

# 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

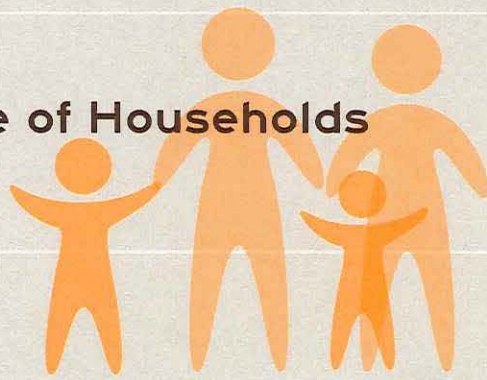
\$305,000  
Median home sale listing price in January 2018

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

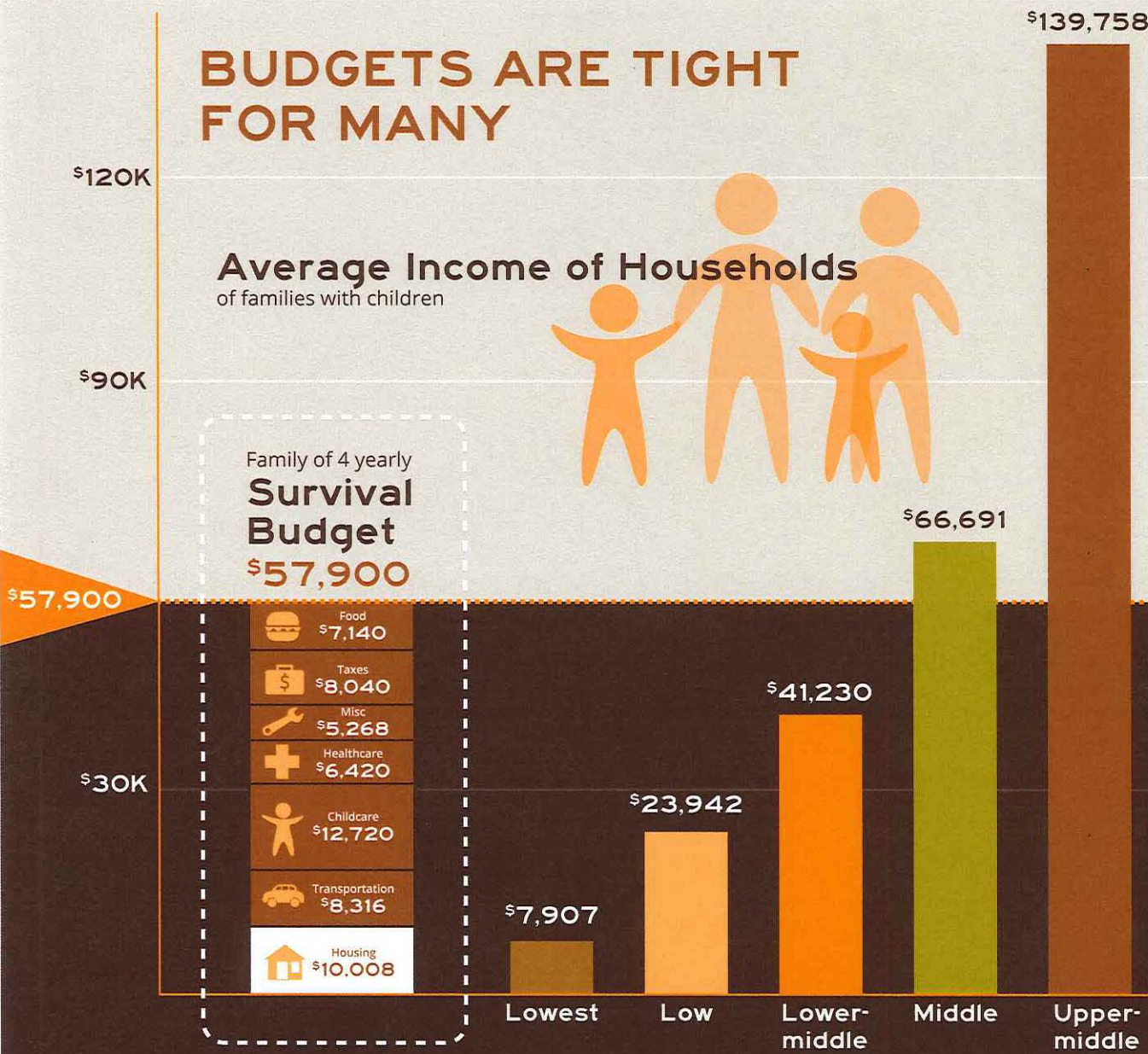
## BUDGETS ARE TIGHT FOR MANY

### 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

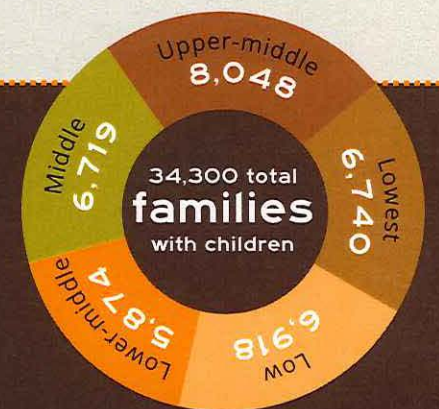


The Household Survival Budget includes \$834/month for housing, for a total of \$10,008/year.

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)



## The Pacific Northwest at its best.

Enjoy days of riding and camping. Easy access to communities that support OHV activities.

From scenic vistas to majestic waterfalls. Technical riding to geology field trips.

Combine riding with hiking and camping or just enjoy a day in the forest.

Company Name  
Street Address  
City, ST ZIP Code

Recipient Name  
Address  
City, ST ZIP Code

# West Cascades OHV Route

OHV routes connecting communities





Nature at its finest! Some of the best OHV riding in the Pacific Northwest. Easy access to communities for lodging, food and fuel. Support the communities that support OHV activities.

## Communities along the route.

The West Cascade Route connects communities with services to OHV routes. Along the route are additional riding opportunities for day trips showcasing local geological features, waterfalls, lookout towers and other points of interest.

