



Eugene City Council

125 E. 8th Ave., 2nd Floor
Eugene, OR 97401-2793
541-682-5010 • 541-682-5414 Fax
www.eugene-or.gov

EUGENE CITY COUNCIL AGENDA

April 27, 2020

5:30 p.m. CITY COUNCIL WORK SESSION

Due to Governor Kate Brown's Stay Home, Save Lives Executive Order to combat the spread of Covid-19, this meeting will be held remotely using virtual meeting technology. Information about online or other options for access and participation will be available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>

**Meeting of April 27, 2020;
Her Honor Mayor Lucy Vinis Presiding**

Councilors

Emily Semple, President
Mike Clark
Chris Pryor
Betty Taylor

Jennifer Yeh, Vice President
Greg Evans
Claire Syrett
Alan Zelenka

5:30 p.m. CITY COUNCIL WORK SESSION

- 1. WORK SESSION: COVID-19 Update**
- 2. ACTION: Adoption of Eugene-Springfield 2020 Consolidated Plan for Affordable Housing and Community Development**
- 3. ACTION: Adoption of Eugene-Springfield 2020 One-Year Action Plan for Affordable Housing and Community Development**

For the hearing impaired, an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Television, Canal 21 de Comcast y son retransmitidas durante la semana.

For more information, contact the Council Coordinator at 541-682-5010
or visit us online at www.eugene-or.gov.

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Action: Eugene-Springfield 2020 Consolidated Plan for Affordable Housing and Community Development

Meeting Date: April 27, 2020
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Stephanie Jennings
Contact Telephone Number: 541-682-5529

ISSUE STATEMENT

The Eugene-Springfield Consolidated Plan provides an assessment of local housing, homelessness, and community development needs and establishes a five-year strategic plan for use of federal funds received from the U.S. Department of Housing and Urban Development (HUD). Completion and adoption of the Consolidated Plan is necessary in order to receive Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and other HUD funds. At this work session, staff will review the Consolidated Plan development process and the proposed priority needs and strategies for the 2020 Consolidated Plan. This is the third of three Council work sessions on the Consolidated Plan. Council is asked to provide comment on the proposed priority needs and strategies and to consider adoption at this work session.

BACKGROUND

The Eugene-Springfield 2020 Consolidated Plan provides an assessment of community needs and establishes goals and strategies for use of HUD funds to address those needs. Eugene and Springfield must complete, adopt, and submit a new five-year Consolidated Plan to HUD by May 15, 2020. The period for the next Consolidated Plan will commence on July 1, 2020 and end on June 30, 2025. Completion of the Consolidated Plan is a prerequisite for receiving CDBG, HOME, and other HUD grants. CDBG and HOME must be used to advance the following statutory objectives principally for the benefit of low-income and moderate-income residents:

- Provide decent, safe, and affordable housing (CDBG and HOME)
- Create suitable living environments (CDBG)
- Expand economic opportunities (CDBG)

The Cities of Eugene and Springfield are both designated as entitlement jurisdictions within the CDBG program. This means each jurisdiction meets the minimum population threshold to receive a direct annual allocation of CDBG funds from HUD. The minimum population threshold is higher for the HOME program so only Eugene is eligible to receive a direct allocation of HOME funds from HUD. In 1992, Eugene and Springfield formed a HOME Consortium to provide local access to HOME funds for housing activities in Springfield. Eugene is the lead entity in the HOME Consortium and is responsible for the oversight and administration of HOME funds in the entire Consortium area.

April 27, 2020, Work Session – Item 2

Since the formation of the HOME Consortium in 1992, Eugene and Springfield have jointly developed the Eugene-Springfield Consolidated Plan every five years. This collaboration has allowed for consideration of needs for the metropolitan area as a whole, development of shared goals and strategies, and more efficient use of limited resources for plan development and reporting.

In addition, the Cities of Eugene and Springfield must complete and submit a One Year Action Plan (Action Plan) for each fiscal year within the five-year period. The Action Plan describes the Cities' annual allocation process and uses of HOME and CDBG funds allocated by Congress during a specific fiscal year. The next Action Plan will be completed and submitted to HUD along with the new Consolidated Plan. Lastly, the jurisdictions also jointly develop a Consolidated Annual Performance Evaluation Report (CAPER) to report on outcomes and progress achieved for each year. Attachment A provides a visual diagram of the required planning and reporting components. Attachment B provides a diagram of the primary steps in the Consolidated Plan development process. Council received an overview of the Consolidated Plan development process during a work session held on November 13, 2019. On February 24, City Council discussed the draft priority needs and strategies and provided comments and guidance.

2020 Consolidated Plan Development Process

Work to develop the 2020 Consolidated Plan commenced in September. The City retained the services of a national consulting firm, The Cloudburst Group, which specializes in working with local jurisdictions to assess community needs and develop strategies for use of federal HUD funds. Cogito, a local public engagement firm, has also assisted with community outreach efforts to inform the Consolidated Plan. This work has also been guided by a joint Consolidated Plan Advisory Committee, which includes one City Councilor from each jurisdiction and two community members from each jurisdiction. Eugene Councilor Chris Pryor and Springfield Councilor Marilee Woodrow both served on the Committee. A full list of Committee members is provided in Attachment C.

Community Outreach, Consultations and Public Involvement Staff used multiple strategies to understand the perspectives of community members, agencies, and stakeholders. Two separate surveys, one for community residents and one for service providers, were released in December. Over 200 residents and over 30 agencies responded to the surveys.

Staff completed consultations with numerous agencies and providers of services to low-income residents to inform development of the needs analysis and draft strategies. Consultations have also been completed with the Lane County Poverty and Homelessness Board, the Intergovernmental Housing Policy Board, the Intergovernmental Human Services Commission, the United Way Community Investment Steering Committee, and the Eugene Planning Commission.

In February, the cities held a joint open house to share proposed priority needs and strategies with the public. Over 130 community members attended the event which focused on helping residents understand how these resources have been used in the past and emerging priorities for the next five years.

Assessment of Needs, Housing Market, and Community Conditions A profile of community needs has been completed which analyzes demographic, poverty, housing market conditions, and

April 27, 2020, Work Session – Item 2

homelessness data as required by HUD. Staff have incorporated data from other community plans and agencies to create an analysis of changes and trends over the past five years. This analysis also reflects input received through surveys and other public involvement activities. Staff and the consultants have worked to incorporate data and real-time perspectives from area agencies to reflect the rapidly changing community conditions resulting from COVID-19.

Analysis of Impediments to Fair Housing An analysis of fair housing issues is a component of the Consolidated Plan process. This includes an assessment of fair housing impacts and challenges associated with specific protected classes under fair housing, identification of policies that impact protected classes, proposed actions to address those impediments. A summary of the analysis to impediments is provided in Attachment D.

Development of Draft Priority Needs and Strategies Based on the data, surveys, and community involvement a draft set of priority needs and strategies were completed and presented to Council in February. Following the February work session, staff published the draft priority needs and strategies on March 1, solicited community comments through a 30-day written comment period, and held a public hearing at the Consolidated Plan Advisory Committee meeting on April 1. Staff also presented to multiple advisory bodies including the HOME Consortium Governing Board, CDBG Advisory Committee, and the Intergovernmental Housing Policy Board.

On April 1, the Consolidated Plan Advisory Committee held a public hearing, reviewed written public comments and discussed ways to incorporate rapidly changing conditions into the priority needs and draft strategies. The Committee unanimously recommended six Priority Needs, five Affordable Housing Strategies, and three Community Development Strategies.

Summary of Proposed Priority Needs and Strategies

The Eugene-Springfield 2020 Consolidated Plan is organized into Priority Needs, an Affordable Housing Strategic Plan, and a Community Development Strategic Plan in accordance with HUD requirements. In this plan format, all strategies must address one or more identified priority needs.

In addition, selected strategies must be feasible to implement within the complex regulatory requirements of the HOME and CDBG programs. The recommended needs and strategies are summarized below and more fully described in the Eugene-Springfield 2020 Consolidated Plan Summary provided in Attachment E.

Priority Needs - Proposed priority needs have been identified for five specific populations including low-income renters, low-income homeowners, people experiencing homelessness, populations with special needs that are not experiencing homelessness, and unemployed/underemployed persons. In addition, a priority need has been identified for low-income areas and areas that meet HUD's definition of slums and blight.

Affordable Housing Strategic Plan - Affordable Housing strategies are intended to address HUD program objective to provide decent, safe, and affordable housing. Both HOME and CDBG funds may be used to support affordable housing goals. Five affordable housing strategies are proposed for the 2020 Consolidated Plan:

April 27, 2020, Work Session – Item 2

Increase the supply of affordable housing
Rehabilitate existing housing affordable to low-income persons
Provide down payment assistance for homeownership
Provide rental assistance for housing stability and homelessness prevention
Remove barriers to affordable and supportive housing

Community Development Strategic Plan - Community Development strategies are intended to address multiple statutory objectives by providing human services; promoting economic opportunities; and improving low-income neighborhoods. Only CDBG funds may be used to support community development goals. Three community development goals are proposed for the 2020 Consolidated Plan:

Support a human services delivery system to address the needs of homeless persons, special needs populations, and other low-income populations
Promote economic development and employment opportunities through the creation of jobs and business development
Make strategic investments to improve low-income neighborhoods and other areas of slums and blight

Next Steps

Following action by both Eugene City Council and Springfield City Council, staff will complete and submit all required documentation to HUD by May 15th. Staff will review and address any comments from HUD and anticipate approval by July. The Eugene-Springfield 2020 One Year Action Plan will be submitted and reviewed concurrently.

PREVIOUS COUNCIL DIRECTIONS

[November 13, 2019 City Council Work Session](#)

[February 24, 2020 City Council Work Session](#)

COUNCIL OPTIONS

1. Adopt Resolution No. 5294, a Resolution Approving the Eugene-Springfield 2020 Consolidated Plan.
2. Modify or amend the Eugene-Springfield 2020 Consolidated Plan.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends Option 1, adopt Resolution No. 5294, a Resolution Approving the Eugene-Springfield 2020 Consolidated Plan.

SUGGESTED MOTION

Move to adopt Resolution No. 5294, a Resolution Approving the Eugene-Springfield 2020 Consolidated Plan.

