homelessness Board Co-Chair





COMING TOGETHER

Taking Collective Action Now to Create a
Stronger, Healthier Lane County for All



THE POVERTY & HOMELESSNESS BOARD STRATEGIC PLAN
2025-2030

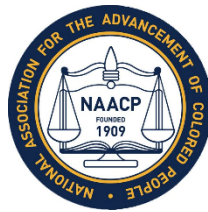
PHB Strategic Plan Process



Lane County Human Services



Some of the Local Groups Engaged in Development Process



NAACP
Eugene ~ Springfield Branch



Lane County Human Services



Poverty & Homelessness Board (PHB) Strategic Plan



2025–2030

Coming Together

Taking Collective Action Now to Create
a Stronger, Healthier Lane County for All

1. System Operations and Improvement

- Reconnect & Grow Network
- Streamline decision making
- Transform System Access & Operations
- Prioritize Housing Problem Solving

2. Poverty & Unsheltered Homelessness Crisis Response

- Improve conditions for those living outside
- Engage the broader community
- Increase DV survivor resources
- Transform unsheltered homelessness & encampment response
- Increase & streamline food supports



3. Shelter & Housing Sustainability & Advocacy

- Streamline access & prioritization for shelter and housing
- Increase staffing & case management capacity
- Sustain & Plan for local shelter and housing
- Advocate for income-based housing and innovative housing solutions

4. Public & Community Health System Connections

- Coordinate across medical, behavioral health, and homeless service providers
- Improve connections to health care
- Establish a community-wide housing problem solving collaborative for community partners and providers

