

A HOUSING CRISIS

in Lane County



42% OF HOUSEHOLDS FOCUSED ON SURVIVAL

18% in poverty

24% ALICE (Asset Limited, Income Constrained, Employed)

42% struggling to meet basic needs

United Way's 2014 ALICE Report (Asset Limited, Income Constrained, Employed) refers to households that earn more than the Federal Poverty Level, but less than the basic cost of living. They struggle to afford basic needs. In Eugene-Springfield alone, rates are 20% poverty and 24% ALICE, a 44% total. Note: ALICE calculations presume \$0 debt.

COST BURDEN OF HOUSING IS REAL

6 in 10 renters

pay more than 30% of income for rent, and of these half pay more than 50% of income for housing

3 in 10 homeowners

pay more than 30% of income for housing, making them cost-burdened.

Oregon Housing Alliance, Lane County, 2017

2017 = All-time High for Average and Median Home Sale Prices

\$265,000

Purchase price that median income can afford

\$305,000

Median home sale listing price in January 2018

Housing options for low-income and working-class families are further compressed and even more expensive when middle-income families are cost-burdened.

Regional Multiple Listing Service (RMLS), 2018

BUDGETS ARE TIGHT FOR MANY

Average Income of Households of families with children



Family of 4 yearly Survival Budget \$57,900

- Food \$7,140
- Taxes \$8,040
- Misc \$5,268
- Healthcare \$6,420
- Childcare \$12,720
- Transportation \$8,316
- Housing \$10,008

\$7,907

\$23,942

\$41,230

\$66,691

\$139,758

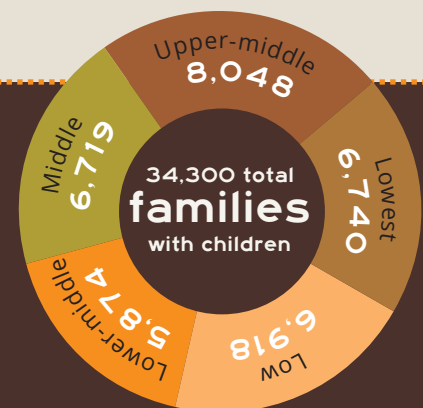
The Household Survival Budget includes \$834/month for housing, for a total of \$10,008/year.

The Household Survival Budget includes only the cost of basic necessities. It includes no savings, and no payment of student or medical debt. Families living on this budget are vulnerable to any additional expenses.

What do people do when housing costs too much?

The local average for a two-bedroom apartment is \$1,150/month, and the median rental listing is \$1,305. When housing costs are too high, families forgo other basic needs.

Number of families in each income quintile



Household incomes of Eugene-Springfield by quintile (total households divided into 5 equal parts, American Community Survey. Survival budget from ALICE).

MISSING MIDDLE HOUSING OPTIONS



Expand and diversify our housing options to create more local affordability

Four Key Characteristics of Missing Middle Housing

- 1 Walkable
- 2 Smaller homes
- 3 Transitional scale
- 4 Simple construction

Did you know?

A 67-hour work week is needed to afford a 2-bedroom apartment at minimum wage.

Eugene has the 2nd most-constrained housing market in the nation. Only Seattle, WA is worse.

The average local family spends more than 60% of its income on housing and transportation costs.

Our households are changing. 83% of US households will have no children at home in 12 years (2030)