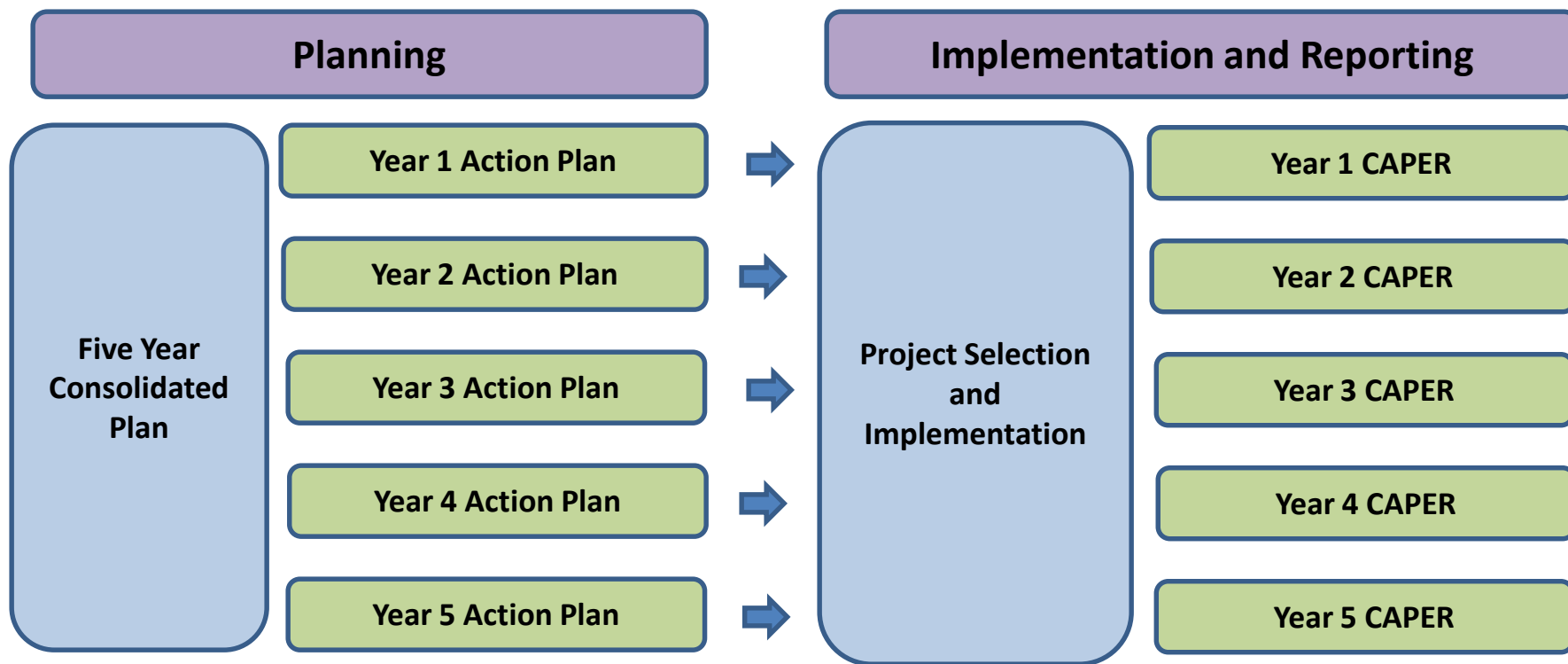
ATTACHMENTS

- A. HUD Required Plans and Reports Diagram
- B. Consolidated Plan Development Process Diagram
- C. Consolidated Plan Advisory Committee list of members
- D. Summary Analysis of Impediments to Fair Housing
- E. Resolution No. 5294

FOR MORE INFORMATION

Staff Contact: Stephanie Jennings, Grants Manager
Telephone: (541)682-5529
Staff E-Mail: sjennings@eugene-or.gov

HUD Required Plans and Reports



Consolidated Plan Development Process

Evaluation and Needs Assessment

**Assess Past
Activity**

**Assess
Community
Needs**

**Assess
Market
Conditions**

Analyze Multiple Sources of Data to Identify Needs

**Engage General Population, Affected Parties, and
Affected Agencies to Identify Needs**

Strategic Plan Development

**Identify
Priority
Needs**

**Identify
Strategies**

**Determine
Feasibility**

**Select Goals,
Strategies
and Targets**

**Engage General Population, Affected Parties, and
Affected Agencies to Inform Priorities and
Strategies**

**Consider Alignment with Related Plans and
Policies**

Eugene-Springfield 2020 Consolidated Plan Advisory Committee

Chris Pryor, Eugene City Councilor

John Barofsky, Eugene resident

Jennifer Webster, Eugene resident

Marilee Woodrow, Springfield City Councilor

Gabrielle Guidero, Springfield resident

Betsy Schultz, Springfield resident

Eugene Analysis of Impediments to Fair Housing Choice 2020-2024

The City's 2020-2024 Analysis of Impediments to Fair Housing Choice (AI) seeks to understand potential barriers to fair housing choice and provide guidance on actionable strategies to address those barriers. The table below summarizes the impediments and suggested actions to consider.

The AI focusses on "protected classes" and access to housing and opportunities. The protected classes in Eugene are:

- Race
- Color
- National Origin
- Religion
- Sex
- Familial Status
- Disability
- Source of Income
- Marital Status
- Sexual Orientation
- Gender Identity
- Domestic Partnership
- Ethnicity
- Age

The Analysis of Impediments also looks at general barriers to affordable housing for low-and moderate-income households. While "low-income" is not a protected class, those protected classes are disproportionately represented among low- and moderate-income households in Eugene. As this analysis is being finalized in spring 2020, the coronavirus pandemic has already started to dramatically affect the entire community. It is also clear that the economic retraction will most severely destabilize lower income residents, exacerbating housing stability among protected classes. Households in protected classes may need additional support to access rental assistance and foreclosure support, technology needed when social distancing and stay-home orders are active, and federal support contingent on an individual providing a Social Security Number. Even after rebounding from the pandemic, these communities will remain more vulnerable to any future natural disaster.

Expanding Fair Housing Choice and Dispersion of Affordable Housing

In recent years the City has stepped up long-standing efforts to remove barriers to affordable housing and address inequities throughout the city, expanding fair and quality housing choices for residents. To this end, the City has actively engaged stakeholders and worked closely with partners. For instance, the City was a key partner in the 2014 Lane County Equity and Opportunity Assessment, which solicited resident input to identify and analyze the issues of equity, access, and opportunity within the region and to consider how the findings could inform agency plans, policies, and major investments. In 2018, the Housing Tools and Strategies (HTS) Working Group was formed and one aspect of their work was to develop actions to address the supply of affordable housing for lower income residents, including protected classes.

The City has taken concrete steps to encourage expansion of affordable housing, including dispersion of affordable housing throughout the city. Specific policies or actions that have been completed or are underway include:

- Regular review of land use and zoning policy to support development of additional housing choices for low-income households.
- Policies are informed by Eugene's Housing Dispersal Policy, which encourages dispersal of low-income households and subsidized housing throughout city
- Implementation of House Bill 2001 to expand opportunities for a variety of housing types in traditionally single-family neighborhoods.
- Implementation of a construction excise tax (CET) and formation of the Affordable Housing Trust Fund to support affordable housing development and housing programs.

Eugene Analysis of Impediments to Fair Housing Choice 2020-2024

- Regulatory changes to encourage development of accessory dwelling units (ADUs) in Eugene.

Community and Landlord Education

The City has taken an active role educating residents, property managers, landlords, and service providers on fair housing requirements. The City partners with the Fair Housing Council of Oregon (FHCO) to facilitate trainings and workshops on fair housing obligations and protections to audiences with different perspectives on fair housing. These Eugene sponsored sessions educate service providers, landlords and residents, and are well attended by University of Oregon students.

Impediment and Strategy Summary

The City is encouraged to continue to carry out these existing initiatives and to assess its policies and identify opportunities to expand affordable housing options for all residents. There is a recognized connection housing and location play into a household's ability to access opportunities such as schools, safe and quality public spaces, transportation, and employment hubs. The City currently has no Racial/Ethnic Concentrations of Poverty (R/ECAP) as defined by HUD. Concentrations of poverty and segregation of communities is costly; financially, socially, and culturally. The City is encouraged to continue to consider impacts on lower income households when proposing policy and regulatory changes and continue utilizing equity assessments when considering policy impacts.

Eugene has demonstrated the desire to create an equitable community, integrating the needs of vulnerable populations into planning processes. However, there is always room for improvement. The purpose of the AI is to identify those places where improvements could reasonably be made that would benefit protected classes. Those impediments and associated strategies to overcome the impediments are outlined in the following table.

Eugene Analysis of Impediments to Fair Housing Choice 2020-2024

Impediment	Strategies	
Lack of Affordable Housing	<p>The City recognizes the impact of high housing costs on residents, working on several initiatives expanding affordable housing stock throughout the City and is taking multiple actions including creation of the Affordable Housing Trust Fund and retooling the ADU policy to increase development.</p> <p>The City should continue to monitor and promote these and other activities that support development of additional affordable housing options. Continue to allocate and further leverage Federal grants to preserve affordable housing.</p>	
Community Education	<p>Resident Education</p> <p>Both the <i>Renters Experience Survey</i> and the survey conducted for the development of the AI indicate that many residents are not aware of the fair housing protections provided to them. The City should continue to partner with the Fair Housing Council of Oregon (FHCO) in facilitating trainings and workshops marketed to residents, which provide education on fair housing issues.</p>	<p>Provider Education</p> <p>Service providers that directly interact with any individual from a protected class (to include low-income in this instance) should be knowledgeable on fair housing policies that impact the communities they serve. Providers need not deeply understand fair housing regulation but should be able to facilitate the process with a client or community they believe to be impacted.</p>
Landlord Education	<p>Ensure landlords with limited portfolios fully understand their fair housing obligations. The City is encouraged to research feasibility of developing a policy mechanism, such as an annual certification, that would ensure that landlords understand their role. Similarly, the City can help ensure that large property management companies understand their fair housing obligations.</p>	
Discrimination in Renting	<p>Continue to work with FHCO on enforcement of fair housing allegations. Consider supporting FHCO to conduct regular fair housing testing throughout the community; both administrative and audit testing. Administrative testing is a review of a landlord's or property management company's lease agreement terms. Audit testing is having someone from a protected class go through the process of renting a unit with the purpose of identifying potentially problematic procedures.</p>	
Planning, Land Use, and Zoning Practices	<p>Review definition of "family" in the City's Municipal Code related to number of persons living in a single housekeeping unit. The City is encouraged to continue to integrate equity and impact assessments into the policy and planning process; particularly how proposed changes or regulatory efforts will impact protected classes (to include low-income in this instance).</p>	
Lending/Sale Discrimination	<p>The current lending and mortgage data are limited in scope and has small sample sizes of protected classes. The City is encouraged to consider outreach to local banks and lending institutions to review their practices and acquire data that could supplement the data within the AI. Data within the AI suggests Hispanic populations originate loans at a lesser rate than do White households. The State of Oregon has established the Task Force on Addressing Racial Disparities in Home Ownership, the City is encouraged to consider dedicating staff time/resources to identify a point of contact for this task force, staying abreast of key findings and associated actions/strategies.</p>	

RESOLUTION NO. 5294

A RESOLUTION APPROVING THE EUGENE-SPRINGFIELD 2020 CONSOLIDATED PLAN FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.

The City Council of the City of Eugene finds that:

A. The Cities of Eugene and Springfield have formed a consortium in order to be eligible as an entitlement community to receive HOME Investment Partnership funds. Preparation of a Consolidated Plan for Housing and Community Development is a federal requirement in order for local entitlement jurisdictions to receive federal housing and community development funds administered by the U.S. Department of Housing and Urban Development.

B. The Cities of Eugene and Springfield have jointly prepared the Eugene-Springfield 2020 Consolidated Plan in order to meet that federal requirement, a summary of which is attached hereto as Exhibit A and incorporated herein by reference.

C. The thirty-day period for the purpose of receiving public comment on the draft Consolidated Plan began on March 2, 2020 and ended on April 1, 2020. During that period, public hearings were held to receive testimony on the draft Consolidated Plan by representatives of Springfield and Eugene serving on the Eugene-Springfield Consolidated Plan Advisory Committee.

D. The City Council has reviewed and considered the Consolidated Plan Summary (Summary) attached hereto as Exhibit A. Copies of the Summary and the complete Consolidated Plan submittal were made available to the public for review on the City of Eugene website and at the City Atrium, located at 99 West 10th Avenue. A reference to a digital copy of the complete Consolidated Plan submittal is included in the Summary.

E. The City Council has reviewed and considered the testimony presented at the public hearings.

NOW, THEREFORE,

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a Municipal Corporation of the State of Oregon, as follows:

Section 1. Based on the above findings, which are adopted herein, and after consideration of the public testimony provided at the hearings held on the Eugene-Springfield

2020 Consolidated Plan, the Eugene-Springfield 2020 Consolidated Plan Summary, attached as Exhibit A hereto, is hereby approved.

Section 2. This resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted the _____ day of April, 2020.

