

# **Eugene-Springfield 2020 Consolidated Plan**

## **A Five-Year Plan for Housing and Community Development**





# Presentation Summary

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- Review Consolidated Plan purpose and requirements
- Discuss CDBG and HOME Programs
- Review 2015 Consolidated Plan Priorities and Outcomes
- Discuss Next Steps for Completing the 2020 Consolidated Plan

# **What is a Consolidated Plan?**





# What is the Consolidated Plan?

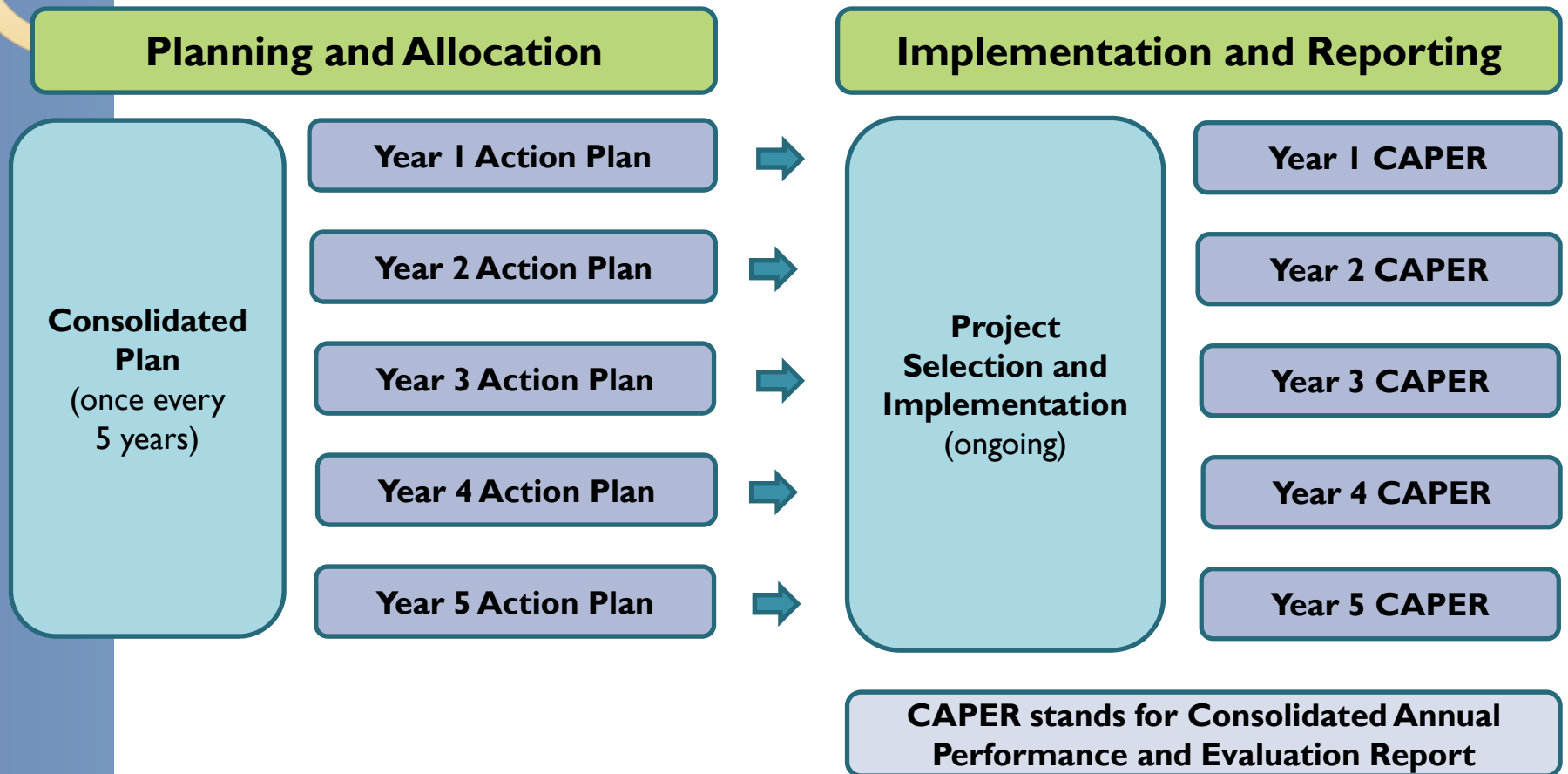
- The Consolidated Plan sets priority needs and strategies for use of federal CDBG and HOME funds over a five year period.
- Eugene and Springfield receive funds based on formula allocation and Congressional appropriations. Staff estimate the two jurisdictions will receive \$14 million in funds over the next 5 years.
- Current Plan expires June 30, 2020 and next Con Plan due May 15, 2020 to take effect on July 1, 2020.
- The scope of the plan is limited to eligible uses of CDBG and HOME funds include affordable housing, human services, nonprofit capital facilities, job creation, and improvements to low-income neighborhoods.