New PHB Task Groups



Cross System
Collaboration &
Resources



Provider Training &
Program Policy



Advocacy



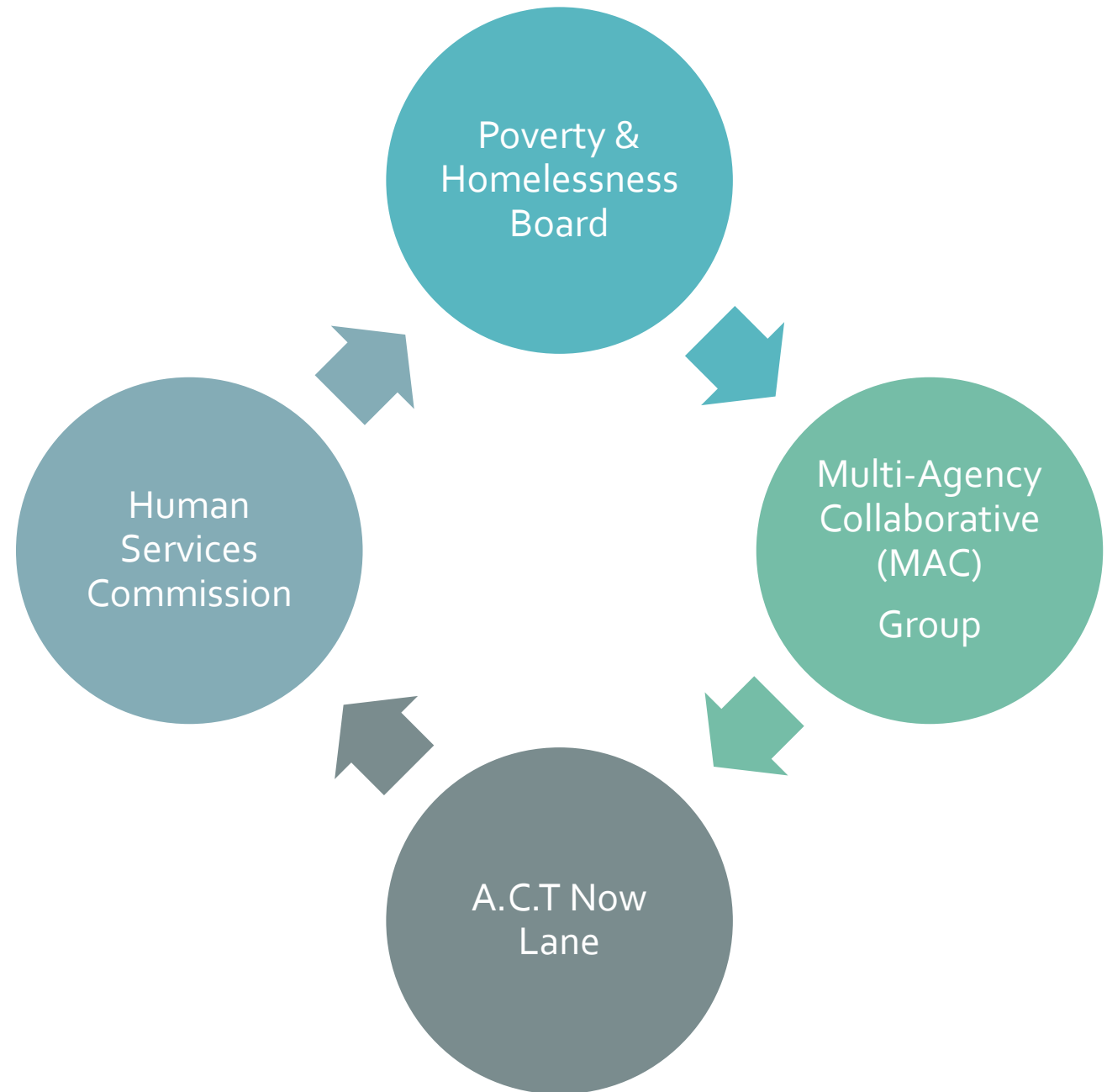
Food and Basic Needs



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Overlapping Efforts/Potential Collaborations





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Lazy Days



- Located at 52511 McKenzie River Highway
- Partnership between Homes for Good, Lane County and Oregon Housing and Community Services
- Priority population is previous residents of the Lazy Days RV Park, who lost their housing during the 2020 Holiday Farm Fire



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Progress Towards Reaching Full Capacity



- 13 of 30 units are occupied
- 2 households have been referred and are awaiting lease up
- 2 additional households have been deemed eligible and are awaiting referral



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Expanded Eligibility as of October 2025

- Priority 1:** Previous residents of Lazy Days
- Priority 2:** Impacted households who owned and lost their manufactured home from the 2020 Labor Day Fires. Must have been the owner-occupant of the disaster damaged property in an impacted manufactured housing park at the time of disaster and the damaged property must have been the applicant's primary residence at the time of the disaster.
- Priority 3:** Impacted households who owned and lost their primary residence from the 2020 Labor Day Fires if the applicant lost their home, but didn't own the land or if they owned the land and it is now unbuildable.
- Priority 4:** Impacted households who were renting and lost their primary residence for the 2020 Labor Day Fires. Impacted renters would move into the park as renters and Homes for Good can work with residents to move towards home ownership over time.
- Priority 5:** Renters without a verified housing loss, but who were renting in the impacted county at the time of the disaster and were affected by the destabilization of the affordable rental housing market as a result of the disaster