City Recorder



Eugene–Springfield 2020 Consolidated Plan

EXECUTIVE SUMMARY

A Five-Year Strategic Plan for Housing and Community Development



CITY OF EUGENE
eugene-or.gov/hudconplan



CITY OF SPRINGFIELD
springfield-or.gov



EUGENE • SPRINGFIELD

2020 CONSOLIDATED PLAN for Housing & Community Development

Executive Summary

The Eugene-Springfield 2020 Consolidated Plan presents a strategic vision for housing and community development for the period beginning in July 2020 and ending in June 2025. The goals and activities outlined in the Consolidated Plan are based on priorities identified through an analysis of community needs as well as an extensive community outreach process. This analysis and subsequent refinements through further public input took place primarily from October 2019 through April 2020. The strategy laid out in this document relied on a snapshot of economic, housing and social conditions using data available at that time. While data is limited, efforts have been made to reflect the emerging impacts of the COVID-19 pandemic. What is clear is that the pandemic will have severe impact on the local economy, housing market, and welfare of the residents of Eugene and Springfield. These changes will have the greatest impact on the low-and moderate- income and other vulnerable residents that programs identified in the plan seek to assist. Conditions faced by these residents and priority needs identified in this plan will remain critical. Some concerns, such as housing and food instability, domestic violence, and the viability of small businesses may be exacerbated. The strategies identified in this plan will continue to alleviate some hardships faced by our lower income residents in the wake of the pandemic. The cities of Eugene and Springfield will continue to analyze local conditions and strategically deploy the resources identified in this plan, as well as new federal resources from the CARES Act that will be made available in response to the COVID-19 pandemic.

The Cities of Eugene and Springfield must complete and adopt a Consolidated Plan every five years in order to receive Community Development Block Grant (CDBG), HOME Investment Partnership Program (HOME) and other grants from the U.S. Department of Housing and Urban Development (HUD). The purpose of CDBG and HOME is to advance the following statutory objectives principally for extremely low-income, low-income and moderate-income residents:

- Provide decent, safe, and affordable housing
- Create suitable living environments (CDBG)
- Expand economic opportunities (CDBG)
- Expand the supply of decent, safe, sanitary and affordable housing (HOME)

In addition, the Cities of Eugene and Springfield must complete a One Year Action Plan (Action Plan) for each fiscal year within the five-year period. The Action Plan describes the Cities' annual allocation process for specific uses of HOME and CDBG funds during a specific fiscal year. The first Action Plan, for HUD program year 2020 will be completed and submitted to HUD along with the 2020 Consolidated Plan.

The following summary of the Eugene-Springfield Consolidated Plan provides an overview of the Consultation and Citizen Participation process, Community Profile and Needs, Priority Needs, and a Strategic Plan. This document is a summary of materials submitted through HUD's electronic plan submission template.



EUGENE • SPRINGFIELD

2020 CONSOLIDATED PLAN for Housing & Community Development

Consultation and Citizen Participation

The Cities of Eugene and Springfield conducted extensive consultation with key partners, stakeholders and community members in identifying Housing and Community Development needs from November 2019 through January 2020. The consultation process built on work that has been ongoing by committees and boards that bring together a broad range of stakeholders. In addition to consultations with stakeholders, the needs identified reflect information gathered through web-based surveys for both service agencies and community residents, public forums to hear community members, and input from the Consolidated Plan Advisory Committee.

Individuals representing government and policy makers, nonprofit organizations, affordable housing providers, and other interested parties were invited to participate to ensure that as many points of view as possible were heard. Over the course of one-on-one interviews and twelve small focus group meetings, approximately 133 public participants and 21 city staff provided their feedback in person.

Advisory Body Consultations

The assessment engaged several committees that are actively evaluating and addressing housing, homeless, fair housing, and community development needs including:

Lane County Poverty & Homelessness Board
Intergovernmental Human Services Commission
Intergovernmental Housing Policy Board
United Way of Lane County Community Investment Steering Committee
Eugene Affordable Housing Trust Fund Advisory Committee
Eugene Planning Commission



EUGENE • SPRINGFIELD

2020 CONSOLIDATED PLAN for Housing & Community Development

Agency Survey

In addition to these meetings, online surveys were completed by 68 representatives from 38 agencies. The responders noted that the greatest barrier to finding and maintaining housing in the cities was rental costs and finding vacant units, and that creating additional affordable housing is the greatest housing need. The responders also identified needs for housing rehabilitation and emergency repairs, as well as accessibility improvements and down payment assistance. Preventing homelessness and providing housing for homeless individuals was also identified as a high priority, and the homeless population was identified as the population most in need of housing assistance and services. Survey responses were received from the following agencies:

Applegate

Catholic Community Services of Lane County
Centro Latino Americano
Cornerstone Community Housing
Department of Human Services
DevNW
Ebbert Memorial United Methodist Church
Emerald Village Eugene
First Place Family Center
FOOD for Lane County
Head Start of Lane County
Here to Help Housing
HIV Alliance
Home for Good Housing Agency
Hosea Youth Services
Jennings Group Inc
Lane Council of Governments

Lane County Health and Human Services
Lane Independent Living Alliance (LILA)
Looking Glass Community Services
Options Counseling and Family Services
Oregon Law Center
Relief Nursery, Inc.
ShelterCare
Sponsors, Inc.
Springfield Eugene Tenant Association
SquareOne Villages
St. Vincent de Paul Society of Lane County
Supportive Services for Veteran Families
White Bird Clinic
Womenspace, Inc.



EUGENE • SPRINGFIELD

2020 CONSOLIDATED PLAN for Housing & Community Development

Information from the Public

Written Comments

Written public comments were accepted during the 30-day public comment period and were incorporated into the Consolidated Plan.

Community Survey

A survey was developed to collect input from community members to identify priority needs and collect information on conditions in the community. The survey was distributed on the internet and through social media in both English and Spanish. Partner agencies also helped by distributing the survey to their clients, where appropriate. A total of 216 responses were received. Responders to the Community Survey identified the most needed services for both renters and owners. For renters, responders identified top needs as ongoing rental assistance, security Deposit assistance, and emergency rental assistance. For owners, responders identified mortgage assistance, foreclosure prevention, and utility/energy payment support as the highest needs. Responders identified mental health and addiction services and housing services as the greatest social service needs. Respondents also identified assist human service agencies with facilities acquisition or improvements as the most needed Community Development Need.

Open House

The Cities of Eugene and Springfield hosted an Open House on Affordable Housing and Community Development, on February 12, 2020. Community members had the opportunity to learn about and provide feedback on the draft priority needs and draft strategies for the 2020 Consolidated Plan. The event was attended by over 130 community members, who were also asked to rank the proposed strategies and to provide comments.

Resident Participation Plan

A requirement of the Consolidated Plan is to develop and utilize a strategy to achieve resident public participation. This plan was updated in 2020 and is summarized here.

The Cities will continue to encourage participation by low- and moderate-income persons throughout the community. Emphasis will be placed on reaching out to minority populations, non-English-speaking persons, and persons with disabilities, in the preparation of the Plan. The Cities will also notify and seek the participation of local and regional institutions and other organizations, including businesses, developers, community and faith-based organizations, in the development and implementation of the Consolidated Plan.



EUGENE • SPRINGFIELD

2020 CONSOLIDATED PLAN for Housing & Community Development

The Cities will make vital information that pertains to the Consolidated Plan available to the resident, public agencies and other interested parties on an annual basis. The information to be made available includes the amount of assistance the Cities expect to receive, available unspent prior year's funds and related program income, the range of activities to be undertaken, including the estimated amount of CDBG and other funds that will be expended on low- and moderate-income persons.

The Cities will provide interested parties with a reasonable opportunity to comment on the Plan or on any amendments to the Plan. The Cities will consider any comments or views of interested parties received in writing or orally, at any of the public hearings, or during the specified public comment review period.

Meetings are announced through posting on City websites and in the Register Guard. All public hearings are advertised in the Register-Guard Newspaper 14 days or more prior to the hearing.

For the development of the Consolidated Plan, one public hearing in addition to multiple public meetings to obtain resident views regarding the proposed priority needs and strategies for the five-year period.

Public meetings are held at times convenient to potential and actual beneficiaries in locations that meet Americans with Disabilities Act accessibility standards. With 48 hours' notice prior to any public meeting, the Cities can provide the following services: an interpreter and audio equipment for the hearing impaired; a reader to review printed materials with the sight impaired, and a foreign language interpreter for non-English speaking residents.

Due to public health concerns related to the COVID-19 pandemic, the final meetings and public hearings had to be held in an online format. Efforts were made to provide call-in options to facilitate access for individuals with limited technology access.



EUGENE • SPRINGFIELD

2020 CONSOLIDATED PLAN for Housing & Community Development

Community Profile and Needs

The Eugene-Springfield Consolidated Plan relies upon multiple forms of qualitative and quantitative data as well as community input in order to identify housing, homelessness, and community development needs and trends. This picture of need is the basis of the proposed objectives and outcomes for the 2020 Consolidated Plan. In addition to the US Census, updated American Community Survey (ACS) data and community surveys that provides the foundation for development of the document, the Cities of Eugene and Springfield built on the work of several active committees and recent studies that addressed housing, homeless and community development. The assessment was also informed by additional consultations with city officials and other important stakeholders such as the Intergovernmental Human Services Commission, United Way of Lane County, Lane County Poverty & Homelessness Board, Homes for Good (PHA), and the Intergovernmental Housing Policy Board.

In 2020, the regional economy has continued to diversify and improve, while at the same time leaving many in the community still struggling to find jobs with wages to cover increasing housing costs. There is a significant number of households who cannot meet the basic needs for food, shelter, medical care and transportation. In addition, there are a growing number of seniors, persons with disabilities, and others who are unable to work. These factors, combined with a very tight housing market, have resulted in many households paying more than they can afford, and a growing number of persons experiencing homelessness. It is important to note that the impacts of the COVID-19 are too recent to be reflected in the data used for the analysis provided below.

Population Growth

The overall population has grown steadily in both cities since 2000, reaching a combined 223,958 in 2017. Population grew to 163,135 in Eugene (18% growth since 2000) and 60,823 in Springfield (15% growth) in 2017.

Age Distribution

The population of Eugene and Springfield is aging. In 2000, people aged 60 to 75 accounted for 8% of the total population. This grew to 14% in 2017. For the same period, people under 45 accounted for 67% of the population in 2000, and this has dropped to 63% in 2017.

Racial and Ethnic Composition

Eugene and Springfield are becoming increasingly racially and ethnically diverse. Latino residents are the fastest growing population, representing 10.2% of the population in the two cities, and this population has grown 26.4% between 2000 and 2017. Approximately 21% of the population of the cities are either Latino or minority race.