# Purpose of the Consolidated Plan

- **Assess** housing and community development needs of low-income people and neighborhoods through data analysis, community involvement, and agency consultation.
- **Develop** goals, strategies, and metrics to invest CDBG and HOME funds over next 5 years in areas of greatest demonstrated need.
- **Coordinate** with other plans and resources to create partnerships and leverage investments.
- **Consider** how governmental policies affect availability and affordability of housing opportunities and impact low-income neighborhoods.
- **Conduct** analysis of impediments to fair housing

# HUD Planning and Implementation Structure



# **What is CDBG and HOME?**





# What is CDBG?

- The federal Community Development Block Grant program was created in 1974 to further the development of urban communities through affordable housing, economic opportunities, and suitable living environments.
- All uses of CDBG funds must meet a national objective including: 1) benefit to low-income persons or neighborhoods; 2) prevent or eliminate slums and blight; or 3) meet an urgent need.
- CDBG funds are restricted to certain eligible uses.
- Eugene is one of 17 jurisdictions in the state that receives a direct allocation of CDBG funds.





# CDBG Basics – 5 Things to Remember

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- Highly complex and restrictive program with strict expenditure deadlines.
- Up to 15% of CDBG funds for human services.
- Best suited for human services, affordable housing, job creation, human service capital facilities, and capital improvements to low-income areas.
- Funds can be used for capital projects that create emergency, transitional, or permanent affordable housing that meet habitability standards with some limitations.
- CDBG has no match requirement but has great potential to leverage other resources.



# What is HOME?

- The one and only purpose of HOME is to expand the supply of decent, safe, sanitary, and affordable housing.
- HOME funds may only be used for a limited set of activities related to affordable housing.
- Eugene is an “entitlement jurisdiction” for HOME funds. Eugene and Springfield formed a “consortium” in 1992 to create a pool of resources to support projects in both jurisdictions.
- Eugene is one of 5 local jurisdictions in the state that receive HOME funds directly from HUD.