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Application Links

- **Applicants Who Meet Priority 1, 2, 3 and/or 4 Criteria:**

www.cognitoforms.com/LaneCounty1/LazyDaysApplication

- **Applicants Who Meet Priority 5 Criteria:**

www.cognitoforms.com/LaneCounty1/Priority5HomesforGoodLazyDaysApplication



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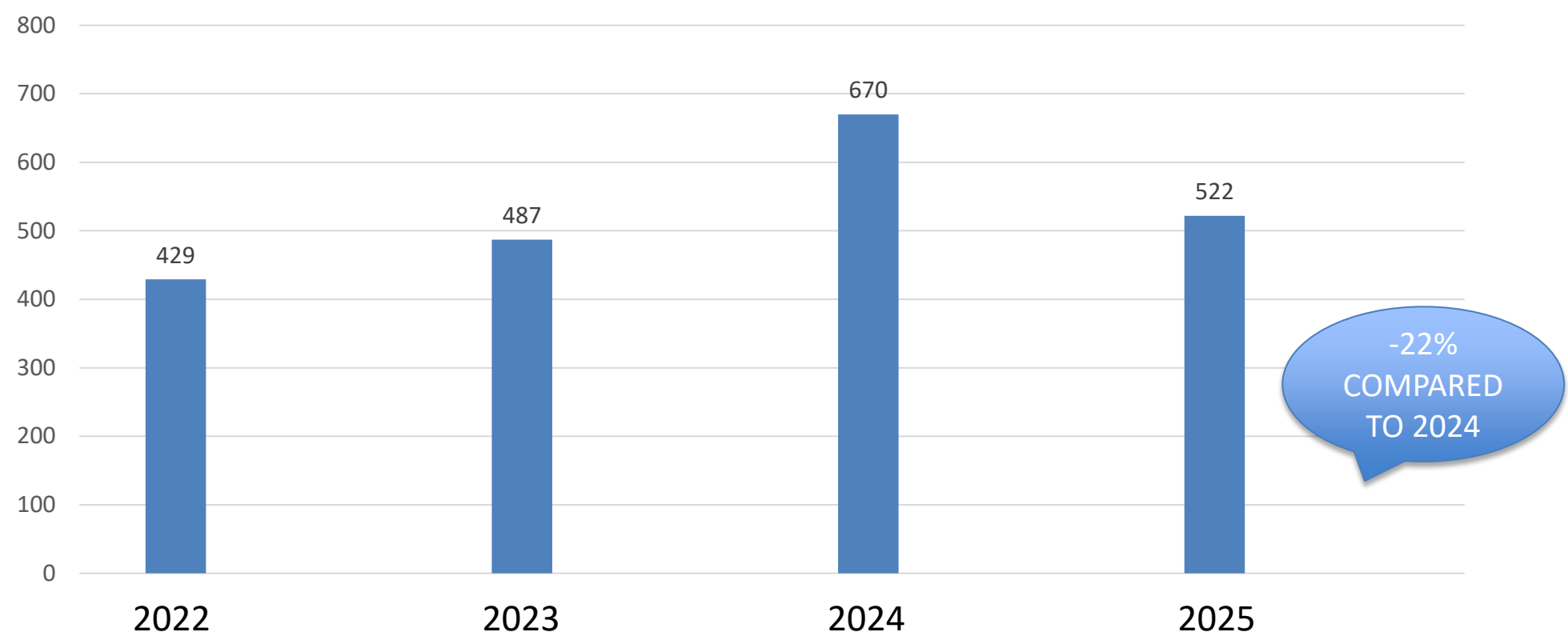
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Recent Efforts Taken to Address Neighborhood Concerns

- Ongoing meetings with North Eugene High School and 4J
- Eugene Police Department and Lane County Sheriff's Office working together to address high crime business
- Navigation Center security staff doing targeted patrols during school transition times
- Equitable Social Solutions updated community survey to allow for anonymous reporting
- Daily recovery groups provided onsite
- Zero tolerance for Good Neighbor Agreement violations