### Sweet Home to McKenzie

The trail head is on Hwy 20, x miles from Sweet Home. Traveling through old mining areas with access to Oregon's Largest Monolith.

### McKenzie to Oakridge

Traveling along Cougar Reservoir and near Oregon 2<sup>nd</sup> largest Monolith, this route provide access to many connecting routes and Huckleberry Flats OHV riding area.

### Oakridge to Crescent

The Trail Head is located on the East shore of Hills Creek Reservoir. Visit Warner Lookout many lakes and waterfall along with geological wonder.

### Crescent to Diamond Lake

From Douglas Fir to Ponderosa Pine this route passes Crescent Lake on the way to Diamond Lake.

## Day Rides to Camping Trips

The West Cascade Route provides access to many documented routes and loops. Choose the route that fits your riding style and area of interest for your day trip or plan a multiple day ride connecting to service at each community.

## Motor Vehicle Use Map

All routes are based on the National Forest Service Motor Vehicle Use Map. Be sure to carry and consult the map before and during your ride.

### Legend

	Roads Open to Highway Legal Vehicles
	Roads Open to All Vehicles
	Trails Open to Vehicles 50" or Less in Width
	Trails Open to Motorcycles Only
	Seasonal Designation (See Table)
	Dispersed Camping (See Table DC Information)
	Highways, US, State
	Other Public Roads
	Short Route Identifier
	FS Campground
	Picnic Area
	Motorized Trailhead
	Information Site
	Peaks

