

OVERVIEW

MicroVillage Housing is an innovative, permanent housing model designed to serve individuals and households with the deepest affordability needs—**those earning 0–30% AMI**—who are often excluded from conventional housing solutions. Led by Everyone Village, this pilot represents a next-generation approach to housing that is **cost-effective, dignified, scalable, and community-integrated**.

With formal approval from the City of Eugene, the pilot neighborhood will be constructed on Everyone Village's existing program site, allowing new housing to be seamlessly integrated into an established continuum of care rather than isolated from services and community support.

THE NEED

Oregon's housing crisis disproportionately impacts people at the lowest income levels—those living on fixed incomes, exiting homelessness, recovering from medical events, or rebuilding after trauma. Traditional affordable housing development often fails to reach this population due to high per-unit costs, long development timelines, and financing structures that prioritize higher AMI thresholds.

MicroVillage Housing directly addresses this gap by:

- Reducing per-unit development costs
- Accelerating delivery timelines
- Designing housing around people rather than systems

THE MICROVILLAGE HOUSING MODEL

The MicroVillage Housing pilot introduces a **small-scale, neighborhood-oriented residential model** that blends private living space with shared infrastructure and on-site supports. Key features include:

- **Permanent, code-compliant micro-homes**
- **Shared community spaces** that foster connection and safety
- **Low-barrier access** for residents exiting homelessness or institutional care
- **On-site service coordination**, not mandated participation
- **Human-scaled design** that prioritizes dignity, autonomy, and belonging

The housing typology was developed collaboratively with Pivot Architecture to meet zoning, livability, and long-term durability standards while remaining financially viable for the lowest-income residents.

INTEGRATED PROGRAM SITE

The MicroVillage Housing pilot is uniquely positioned in an already-functioning service ecosystem, including:

- **70 emergency shelter tiny homes**
- **10 medical recuperation tiny homes** in partnership with PeaceHealth
- **Workforce development market garden**
- **Workforce development recycling center** in partnership with Oregon Beverage Recycling Cooperative
- **On-site mental health center** in partnership with CAFA
- **Educational partnerships**, including the University of Oregon

This co-location allows residents to stabilize more quickly, reduce returns to homelessness, and rebuild income, health, and community connections—all without the fragmentation common in siloed service models.

FEDERAL INVESTMENT & PUBLIC PARTNERSHIP

In 2026, Everyone Village secured **\$2.465 million in federal funding** through the Community Initiated Projects process to support the MicroVillage Housing pilot. This investment was championed by **Jeff Merkley** and **Ron Wyden**, reflecting strong bipartisan recognition of the project's innovation, fiscal responsibility, and potential for replication across Oregon and beyond.

This funding enables:

- Site infrastructure and utilities
- Housing unit construction
- Community spaces
- Project delivery at a scale that meaningfully demonstrates impact

OUTCOMES & SCALABILITY

MicroVillage Housing is designed not as a one-off project, but as a **replicable housing solution** for communities facing similar affordability challenges. Anticipated outcomes include:

- Increased housing stability for residents at the lowest income levels
- Reduced strain on emergency services, healthcare systems, and crisis response
- Faster transitions from homelessness to permanent housing
- A scalable model that municipalities and nonprofits can deploy statewide

LOOKING AHEAD

The MicroVillage Housing pilot represents the next evolution of Everyone Village's mission: creating **practical, humane, and financially sustainable pathways home**. By pairing thoughtful design with deep partnerships and proven on-site supports, this project demonstrates what is possible when communities build housing with people—not just for them.