EUGENE • SPRINGFIELD

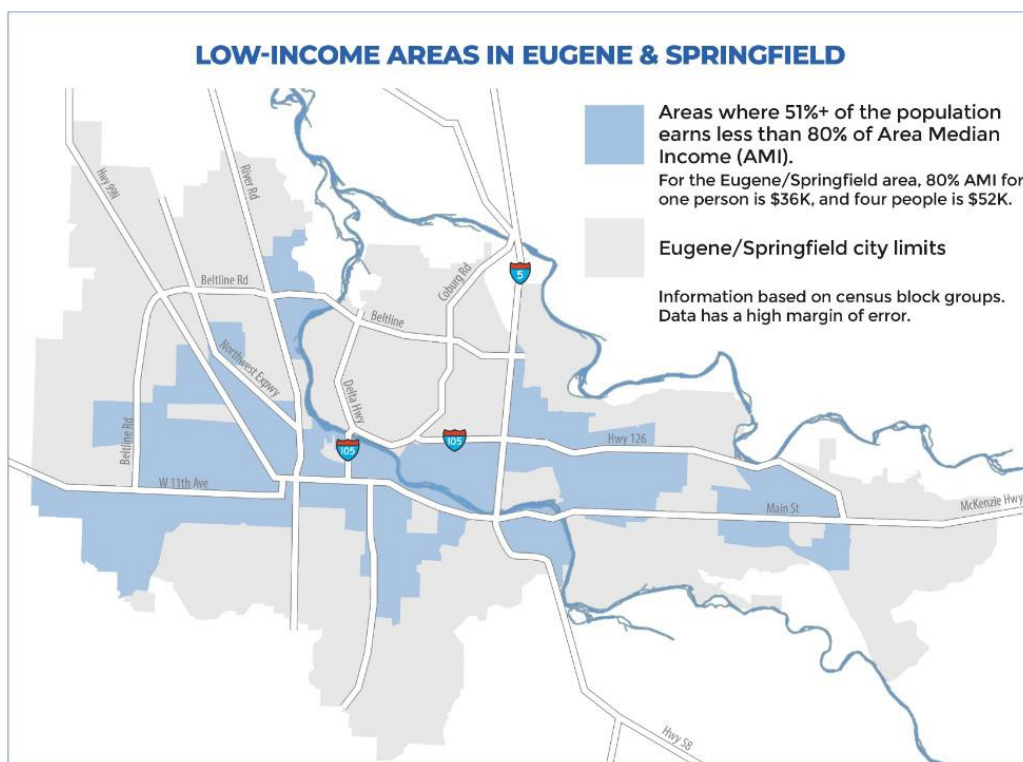
2020 CONSOLIDATED PLAN for Housing & Community Development

Household Composition

As of 2017, family households still make up the largest percentage of households with 54% (Eugene – 52%, Springfield – 59%), and of those, 10% of households is single female headed households. There has also been a significant increase in single person households which now make up 45% of all households. The largest growth in household type is non-family households which increased 57% between 2000 and 2017. Average household size 2.33 in Eugene and 2.50 in Springfield.

Income and Poverty

Although growing, Median Household Income for both Eugene (\$47,489) and Springfield (\$41,700) is lower than the US (\$57,652) and Lane County (\$47,710). Further, there are many residents in both cities that are struggling, as evidenced by other indicators: 19% of Eugene residents and 28% of Springfield residents receive food stamp benefits (SNAP), and 49% of students from the three Public School Districts in Eugene and Springfield are eligible for free and reduced lunch. Low wages also contribute to financial instability. In 2017, 21% of households in Eugene and 20% of households in Springfield had incomes below the poverty level.





EUGENE • SPRINGFIELD

2020 CONSOLIDATED PLAN for Housing & Community Development

Persons with Disabilities

In the Cities of Eugene and Springfield, about 32,438 people, or 14%, live with one or more disabilities. The highest reported disabilities include ambulatory (8%), cognitive (8%), and difficulty with independent living (7%).

Persons Experiencing Homelessness

The 2019 Point-in-Time Count (PIT) identified 2,165 people in Lane County experiencing homelessness, a 32% increase from 2018 and 49% increase from 2016. Over two-thirds of this population, or 1,633 individuals, met HUD's definition of unsheltered, which includes 411 persons staying in "alternative to shelter" programs such as Dusk to Dawn, Opportunity Village, and Conestoga Huts. The 2019 PIT count also found that 759 persons experiencing homelessness were seriously mentally ill, 724 were chronically homeless, 525 reported substance abuse, 173 were veterans, and 113 were families with children staying in a shelter. For FY 2018, Lane County reported that 2,753 unduplicated individuals who were homeless received human services from one or more agencies. During the 2018-2019 school year, the three public school districts in Eugene and Springfield report 1,629 homeless youth, includes students who are staying with friends or family. The reported number includes 482 homeless youth who were unaccompanied.

Persons with Special Needs who are not Homeless

Limited new data exists specific to non-homeless special needs populations in the cities of Eugene and Springfield. There are numerous sub-populations in this community. Of those, there are some that have both sufficient numbers and unique housing and service needs that warrant identification. Those include the following: families with children, seniors, ex-offenders, people with HIV/AIDS, victims of domestic violence, people with drug and alcohol addictions, people who are evicted or foreclosed, people with physical and mental disabilities, veterans, youth and young adults, and youth aging out of foster care.

Employment and Economy

Economic conditions in Eugene and Springfield have recovered significantly in the past decade, and the region has emerged as a more diversified economy than it was during the Great Recession. The number of jobs has grown steadily during the decade, and unemployment rates have remained relatively low during recent years (below 6%). Wages have risen as well, although the loss of manufacturing jobs still has tempered wage growth in the region.

In 2018, unemployment was 4.50%. Employment growth combined with retirements and declining unemployment rates is creating a strengthening economy. As the economy continues to improve, the labor market tightens, availability of skilled workers may create a challenge for employers. Unemployment in the region has been decreasing but opportunities are limited for young unskilled



EUGENE • SPRINGFIELD

2020 CONSOLIDATED PLAN for Housing & Community Development

workers. The new workforce of youth 16-24 years old accounts for 38% of the workforce. Getting younger workers to work in skilled career opportunities will allow the younger workforce to establish the experience and income that first jobs provide, a key workforce challenge facing both cities. The workforce problems facing younger workers today may follow them well into the future through lower lifetime earnings.

While there have been recent and significant job losses as a result of COVID-19, it is unclear how sustained these job losses will be as social distancing measures diminish. It is apparent however that many people with limited incomes are experiencing financial instability as a result of recent events.

Housing Units and Tenure

Together, Eugene and Springfield contain 97,224 housing units. The majority (61%) of the housing stock is single-family units, with the remainder consisting of multi-family units (33%) and a small share of mobile/manufactured homes (6%). This balance has remained relatively stable since 1990, although planners in both cities anticipate a gradual increase in multi-family housing to accommodate future population needs. For rental households, 41% in Eugene and Springfield live in 2-bedroom homes. Increasingly, homes with three-bedrooms are being occupied by renters, climbing to 30% in 2017 from 25% in 2010. Renter households occupying studios and one-bedroom homes has stayed relatively stable since 2010, edging up from 29% to 30%.

Eugene has recently shifted to a majority renter city, where 52% of households rented their home in 2017. Springfield retains a slight majority of owner-occupied homes, where 51% of households own and 49% rent.

Manufactured dwelling parks are areas where people rent or lease a space for their manufactured home, which they may rent or own. A manufactured dwelling is a more affordable way for many people to own a home or live independently in an environment for older individuals. About 5% of the housing units in Eugene and Springfield are manufactured home park spaces, with nearly 40% of the homes in three census tracts. These tracts are located in west Eugene, Glenwood, and mid-Springfield.

Assisted and Public Housing

A variety of assisted housing developments are currently available and serving low-income persons in the cities of Eugene and Springfield. There are a total of 4,452 assisted housing units in 113 developments in both cities, including projects subsidized with Section 8, Low-Income Housing Tax Credits, or other project-based subsidies. Eugene and its urban growth boundary have a total of 3,516 units in 83 developments and Springfield and its urban growth boundary have 866 units in 28 developments.



EUGENE • SPRINGFIELD

2020 CONSOLIDATED PLAN for Housing & Community Development

Homes for Good serves as the housing authority for the cities of Eugene and Springfield. There are a total of 595 public housing units in Lane County with 383 of those in Eugene and Springfield, and as of February 2020, 98.9% were leased. Additionally, Homes for Good has 3,065 total vouchers (3,056 in use), of which 236 are designated as Veterans Affairs Supportive Housing (192 in use). For all voucher programs, 6% are held by households with one or more persons who identify as a minority race or ethnicity.

Homes for Good maintains a waiting list for all their public housing units. There are approximately 1800 households on public housing waiting lists with typical wait times between 1 and 5 years. The Section 8 waiting list was last opened in 2019 and 4,887 people responded to the online application. At this point in time, 74% of families issued vouchers are able to lease a unit.

Housing Cost Burden

While wages and incomes have continued to rise in recent years, they have not kept pace with the cost of both owner and rental housing in both cities. From 2010 to 2017, Median Household Income rose 14% in Eugene and by 15% in Springfield.

Housing costs in the Eugene-Springfield area have risen more sharply since 2010, especially in recent years. Median home prices have increased by about 130% between 2000 and 2019 in both Eugene and Springfield, reaching \$320,000 in Eugene and \$270,100 in Springfield (Zillow October 2019). Median Rental Rates have also increased substantially faster than incomes, if not as dramatically as home values. Between 2010 and 2019, the median rental rate rose to \$1,373 in Eugene (47% increase) and \$1,181 in Springfield (58% increase).

As a result, many households pay more for housing than is affordable, or are unable to afford any housing. Households paying more than 30% of household income are considered to have a 'housing cost burden'. A majority of all renters in Eugene (55%) and slightly under half of all renters in Springfield (48%) are considered housing cost burdened, while a smaller but significant share of all homeowners in each jurisdiction are also cost burdened (Eugene – 27%, Springfield – 29%).

Housing Conditions and Lead Based Paint

In the cities of Eugene and Springfield, approximately 60% (55,005) of the total housing units were built prior to 1980 and may contain lead-based paint. Approximately 11,437 homes pose potential lead-based paint hazards in the cities of Eugene and Springfield.

Despite the age of the housing stock, the physical condition of the housing in Eugene and Springfield is generally good, as there are relatively few housing units (1,875) in the area that are considered substandard according to HUD. Of those, 90% are rental units, and 59% are occupied by people making 50% or less of the average median income. Based on input received during provider and



public consultations, units available to low-income residents tend to have more significant issues, and because of the scarcity of affordable low-income housing, residents are reluctant to raise their concerns for fear of losing the housing.

Priority Needs

The purpose of identifying the community needs and trends, conducting surveys and meeting with providers is to identify what the priority needs are for the low-and moderate-income households in this community for the next five years. Listed below are the needs that were identified through the analysis that have been identified as priority needs to address using HUD funds.

Renters

Rising rents has created a substantial gap in decent quality housing affordable to very low-, low- and moderate-income households in both cities. There are 21,535 such households earning less than 80% of AMI in Eugene, and 7,270 such households in Springfield, which make up 63% of all renters.

- **Renter households earning less than 80% of area median income (very-low, low- and moderate- incomes):** Over three quarters of these households spend more than 30% of their income on housing costs (79% in Eugene, 74% in Springfield). Moreover, 54% of these households in Eugene and 35% of these households in Springfield spend 50% of their income on housing costs.
- **Renter households earning less than 50% of area median income (very-low and low-income):** A modestly greater share of these households also spend more than 30% of their income on housing costs. However, the significantly more of these households pay more than 50% of their income on housing costs (Eugene – 68%, Springfield – 57%).
- By April 2020, a growing number of residents have experienced a severe loss of income due to the COVID-19 pandemic, raising the risk of housing instability and homelessness, and potentially destabilizing existing affordable housing developments due to interruptions in rental income.

Homeowners

Rising home values have also reduced the availability of quality housing affordable to low-and moderate- income households. There are 7,390 owner households (23% of all owners) earning less than 80% of AMI in Eugene, and 4,470 owner households (37% of all owners) in Springfield, substantially fewer than the number of renters in this income bracket. Low, very low- and even



EUGENE • SPRINGFIELD

2020 CONSOLIDATED PLAN for Housing & Community Development

moderate-income homeowner households need increased access to affordable homeownership opportunities and support to remain homeowners. The high costs also reduce opportunities for potential homebuyers.

- **A significant majority of low-income owners experience a housing cost burden, overcrowding, and/or substandard housing conditions (Eugene – 78%, Springfield – 59%).**
- **Owner households earning less than 80% of area median income (very-low, low- and moderate- incomes):** A significant majority of these homeowners spend more than 30% of their income on housing costs (Eugene – 66%, Springfield – 57%). Moreover, 41% of these households in Eugene and 28% of these households in Springfield spend 50% of their income on housing costs.
- **Owner households earning less than 50% of area median income (very-low and low-income):** There are 3,370 owner occupied households in Eugene, and 2,030 in Springfield earning less than 50% AMI. Over three quarters (77%) of these households in Eugene and over half (56%) of households in Springfield spend more than 30% of their income on housing costs. 59% of these owner households in Eugene and 39% in Springfield spend more than 50% of their income on housing costs.

