CET Implementation and Affordable Housing Trust Fund Next Steps

July 24, 2019
Presentation Outline

- Provide Update of Progress to Date
- Timeline for Implementation
- Scope and Structure of Advisory Committee
- Outcomes and Potential Focus Areas for use of Funds
- Next Steps
Progress to Date

- Formation of Internal Team
- Preparation and Adoption of Administration rules
- Internal staff training
- Development of Communication materials including a FAQ for BPS customers
- Integration with internal financial and permit tracking systems to enable funds to be collected and tracked beginning July 1
- Outreach to other jurisdictions to learn about their experiences with CET implementation
  - Outreach through HPB and BHT
Timeline for Next Steps

- **July**: Start collection of CET funds
- **August**: Form Advisory Committee
- **Sept - Dec**: Work with Advisory Committee - Explore uses of funds and process
- **December**: Create staff capacity to support program implementation
- **January 2020**: Present proposed programs and funding allocation to Council
Affordable Housing Trust Fund Advisory Committee

Will advise City on:

- Development of goals and related programs
- Allocation of resources among programs
- Selection of specific projects
- Program Implementation
Advisory Committee Composition

- **Private Sector**
  - 3 Members
    - Business homebuilder
    - Realtor
  - 3 Members
    - Housing consumer
    - Human Rights Commission
    - Housing Advocate

- **At-Large**
  - 3 Members

- **Housing and Population Advocates**
Application, Selection Process, Timeline

**August** – Solicit applications for committee members

**September** - Staff make recommendations to City Manager

**Late September** - Advisory Committee holds first meeting
Desired Outcomes and Potential Focus Areas

Goals set within City Ordinance

- To fund housing programs and projects that benefit Eugene households earning 100% of Area Median Income and below
- 15% of the Residential CET revenue set aside for downpayment assistance in accordance with state law

Potential Focus Areas

- Expand Supply of New Affordable Housing
  - Gap Financing and Land Acquisition for Affordable Housing
- Preserve Existing Affordable Housing
  - Acquisition and Rehabilitation
- Direct Assistance to Renters and Homebuyers
  - Security deposit assistance or downpayment assistance

The Committee will also consider recommendations that emerged from the Housing Tools and Strategies process, Consolidated Plan, and lessons from other jurisdictions.
Current Affordable Housing Goals and Strategies

- Increase Supply of Affordable Housing
  - Land Acquisition
  - New Construction Gap Financing
  - Housing Acquisition Financing

- Rehabilitate Existing Housing
  - Rental Rehabilitation Loans
  - Emergency Home Repairs

- Support Homeownership
  - Pilot Down Payment Assistance Program

- Remove Barriers
  - Fair Housing Services and Training
  - Renter Protections
  - Regulatory Barriers
Next Steps

- Return January 2020 with recommendations for programs and proposed allocation of funds
- Return at later point for approval of investments for large housing development projects
- Questions and Discussion