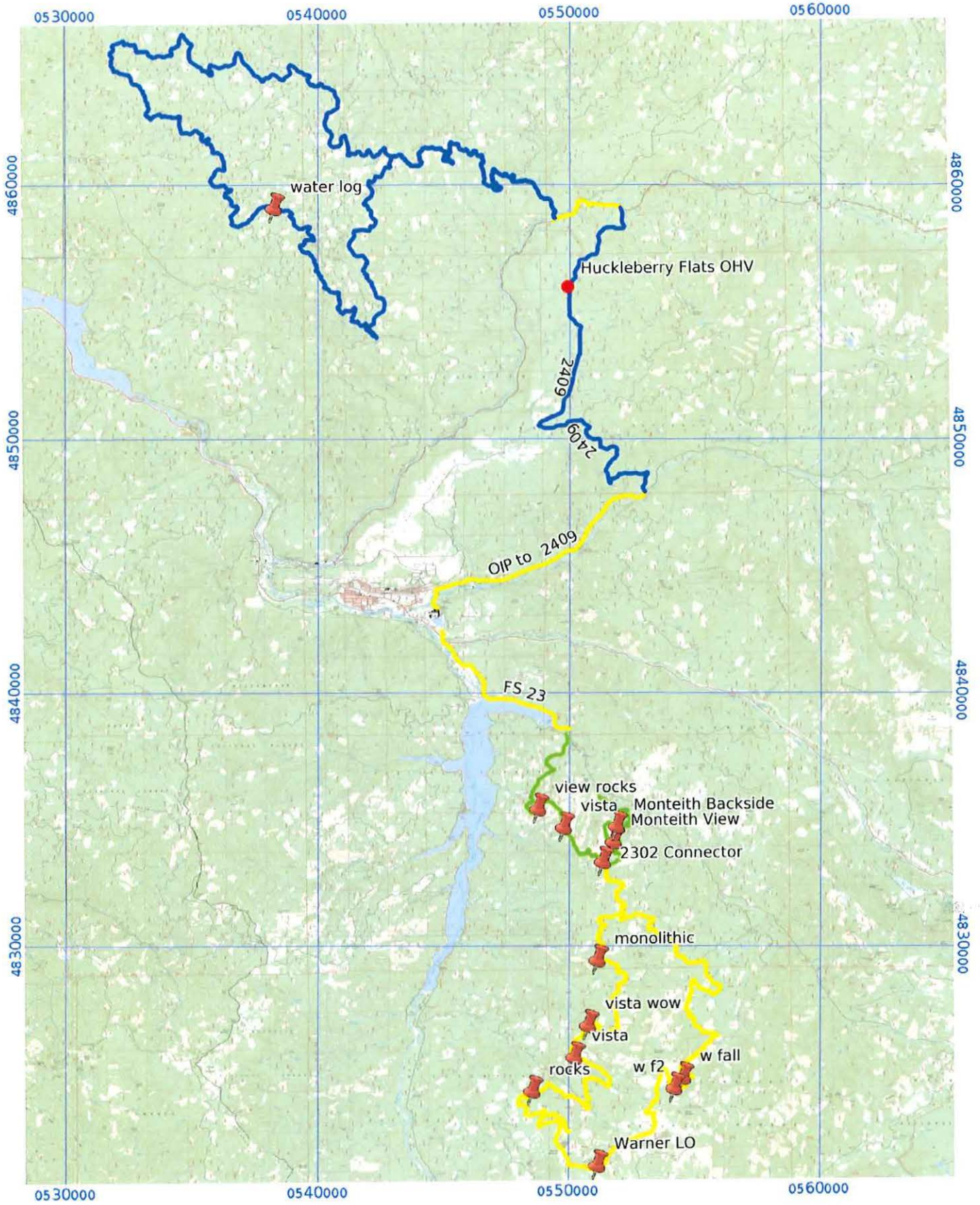
## GPS Routes

GPS routes are available on the Willamette SxS Facebook Group. Log on and sign up to get access to the routes and riding information.

[www.facebook.com/groups/willamettesxs/](http://www.facebook.com/groups/willamettesxs/)

treadlightly!®





Festival Guide 1  
 WGS84  
 UTM Zone 10T  
 SARTopo