People Experiencing Homelessness

People need access to housing and supportive services to prevent them from becoming homeless and to leave homelessness.

- The 2019 Point in Time Count identified 2,165 people experiencing homelessness.
- Of those, 1,633 were unsheltered, 84 were families with children staying in a shelter, 841 were chronically homeless, 197 were veterans, 525 reported substance abuse and 759 were seriously mentally ill.
- The 2019 PIT Count identified 145 unaccompanied youth, with 21 in Emergency Shelter (6 youth under age 18), 16 in Transitional Housing (6 youth under age 18), and 108 unsheltered (14 youth under age 18). A total of 26 unaccompanied homeless youth were under age 18, 119 were ages 18-24.
- Lane County reports 26 agencies with 170 projects in WellSky, a management information system used to share information among service providers on services provided to at-risk, homeless, or near homeless clients.
- Lane County reported that 2,753 unduplicated individuals who were homeless received human services from one or more agencies in fiscal year 2018.
- The three public school districts in Eugene and Springfield report 1,629 homeless youth during 2019, and this definition includes students who are staying with friends or family. The definition of homeless for purposes of the Plan includes people who are “doubled-up”.



Non-Homeless Special Needs Populations

People with special needs need additional support for housing and supportive services. This includes families with children, seniors, ex-offenders, people with HIV/AIDS, victims of domestic violence, people with drug and alcohol addictions, people who are evicted or foreclosed, people with physical and mental disabilities, veterans, youth and young adults, and youth aging out of foster care.

- Special needs populations need additional support as it relates to affordable housing, human services, employment opportunities, and accessibility improvements in housing and public facilities.
- In both cities, 49% of students in the three public districts are eligible for free or reduced lunch.
- One in seven Oregonians and one in five children in Oregon are food insecure.
- Free local bus passes, gasoline, car repair, driver's license, ID card or birth certificate fee were all identified as difficult to access based upon feedback provided by the constituency surveyed.
- There is one domestic violence provider in Eugene. Records indicated there are minimal domestic violence and sexual assault providers, with limited shelter space and housing assets dedicated to survivors and those fleeing domestic violence.
- In the Community Survey, respondents identified *mental health and addiction services* and *housing services* as the greatest social services needs. Respondents also identified *Assist human service agencies with facilities acquisition or improvements* as the most needed Community Development Need.

Employment Opportunities

People who have low incomes, are unemployed or underemployed need a broader range of employment opportunities, including self-employment

- After Lane County lost 18,000 jobs between 2007 and 2010, employment has continued to grow [back to pre-recession levels], currently peaking at 95% as of 2017. As unemployment rates have declined in recent years, so too has job growth since 2016.
- Workers in the Eugene Metropolitan Statistical Area had an average (mean) hourly wage of \$22.75 in May 2018, about 9 percent below the nationwide average of \$24.98.
- Not all sectors have returned to pre-recession levels, including financial activities, construction, manufacturing, and information.
- In 2019, the top three reasons employers found it difficult to fill vacancies were: (1) lack of applicants, (2) unfavorable working conditions, and (3) lack of qualified candidates (Hiring Challenges for unfulfilled job vacancies, May 2019).



EUGENE • SPRINGFIELD

2020 CONSOLIDATED PLAN for Housing & Community Development

- The loss of jobs combined with the subsequent recession, have widened the gap between employed wages and housing gaps.
- Community Survey responders identified *creating jobs in low-income neighborhoods* as the greatest economic development need.

Low-Income Areas and Areas of Slums and Blight

Geographic areas defined as areas of slums or blight or as low-income areas need additional support for rehabilitation and public facility and infrastructure improvements.

- There are several areas in this community that are or could meet the HUD requirement for an area of slums and blight which would allow different uses of CDBG funds. These areas could benefit from increased investments in the area. There are also specific properties with deteriorated conditions that could be addressed using CDBG funds.
- There are several areas of this community that are characterized by 51% or more low- to moderate-income residents, which can benefit from increased investments in this area.

Strategic Plan

As part of the consolidated planning process, priority needs were identified based on the needs assessment, market analysis, stakeholder consultation, and input from residents. Next, strategies and goals were developed to address these priority needs with the cities' anticipated CDBG and HOME grants, which will help leverage additional public and private resources.

Below is a summary of the strategies that have been identified that both meet priority needs and are also eligible uses of HUD funds. A table following this section shows the relationship between identified strategies and the priority needs of Eugene and Springfield for use of federal funds received from HUD. During the public comment period in March 2020, nonprofit partners and stakeholders reported concerns about residents already experiencing sudden and significant losses of income due to the COVID-19 pandemic. Beyond the real threats among residents of housing instability and homelessness, affordable housing agencies reported concerns about the destabilization of existing affordable housing developments due to interruptions in rental income. As a result of these comments, a fifth housing strategy — Provide Rent Assistance — was added to provide an option to address housing instability among renters and preserve existing affordable rental housing.



EUGENE • SPRINGFIELD
2020 CONSOLIDATED PLAN
 for Housing & Community Development

Priority Needs

Priority Need	Explanation	Comments
Renters Low- and very low-income people need increased access to quality affordable rental housing as well as rental assistance	<ul style="list-style-type: none"> About three quarters of moderate- and low-income renters spend more than 30% of their income on housing costs (Eugene – 79%, Springfield – 74%) The majority of low-income renters spend more than 50% of their income on housing costs (Eugene – 68%, Springfield – 57%) 	<ul style="list-style-type: none"> Between 2010 and 2019, the median rental rate rose to \$1,373 in Eugene (47% increase) and \$1,181 in Springfield (58% increase) Significant increase in need from 2013 to 2017; <ul style="list-style-type: none"> Many more moderate-income households spend more than 30% on housing Many more low- and very income households spend more than 50% on housing
Homeowners Low- and very low-income people need increased access to affordable homeownership opportunities and support to remain homeowners	<ul style="list-style-type: none"> A significant majority of low-income owners experience over-crowding, substandard housing, or a housing cost burden (Eugene – 78%, Springfield – 59%) A significant majority of moderate- and low-income owners spend more than 30% of their income on housing costs (Eugene – 66%, Springfield – 57%) A large percentage of low-income owners spend more than 50% of their income on housing costs (Eugene – 59%, Springfield – 39%) 	<ul style="list-style-type: none"> Low-income households spending more than 30% of income housing have increased in Eugene but remains steady in Springfield Low-income households spending more than 50% of income housing have increased in both Eugene and Springfield



EUGENE • SPRINGFIELD
2020 CONSOLIDATED PLAN
 for Housing & Community Development

Priority Need	Explanation	Comments
People experiencing Homelessness People need access to housing and supportive services to prevent them from becoming homeless and to leave homelessness	<ul style="list-style-type: none"> A total of 2,165 homeless individuals were served in FY 2019 by agencies funded by Lane County The three public school districts in Eugene and Springfield report 1,629 homeless youth during 2019 (includes students who are staying with friends or family) The definition of homeless for purposes of this Plan includes people who are “doubled-up” Shortage of year-round low-barrier emergency shelter beds, especially for single individuals and victims of Domestic Violence Lack of diversion and rapid exit services for those exiting Permanent Housing 	<ul style="list-style-type: none"> Majority of the homeless population in Eugene (73%) and Springfield (88%) are experiencing unsheltered homelessness <ul style="list-style-type: none"> Shortage of low-barrier year-round emergency shelter and shelter beds in Eugene and Springfield In 2017, one in four persons exiting permanent housing in Lane County returned to homelessness There are no youth-specific resources for transition-age youth (18-24) Due to low rental vacancy (3.6% in Eugene and 3.4% in Springfield) and even lower affordable unit rental vacancy, the Lane County Continuum of Care struggles with voucher or tenant-based programs
Non-Homeless Special Needs Populations Special needs populations need additional support as it relates to affordable housing, human services, and employment opportunities	<ul style="list-style-type: none"> People with special needs including families with children, seniors, ex-offenders, people with HIV/AIDS, victims of domestic violence, people with drug and alcohol addictions, people who are evicted or foreclosed, people with physical and mental disabilities, veterans, youth, and youth aging out of foster care 	<ul style="list-style-type: none"> There were 32,438 elderly (over the age of 65) and 3,310 frail elderly (that need assistance with daily living) in Eugene-Springfield (2017 ACS) The disability rate is 13.5 percent in Eugene and 18.6 percent in Springfield Physical disabilities can include hearing, vision, cognitive, ambulatory, self-care or independent living difficulties In the Community Survey, respondents identified <i>mental health and addiction services</i> and <i>housing services</i> as the greatest social service needs. Respondents also identified <i>assist human service agencies with facilities acquisition or improvements</i> as the most needed Community Development Need



EUGENE • SPRINGFIELD
2020 CONSOLIDATED PLAN
 for Housing & Community Development

Employment Opportunities People who have low incomes, are unemployed or underemployed need a broader range of employment opportunities, including self-employment	<ul style="list-style-type: none"> • Job growth and low unemployment rates has not yielded better wages for many younger residents and workers lacking necessary skills • The new workforce of youth 16-24 years old accounts for 38% of the workforce • Current low unemployment rates and retirements in workforce has created demand for skilled workers in some industries 	<ul style="list-style-type: none"> • The United Way ALICE report found that 58% of all jobs in Oregon are low-wage (less than \$20/hour), with contract positions (non-benefited) increasing, a factor in job and housing insecurity • There is a need to increase high-wage and living wage career employment opportunities for youth • Lower wages are exacerbating housing affordability for some workers
Low-Income Areas & Areas of Slums and Blight Geographic areas that meet federal criteria as areas of slums and blight or as low-income areas and need additional support for rehabilitation and public improvements	<ul style="list-style-type: none"> • There are several areas in this community that are or could meet the HUD requirement for an area of slums and blight which would allow different uses of CDBG funds. These areas could benefit from increased investments in the area • There are several areas of this community that are characterized by 51% or more low- to moderate-income residents, which can benefit from increased investments in this area 	<ul style="list-style-type: none"> • Need to support low- and moderate- income neighborhoods through public improvements such as infrastructure and public facilities • Low-Income Areas have been mapped for both jurisdictions • Support currently designated slum/blight areas