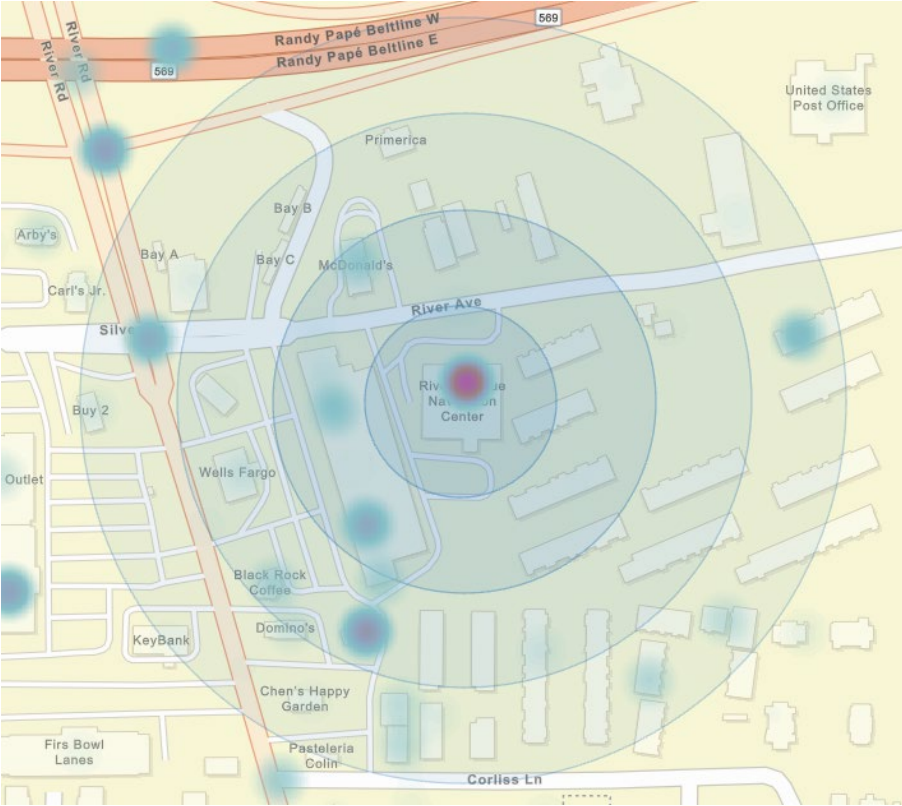
EUGENE POLICE DEPARTMENT PUBLIC CALLS FOR SERVICE WITHIN 1000 FT OF NAVIGATION CENTER



Lane County Human Services



EUGENE POLICE DEPARTMENT CALLS FOR SERVICE WITHIN 1000 FEET OF THE NAVIGATION CENTER



Year to Date 2025:

- Public Calls for Service for *select natures* are down -22% compared to 2024, although up 7% compared to 2023
- Public Calls for Service for *all natures* are down -5% compared to 2024, although up 18% compared to 2023
- Quarter 3 of 2025: Officer initiated activity was up 7% compared to Quarter 2



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Permanent Supportive Housing Analysis

Permanent Supportive Housing (PSH)

- Permanent housing in which housing assistance and intensive supportive services are provided to households who have at least one member with a disability and are chronically homeless
- Both “site-based” and “scattered site”