EUGENE • SPRINGFIELD
2020 CONSOLIDATED PLAN
 for Housing & Community Development

Affordable Housing Strategy

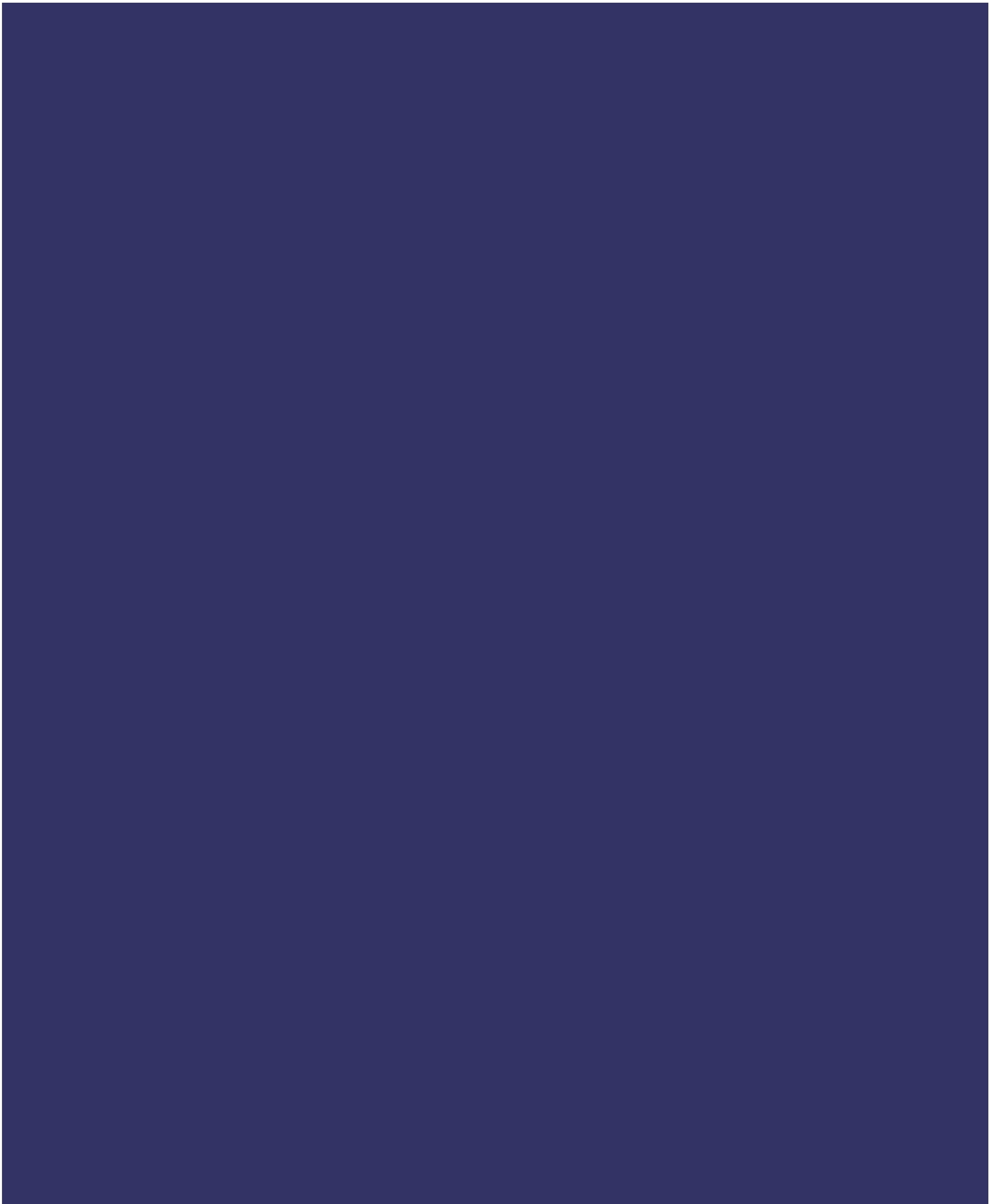
Strategy/Goal	Priority Needs Addressed	Possible Examples	Measurements	HOME Consortium	Eugene CDBG	Springfield CDBG
Increase the supply of affordable housing (HOME and CDBG)	Renters, Homeowners, Homeless, Special Needs	Land Acquisition. Development of new rental housing. Operating Support for Community Housing Development Organizations.	Number of housing units constructed, reconstructed, acquired or preserved	400	5	5
			Number of CHDOs assisted	3		
			Housing for homeless added	100		
			Number of sites acquired		2	2
Rehabilitate existing housing stock affordable to low-income persons (CDBG)	Renters, Homeless, Special Needs, Low-Income Areas, Homeowners	Continue and expand publicly supported rehabilitation and accessibility improvements.	Number of rental units rehabilitated		350	5
			Number of homeowner units rehabilitated		150	300
Provide down payment assistance for homeownership (CDBG)	Homeowners	Assist low-income residents with the first-time purchase of a home.	Households assisted with direct assistance to home buyers		20	20
Provide rental assistance for housing stability and homelessness prevention (HOME)	Renters	Assist low-income residents to remain in stable housing.	Households provided rental assistance	20		
Remove barriers to affordable and supportive housing (CDBG)	Renters, Homeowners, Homeless, Low - Income Area Non-Homeless Special Needs	Support programs that assure housing opportunities are provided without discrimination. Support Housing Policy Board. Update Fair Housing Plan.	Maintain Housing Policy board		✓	
			Number of fair housing events		20	
			Maintain fair housing services		✓	✓
			Update Fair Housing Plan		✓	✓



EUGENE • SPRINGFIELD
2020 CONSOLIDATED PLAN
 for Housing & Community Development

Community Development Strategy

Strategy	Priority Needs Addressed	Possible Examples	Measurements	Eugene CDBG	Springfield CDBG
Support a human services delivery system to address the needs of homeless persons, special needs, and other low-income populations (CDBG)	Homeless, Special Needs	Fund capital improvements to facilities owned by non-profits. Fund non-profit services through the Human Services Commission. Fund job training. Fund housing stability counseling and assistance.	Persons assisted with public facility activities	20,000	5,000
			Persons assisted with public service activities	100,000	60,000
			Number of public facilities improved	5	2
			Number of transitional or emergency beds added	20	5
Promote economic development and employment opportunities through the creation of jobs and business development (CDBG)	Employment Opportunities	Provide below market financing to local businesses creating or retaining jobs. Provide micro-enterprise training, and development opportunities.	Jobs created or retained	150	5
			Businesses assisted	25	1
			Micro business trainees	150	5
Make strategic investments to improve low-income neighborhoods and other areas of slums and blight (CDBG)	Renters, Owners, Homeless, Special Needs, Low-Income Areas and Slums & Blight, Employment Opportunities	Provide financing for activities which eliminate slums and blight, including acquisition, clearance, rehab and historic preservation and economic development activities, infrastructure and public facility improvements.	Businesses assisted with façade treatment or building rehab		1
			Number of projects completed	2	2
			Persons assisted with public improvement activity	5,000	5,000



CITY OF EUGENE
eugene-or.gov/hudconplan



CITY OF SPRINGFIELD
springfield-or.gov

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Action: Eugene-Springfield 2020 One-Year Action Plan for Affordable Housing and Community Development

Meeting Date: April 27, 2020
Department: Planning & Development
www.eugene-or.gov

Agenda Item Number: 3
Staff Contact: Stephanie Jennings
Contact Telephone Number: 541-682-5529

ISSUE STATEMENT

The City Council is asked to approve the Eugene-Springfield 2020 One-Year Action Plan for affordable housing, human services, and job creation investments. The proposed uses of funds must support strategies identified in the Eugene-Springfield 2020 Consolidated Plan. The Action Plan allocates funds received through two Federal programs administered by the U.S. Department of Housing and Urban Development (HUD) - the Community Development Block Grant program (CDBG) and HOME Investment Partnerships Program (HOME).

BACKGROUND

Each spring, City Council must approve a One Year Action Plan to receive federal CDBG and HOME funds for the next fiscal year. The 2020 Action Plan year begins on July 1, 2020 and ends on June 30, 2021. The Action Plan is typically due to HUD by May 15 each year. The proposed uses of funding must align with the local community needs and strategic plan described in the Eugene-Springfield Consolidated Plan. Attachment A provides additional information regarding the priority needs and strategies that are proposed for the 2020 Consolidated Plan and are scheduled for Council action immediately prior to consideration of the Action Plan.

The Eugene-Springfield 2020 Consolidated Plan was developed through an extensive process that includes significant data analysis, community consultation, and multiple work sessions with Council. Eugene City Council reviewed the draft priority needs and strategies during a Council work session in February and will consider adoption of the 2020 Consolidated Plan on April 27 immediately prior to discussion of the 2020 Action Plan.

Priority needs included in the Consolidated Plan identify five specific populations including low-income renters, low-income homeowners, people experiencing homelessness, populations with special needs that are not experiencing homelessness, and unemployed/underemployed persons. In addition, a priority need was identified for low-income areas and areas that meet HUD's definition of slums and blight.

The Consolidated Plan identifies specific affordable housing and community development strategies to address the Priority Needs. Affordable housing strategies include: 1) Increase the

April 27, 2020, Work Session – Item 3

supply of affordable housing; 2) Rehabilitate existing housing stock affordable to low-income persons; 3) Provide down payment assistance to help low-income persons achieve homeownership; 4) Provide rental assistance for housing stability and homelessness prevention; and 5) Remove barriers to affordable and supportive housing. Community development strategies include: 1) Support a human services system to address the needs of homeless persons, special needs populations, and other low-income persons; 2) Promote economic development and employment opportunities through the creation of jobs and business development; and 3) Make strategic investments to improve low-income areas and other areas of slums and blight.

Staff worked with the CDBG Advisory Committee and HOME Consortium Governing Board to develop recommendations for affordable housing, human services, and job creation investments. Both bodies unanimously recommended the proposed CDBG and HOME allocations for approval.

The Eugene-Springfield 2020 One-Year Action Plan Summary is provided as Attachment B and includes a summary of the process, citizen participation, the goals and strategies, and the recommended allocation of HOME and CDBG funds. Attachment C includes a list of CDBG Advisory Committee and Home Consortium Governing Board members.

PREVIOUS COUNCIL DIRECTION

[November 13, 2019 City Council Work Session](#)

[February 24, 2020 City Council Work Session](#)

COUNCIL OPTIONS

The City Council can approve, not approve, or modify the Eugene-Springfield 2020 One Year Action Plan summary for use of Federal CDBG and HOME funds provided in Attachment B.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends approval of the Eugene-Springfield 2020 One Year Action Plan summary for use of Federal CDBG and HOME funds provided in Attachment B.

SUGGESTED MOTION

Move to approve the Eugene-Springfield 2020 One-Year Action Plan summary for use of Federal CDBG and HOME funds provided in Attachment B.

ATTACHMENTS

- A. Eugene-Springfield 2020 Consolidated Plan Priority Needs and Strategies Tables
- B. Eugene-Springfield 2020 One-Year Action Plan Summary
- C. Eugene CDBG Advisory Committee and Eugene-Springfield HOME Governing Board Members

FOR MORE INFORMATION

Staff Contact: Stephanie Jennings
Telephone: 541-682-5529
Staff E-Mail: SJennings@eugene-or.gov



Draft

Eugene–Springfield 2020 Consolidated Plan

EXECUTIVE SUMMARY

FIVE-YEAR STRATEGIC PLAN for Housing and Community Development



CITY OF EUGENE
eugene-or.gov/hudconplan



CITY OF SPRINGFIELD
springfield-or.gov



EUGENE • SPRINGFIELD
2020 CONSOLIDATED PLAN
 for Housing & Community Development

Draft Eugene – Springfield 2020 Consolidated Plan Priority Needs

Priority Need	Explanation	Comments
Renters Low- and very low-income people need increased access to quality affordable rental housing as well as rental assistance	<ul style="list-style-type: none"> About three quarters of moderate- and low-income renters spend more than 30% of their income on housing costs (Eugene – 79%, Springfield – 74%) The majority of low-income renters spend more than 50% of their income on housing costs (Eugene – 68%, Springfield – 57%) 	<ul style="list-style-type: none"> Between 2010 and 2019, the median rental rate rose to \$1,373 in Eugene (47% increase) and \$1,181 in Springfield (58% increase) Significant increase in need from 2013 to 2017; <ul style="list-style-type: none"> Many more moderate-income households spend more than 30% on housing Many more low- and very income households spend more than 50% on housing
Home Owners Low- and very low-income people need increased access to affordable home ownership opportunities and support to remain homeowners	<ul style="list-style-type: none"> A significant majority of low-income owners experience over-crowding, substandard housing, or a housing cost burden (Eugene – 78%, Springfield – 59%) A significant majority of moderate- and low-income owners spend more than 30% of their income on housing costs (Eugene – 66%, Springfield – 57%) A large percentage of low-income owners spend more than 50% of their income on housing costs (Eugene – 59%, Springfield – 39%) 	<ul style="list-style-type: none"> Low-income households spending more than 30% of income housing have increased in Eugene but remains steady in Springfield Low-income households spending more than 50% of income housing have increased in both Eugene and Springfield



EUGENE • SPRINGFIELD

2020 CONSOLIDATED PLAN for Housing & Community Development

Priority Need	Explanation	Comments
People experiencing Homelessness People need access to housing and supportive services to prevent them from becoming homeless and to leave homelessness	<ul style="list-style-type: none"> A total of 2,165 homeless individuals were served in FY 2019 by agencies funded by Lane County The three public school districts in Eugene and Springfield report 1,629 homeless youth during 2019 (includes students who are staying with friends or family) The definition of homeless for purposes of this Plan includes people who are “doubled-up” Shortage of year-round low-barrier emergency shelter beds, especially for single individuals and victims of Domestic Violence Lack of diversion and rapid exit services for those exiting Permanent Housing 	<ul style="list-style-type: none"> Majority of the homeless population in Eugene (73%) and Springfield (88%) are experiencing unsheltered homelessness <ul style="list-style-type: none"> Shortage of low-barrier year-round emergency shelter and shelter beds in Eugene and Springfield In 2017, one in four persons exiting permanent housing in Lane County returned to homelessness There are no youth-specific resources for transition-age youth (18-24) Due to low rental vacancy (3.6% in Eugene and 3.4% in Springfield) and even lower affordable unit rental vacancy, the Lane County Continuum of Care struggles with voucher or tenant-based programs
Non-Homeless Special Needs Populations Special needs populations need additional support as it relates to affordable housing, human services, and employment opportunities.	<ul style="list-style-type: none"> People with special needs including families with children, seniors, ex-offenders, people with HIV/AIDS, victims of domestic violence, people with drug and alcohol addictions, people who are evicted or foreclosed, people with physical and mental disabilities, veterans, youth, and youth aging out of foster care 	<ul style="list-style-type: none"> There were 32,438 elderly (over the age of 65) and 3,310 frail elderly (that need assistance with daily living) in Eugene-Springfield (2017 ACS) The disability rate is 13.5 percent in Eugene and 18.6 percent in Springfield Physical disabilities can include hearing, vision, cognitive, ambulatory, self-care or independent living difficulties In the Community Survey, respondents identified <i>mental health and addiction services</i> and <i>housing services</i> as the greatest social service needs. Respondents also identified <i>assist human service agencies with facilities acquisition or improvements</i> as the most needed Community Development Need



EUGENE • SPRINGFIELD

2020 CONSOLIDATED PLAN for Housing & Community Development

Priority Need	Explanation	Comments
Employment Opportunities People who have low incomes, are unemployed or underemployed need a broader range of employment opportunities, including self-employment	<ul style="list-style-type: none"> • Job growth and low unemployment rates has not yielded better wages for many younger residents and workers lacking necessary skills • The new workforce of youth 16-24 years old accounts for 38% of the workforce • Current low unemployment rates and retirements in workforce has created demand for skilled workers in some industries 	<ul style="list-style-type: none"> • The United Way ALICE report found that 58% of all jobs in Oregon are low-wage (less than \$20/hour), with contract positions (non-benefited) increasing, a factor in job and housing insecurity • There is a need to increase high-wage and living wage career employment opportunities for youth • Lower wages are exacerbating housing affordability for some workers
Low-Income Areas & Areas of Slums and Blight Geographic areas that meet federal criteria as areas of slums and blight or as low-income areas and need additional support for rehabilitation and public improvements	<ul style="list-style-type: none"> • There are several areas in this community that are or could meet the HUD requirement for an area of slums and blight which would allow different uses of CDBG funds. These areas could benefit from increased investments in the area • There are several areas of this community that are characterized by 51% or more low- to moderate-income residents, which can benefit from increased investments in this area 	<ul style="list-style-type: none"> • Need to support low- and moderate- income neighborhoods through public improvements such as infrastructure and public facilities • Low-Income Areas have been mapped for both jurisdictions • Support currently designated slum/blight areas

Eugene–Springfield 2020 One-Year Action Plan

EXECUTIVE SUMMARY



Draft

ANNUAL ACTION PLAN

for Housing and Community Development



CITY OF EUGENE
eugene-or.gov/hudconplan



CITY OF SPRINGFIELD
springfield-or.gov

Eugene-Springfield One Year Action Plan

HUD Program Year 2020, City Fiscal Year 2021

The Eugene-Springfield 2020 One-Year Action Plan describes specific housing and community development actions and activities for the program year beginning July 1, 2020 and ending June 30, 2021. This is the first of five annual Action Plans that supplement the Eugene-Springfield 2020 Consolidated Plan.

Communities that are entitled to receive funds from U.S. Department of Housing and Urban Development (HUD) must complete a Consolidated Plan every five years as well as annual Action Plans. The Consolidated Plan provides an assessment of needs of low- and moderate-income persons and strategic five-year plan for taking actions to address those needs using Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds received by the Cities of Eugene and Springfield. The One-Year Action Plan describes specific actions to be undertaken in a particular year with federal funds. The content of the One-Year Action Plan is guided by HUD.

The Cities of Eugene and Springfield each receive an annual entitlement allocation of Community Development Block Grant (CDBG) funds directly from the U.S. Department of Housing and Urban Development (HUD). The Cities of Eugene and Springfield conduct separate allocation processes for the use of CDBG funds. The two Cities also receive HOME Investment Partnerships Program (HOME) funds from HUD through the Eugene-Springfield HOME Consortium. The City of Eugene is the lead agency in the HOME Consortium. As a result, HOME funds are allocated through a consolidated process for the Consortium as a whole.

The following summary describes the planned uses of CDBG funds received by Eugene as well as HOME funds received by the Eugene-Springfield HOME Consortium. A summary of the planned uses of Springfield CDBG funds is available from the City of Springfield.

Coordination and Collaboration

The Cities of Eugene and Springfield collaborate in multiple ways to plan for and implement affordable housing and community development activities. The Cities of Eugene and Springfield jointly prepare the five-year Consolidated Plan and coordinate preparation of the One-Year Action Plans, and Comprehensive Annual Performance and Evaluation Report. There are multiple forums for communication and collaboration between the jurisdictions and other public agencies, affordable housing developers, social service providers, and other interested parties. The Intergovernmental Housing Policy Board and the Intergovernmental Human Services Commission offer ongoing opportunities for collaboration and communication. In addition, both Eugene and Springfield staff and elected officials participate in the Lane County Poverty & Homelessness Board, which is an advisory body to Lane County Board of Commissioners.

Citizen Participation

Citizen involvement is a critical part of the process to identify specific uses for federal funds and activities to be undertaken in FY 2021. The City of Eugene works with a CDBG Advisory Committee composed of community residents to develop recommendations for use of CDBG funds. The Eugene-Springfield HOME Consortium has formed a HOME Consortium Governing Board composed of the Mayors and elected officials to direct the use of HOME funds. In addition, there are multiple evaluation committees that provide advisory guidance on specific programs.

There are multiple opportunities for the public to provide comment in writing or during public meetings in addition to public hearings. Public meetings are held at times convenient to potential and actual beneficiaries in locations that meet American with Disabilities Act accessibility standards. With 48 hours' notice prior to any public meeting, the City of Eugene can provide the following services: an interpreter and audio equipment for the hearing impaired, a reader to review printed materials with the sight impaired; and language interpreter for non-English speaking residents.

The specific outreach and citizen participation process for HOME funds received by the Eugene-Springfield HOME Consortium and CDBG funds received by Eugene are described below. Due to public health concerns related to the COVID-19 pandemic, the final meetings and public hearings had to be held in an online format. Efforts were made to provide call-in options to facilitate access for individuals with limited technology access.

Eugene-Springfield HOME Consortium – HOME Allocation Process

The Eugene-Springfield HOME Consortium Governing Board reviewed and approved the draft recommendation for the use of HOME funds on March 3, 2020. A 30-day public comment period commenced on March 6 and was completed on April 7, 2020. A public hearing by the HOME Consortium Governing Board was held on April 7, 2020. One written comment was received during this time and one public comment was made during the public hearing. The Governing Board reviewed and approved the HOME Allocation on April 7, 2020. A summary of the Eugene-Springfield HOME Consortium funding sources and uses is provided in Attachment B.

The proposed HOME allocation was also provided to the Intergovernmental Housing Policy Board, which is a forum for ongoing communication with affordable housing advocates and developers. An extensive interested parties list is maintained for the HPB and monthly meetings are typically attended by affordable housing providers and other interested parties. Staff presented the proposed HOME allocation at the Housing Policy Board meeting on March 2, 2020.

Eugene – CDBG Allocation Process

The Eugene CDBG Advisory Committee reviewed and approved the draft recommendation for use of CDBG funds on March 11, 2020. A 30-day public comment period commenced on March 17 and was completed on April 16, 2020. One written comment was received during this time. A public hearing was held by the Eugene CDBG Advisory Committee on April 9, 2020, and one comment was made during the public hearing. The Advisory Committee made a final recommendation for use of CDBG funds on April 9, 2020. A summary of the Eugene CDBG funding sources and uses is provided as Attachment C.

Goals and Strategies

The draft Eugene-Springfield 2020 Consolidated Plan emphasizes goals and strategies to meet the priority needs of low-income renters, low-income homeowners, people experiencing homelessness, and non-homeless special needs populations. Additional needs include increased employment opportunities for low-income persons as well as low-income neighborhoods and areas that meet HUD's definition of slums and blight. The priority strategies described below are intended to address one or more priority needs. Attachment A includes the adopted table of strategies to address the priority needs along with specific metrics to track progress over the five-year period.

The following narrative describes the allocation of Consortium HOME funds and Eugene CDBG funds for this Action Plan as it relates to each strategy identified in the draft Eugene-Springfield 2020 Consolidated Plan. Attachment B provides a table of sources and uses for HOME funds and Attachment C provides a table of sources and uses for CDBG funds.

Affordable Housing

Affordable housing goals are intended to address HUD program objectives to provide decent, safe, and affordable housing and address critical housing needs of low-income people in our community. A total of five affordable housing goals are included in the draft Eugene-Springfield 2020 Consolidated Plan. In this Action Plan, HOME Consortium funds and Eugene CDBG funds are proposed to be allocated to three of the five housing goals. These goals and the strategies as well as the proposed funding amounts are described below.

Increase the supply of affordable housing - Both HOME and Eugene CDBG will support increasing the supply of affordable housing with an emphasis on priority needs identified in the Consolidated Plan.

- Housing Development –\$1,942,909 in HOME funds will support Housing Development activities to be made available through the Consortium's Housing RFP processes. Proposals that address priority needs identified in the Consolidated Plan will be prioritized for funding. A portion of these resources may also be used to provide operating reserves for existing HOME funded affordable housing projects impacted by the COVID-19 pandemic.
- CHDO Operating Support - \$63,995 in HOME funds will be provided for operating support to Community Housing Development Organizations (CHDOs) serving both cities.

Rehabilitate existing housing stock affordable to low-income persons - In addition to adding units, Eugene will continue efforts to preserve existing rental and ownership housing for low-income persons using CDBG funds. This program offers funds to nonprofits and private owners of rental units to finance a variety of improvements with loans at below-market interest rates and flexible terms in order to maintain low rents for residents. The use of grants is also being explored for preserving units. In addition, renters with disabilities needing accommodation can apply for grants or loans for accessibility improvements. The demand for housing rehabilitation and preservation remains strong in Eugene and the need for rental rehabilitation and home repairs is increasing as our existing housing stock ages. Eugene will use \$887,820 in CDBG funds to support rehabilitation of affordable rental units, emergency home repairs, and accessibility improvements for low-income homeowners, and project delivery costs.

Remove barriers to affordable and supportive housing – Eugene seeks opportunities to affirmatively further fair housing and raise awareness of the housing needs of low- and moderate- income persons

so these needs may be considered in the development of related policies and regulations.