The Nel



The Keystone

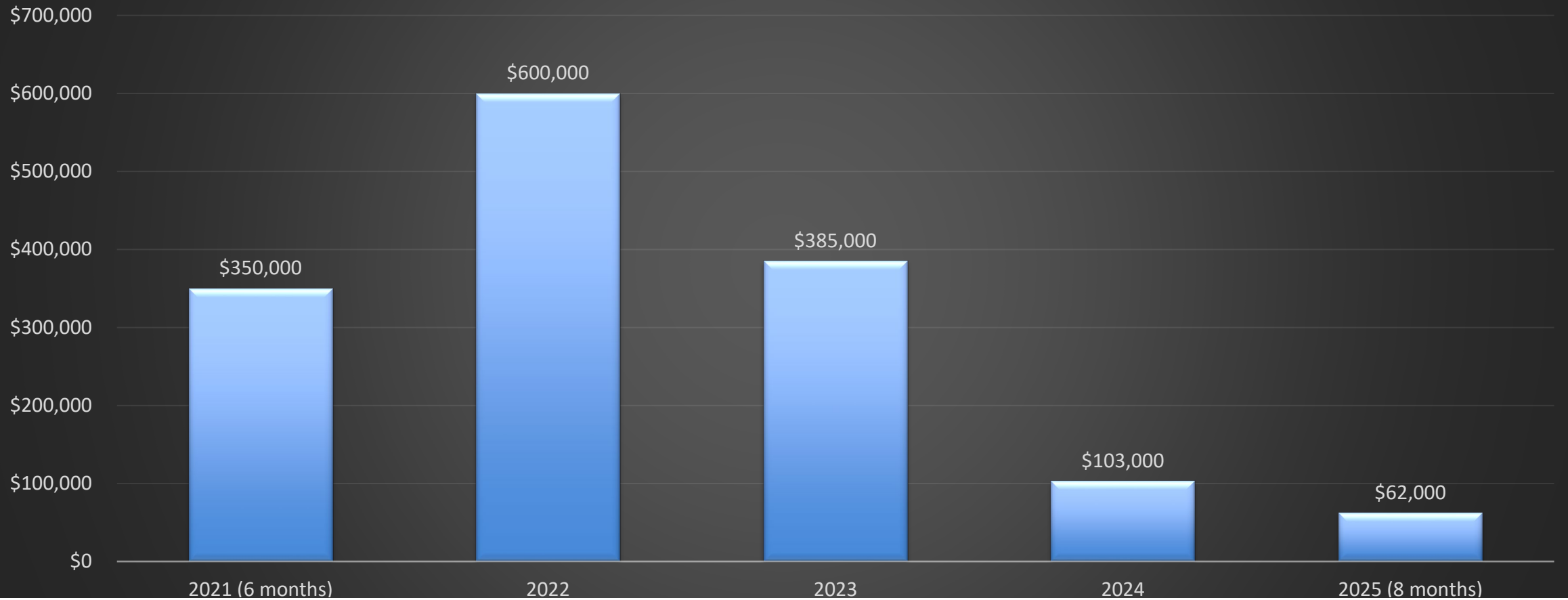


Bridges on Broadway



MLK Commons

Homes for Good Costs Due to Damages and Repairs and MLK Commons



*Other Homes for Good PSH programs report notably lower high level damage costs with further reductions year after year



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Reasons for Reduction in Damage Costs



Increased Staff and Intensive Case Management

Overnight Staffing

Improved Collaboration with Property Management

Resident Engagement



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Move-On Strategy Overview

Supports clients in Permanent Supportive Housing who may no longer need or want the intensive services of PSH but continue to need financial assistance to maintain their housing

Creates more flow in homeless service system

Lane County has MOU with Homes for Good that establishes a CoC local preference for Housing Choice Vouchers



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Move-On Process



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Move-On Assessment

5 Domains of Independent Living

Housing:

Rent & utility payments,
landlord relationship,
lease violations

Income & Benefits:

Stable income &
benefits, debt

Health:

Stability with mental
health, substance use,
health maintenance

Supportive Services & Resources:

Connection to
community, natural
supports, crisis
intervention, adult
education

Parenting & Child Services:

Childcare, parenting,
child welfare
involvement, Children
with special needs



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Barriers to “Moving-On”

Limited Availability of Housing Choice Vouchers

- PSH clients are only one of many populations served by Housing Choice Vouchers
- # of PSH Households Provided a Voucher:
 - 2023: 10
 - 2024: 8
 - 2025: 4

High Service Needs

- Significant Physical and Mental Health Conditions
- Extremely Low Income

Low Vacancy Rate

- Less than 5% rental vacancy
- Even fewer that will accept housing vouchers



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“Will has been at the NEL for nearly three years. In that time, he’s faced incredible challenges — three more strokes, a heart attack, and the possibility of cancer — yet he’s also celebrated six months of sobriety. With stable housing, he’s found peace of mind, a safe place to call his own, and a central spot to reconnect with his kids. He now offers a safe space for his street family as needed, giving back in ways he once thought he’d never be able to. Will knows he would not have survived without the NEL, and each day he reminds himself how fortunate he is to still be here.”



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