- Fair Housing Activities – Eugene will continue to support fair housing activities to their residents in FY 2021. Services that will be provided will include operating a Fair Housing Hotline, outreach and education, and enforcement of fair housing laws.
- Intergovernmental Housing Policy Board - Eugene will continue to staff and hold monthly meetings of the Intergovernmental Housing Policy Board. This body creates an important forum for identifying and discussing policies and programs impacting the availability and affordability of housing for low-income persons. Eugene and members of the Housing Policy Board will continue to utilize this forum to consider the needs of low-income persons and advise on the impacts of policy decisions on the availability and affordability of housing.
- Affirmative Marketing - Eugene staff will continue to work with area agencies to implement affirmatively marketing plans with an emphasis on reaching Latinx households. Eugene will expand outreach efforts to the Latinx community for direct service programs including the Emergency Home Repair Program.

Community Development

Community development goals are intended to satisfy HUD program objectives by providing human services; creating jobs; improving access to public facilities; and furthering neighborhood revitalization, planning, and community-building activities. A total of three community development goals were included in the draft Eugene-Springfield 2020 Consolidated Plan. These goals and the strategies are implemented with CDBG funds only. In this Action Plan, Eugene CDBG funds are proposed to be allocated to two community development goals. These goals and the strategies as well as the proposed funding amounts are described below.

Support a human services delivery system to address the needs of homeless persons and special needs populations - The City of Eugene collaborates with Lane County to fund human service providers. This collaborative funding model uses available federal, state, and local funds to efficiently support local agencies. The Human Services Commission is the intergovernmental board that guides the use of funds and oversees the activities of agencies receiving funds.

- Eugene Human Service Operations - Eugene will allocate \$330,000 in CDBG funds to the Human Services Commission to support public services for low- and very low-income persons. The amount allocated is estimated and is contingent on receiving program income from the prior year. If the program income is less than estimated, the amount allocated to fund Human Service Operations will be reduced. A significant proportion of persons served by these agencies are homeless or at-risk of homelessness.

Promote economic development and employment opportunities through the creation of jobs and business development – Eugene will use CDBG funds to undertake economic development activities resulting in job creation for low- and moderate-income households.

- Eugene Business Development Fund - Eugene will continue to operate its Business Growth Fund to provide loans to local businesses resulting in job creation or retention. An estimated \$565,000 in CDBG funds received from business loan payments will be used for loans and project delivery costs.



EUGENE • SPRINGFIELD
2020 CONSOLIDATED PLAN
 for Housing & Community Development

Attachment A.

Draft Eugene – Springfield 2020 Consolidated Plan Affordable Housing Strategy to Address Priority Needs

Strategy/Goal	Priority Needs Addressed	Possible Examples	Measurements	HOME Consortium	Eugene CDBG	Springfield CDBG
Increase the supply of affordable housing (HOME and CDBG)	Renters, Home Owners, Homeless, Special Needs	Land Acquisition. Development of new rental housing. Operating Support for Community Housing Development Organizations.	Number of housing units constructed, reconstructed, acquired or preserved	400	5	5
			Number of CHDOs assisted	3		
			Housing for homeless added	100		
			Number of sites acquired		2	2
Rehabilitate existing housing stock affordable to low-income persons (CDBG)	Renters, Homeless, Special Needs, Low-Income Areas, Home Owners	Continue and expand publicly supported rehabilitation and accessibility improvements.	Number of rental units rehabilitated		350	5
			Number of home owner units rehabilitated		150	300
Provide down payment assistance for home ownership (CDBG)	Home Owners	Assist low-income residents with the first-time purchase of a home.	Households assisted with direct assistance to home buyers		20	20
Provide rental assistance for housing stability and homelessness prevention (HOME)	Renters	Assist low-income residents to remain in stable housing.	Households provided rental assistance	20		
Remove barriers to affordable and supportive housing (CDBG)	Renters, Home Owners, Homeless, Low Income Area Non Homeless Special Needs	Support programs that assure housing opportunities are provided without discrimination. Support Housing Policy Board. Update Fair Housing Plan.	Maintain Housing Policy board		✓	
			Number of fair housing events		20	
			Maintain fair housing services		✓	✓
			Update Fair Housing Plan		✓	✓



EUGENE • SPRINGFIELD
2020 CONSOLIDATED PLAN
 for Housing & Community Development

Draft Eugene – Springfield 2020 Consolidated Plan Community Development Strategy to Address Priority Needs

Strategy	Priority Needs Addressed	Possible Examples	Measurements	Eugene CDBG	Springfield CDBG
Support a human services delivery system to address the needs of homeless persons, special needs, and other low-income populations (CDBG)	Homeless, Special Needs	Fund capital improvements to facilities owned by non-profits. Fund non-profit services through the Human Services Commission. Fund job training. Fund housing stability counseling and assistance.	Persons assisted with public facility activities	20,000	5,000
			Persons assisted with public service activities	100,000	60,000
			Number of public facilities improved	5	2
			Number of transitional or emergency beds added	20	5
Promote economic development and employment opportunities through the creation of jobs and business development (CDBG)	Employment Opportunities	Provide below market financing to local businesses creating or retaining jobs. Provide micro-enterprise training, and development opportunities.	Jobs created or retained	150	5
			Businesses assisted	25	1
			Micro business trainees	150	5
Make strategic investments to improve low income neighborhoods and other areas of slums and blight (CDBG)	Renters, Owners, Homeless, Special Needs, Low Income Areas and Slums & Blight, Employment Opportunities	Provide financing for activities which eliminate slums and blight, including acquisition, clearance, rehab and historic preservation and economic development activities, infrastructure and public facility improvements.	Businesses assisted with façade treatment or building rehab		1
			Number of projects completed	2	2
			Persons assisted with public improvement activity	5,000	5,000

Attachment B.

Draft Eugene – Springfield HOME Consortium PY 2020 HOME Funding Allocation Summary

Sources of Funding

PY 2020 HOME Consortium Entitlement Grant	\$ 1,279,893
Program Income	
Program Income Received in PY 2019 (Estimated)	\$ 250,000
Program Income Expected in PY 2020 (Estimated)	\$ 950,000
Total Sources	\$ 2,479,893

Uses of Funding

Housing Development	\$ 1,942,909
CHDO Operating Support	\$ 63,995
Administration	
(10% New HOME Funds + 10% Program Income received in PY 2019)	\$ 222,989
Carry Forward to PY 2020 (Program Income Expected in PY 2020)	\$ 250,000
Total Uses	\$ 2,479,893

Attachment C.

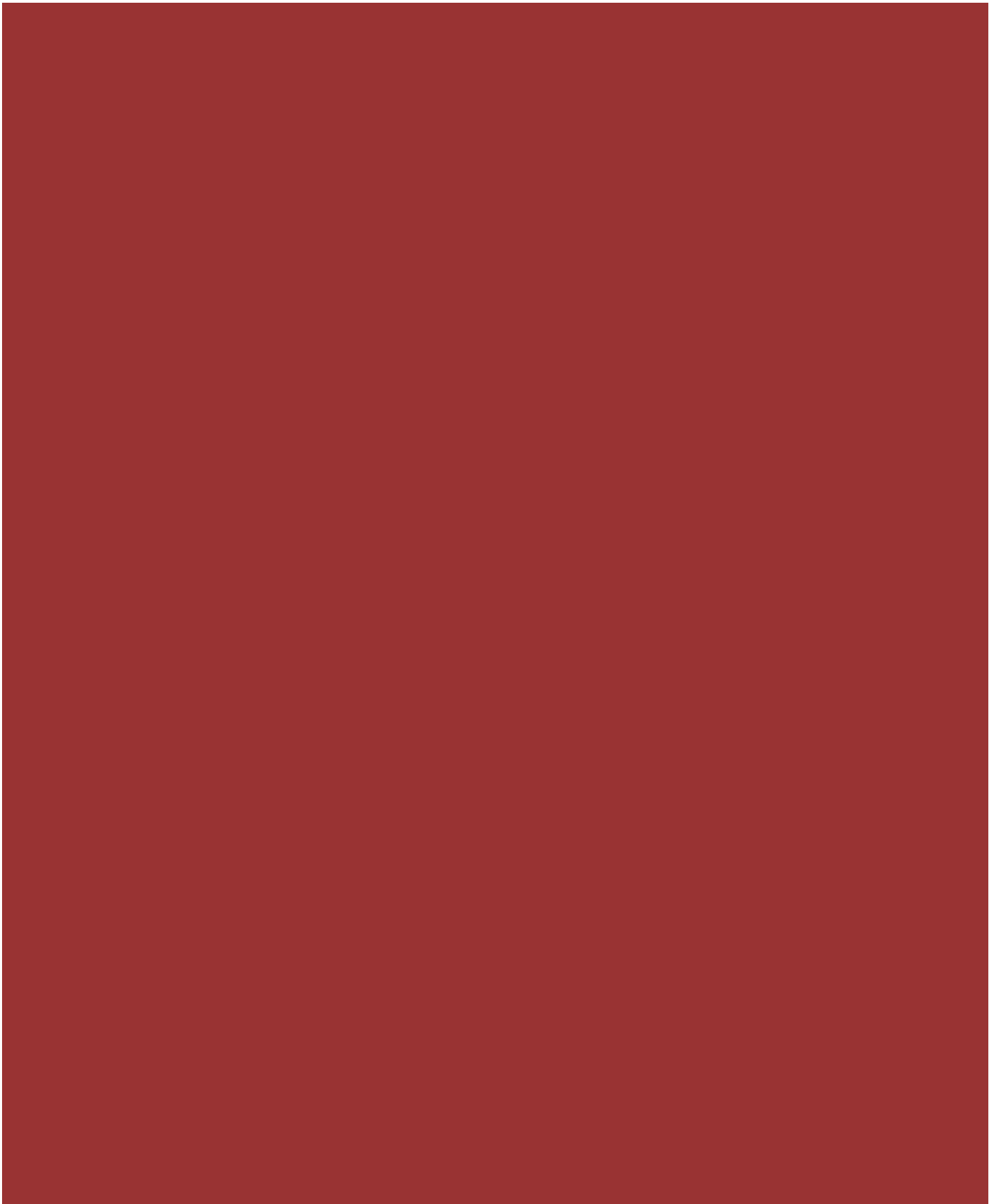
Draft Eugene Community Development Block Grant PY 2020 Funding Allocation Summary

Sources of Funding

PY 2020 CDBG Entitlement Grant (Estimated)	\$1,427,820
Program Income	
PY 2020 Business Development Fund (Estimated)	\$ 565,000
PY 2020 Housing Rehabilitation Fund (Estimated)	\$ 250,000
Total Sources	\$2,242,820

Uses of Funding

Increase the Supply of Affordable Housing	
Rehabilitate Existing Housing	\$ 902,820
Support the Human Services Delivery System	
Human Services Operations	\$ 330,000
Economic Development	
Business Development Loan Fund and Project Delivery	\$ 565,000
Administration	\$ 445,000
Total Uses	\$ 2,242,820



CITY OF EUGENE
eugene-or.gov/hudconplan



CITY OF SPRINGFIELD
springfield-or.gov

Eugene CDBG Advisory Committee and Eugene-Springfield HOME Consortium Governing Board Membership

Eugene CDBG Advisory Committee

Chris Ramey (Chair)
Julia Boss
Ibrahim Coulibaly
Phil Farrington
Rick Guerra
Brett Rowlett
Kennedy Sparrow
Jennifer Webster
Michael Weinerman

Eugene-Springfield HOME Consortium Governing Board

Mayor Lucy Vinis, Eugene
Councilor Chris Pryor, Eugene
Mayor Christine Lundberg, Springfield
Councilor Sean VanGordon, Springfield