# HOME Basics – 5 Things to Remember

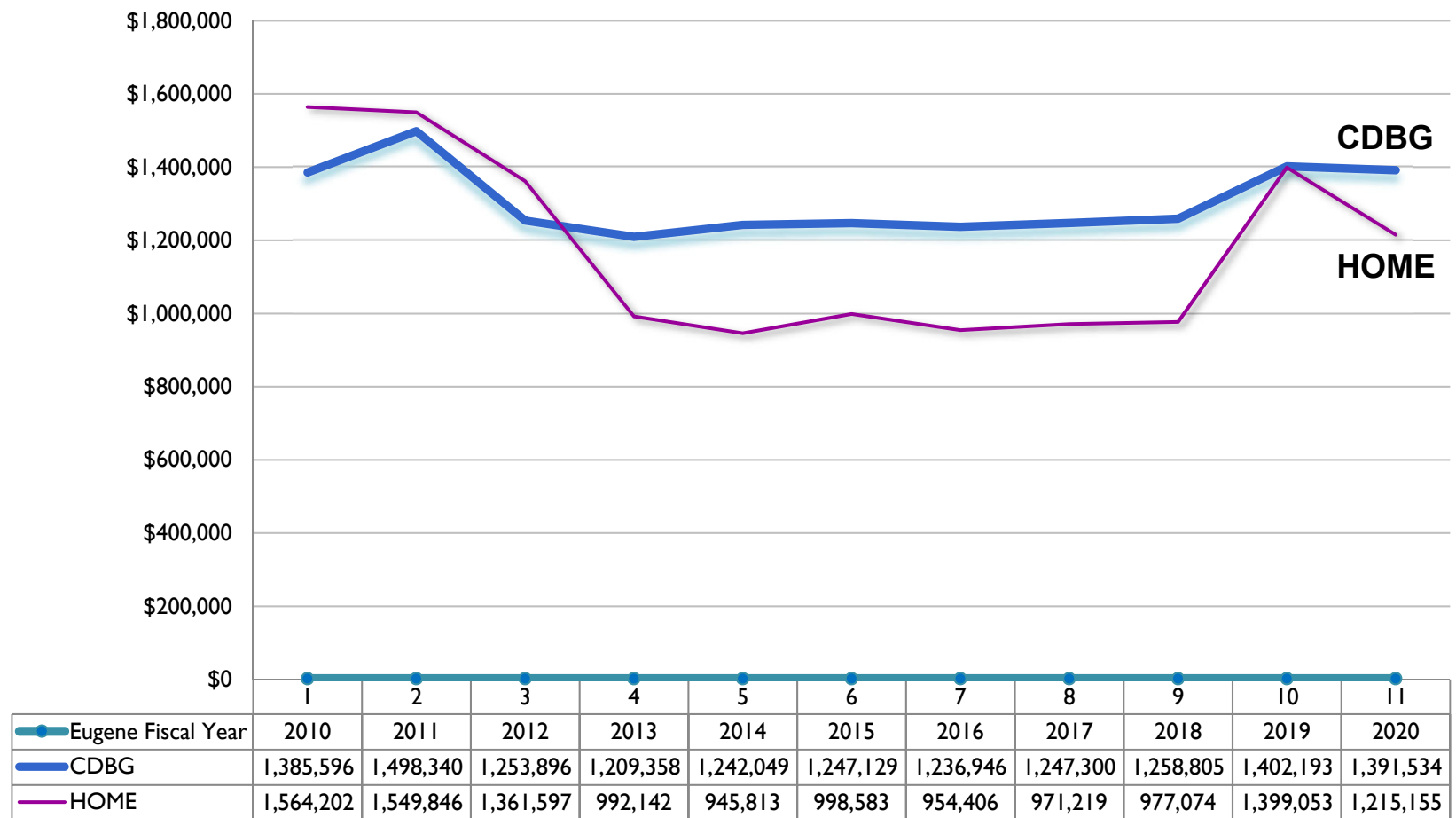
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- Highly complex and restrictive program with strict commitment and expenditure deadlines.
- Best suited for supporting new construction or acquisition of existing affordable rental housing.
- Can only be used to support permanent or long-term transitional affordable housing.
- Requires a minimum 25% match of nonfederal funds and cannot be committed until all other project sources are in place.
- HOME projects must meet a very high habitability standard and meet up to a 20 year period of affordability.



# CDBG and HOME Funding Trend

CDBG remains steady and HOME declined by 29% since 2010





# **2015 Consolidated Plan Strategies and Outcomes**





# 2015 Affordable Housing Strategic Plan

Objective	Goal	Estimated Outcome
Increase the supply of affordable housing (HOME and CDBG)	500 homes 2 landbank sites	143 homes (+152 in progress) 2 landbank sites
Rehabilitate existing housing (CDBG)	350 home rehabs	332 unit rehabs (+210 in progress)
Create homeownership opportunities (CDBG)	10 home purchases	6 home purchases
Remove barriers to affordable and supportive housing (CDBG)	Support Housing Policy Board 20 fair housing trainings	80 HPB meetings 40 fair housing trainings with 1400 participants



# Completed Housing Developments



**Bascom Village (Phase I & II)**  
99 new homes



**Youth House**  
13 new transitional homes for young people



**Polk Street Apartments**  
11 homes youth aging out of foster care



**Olive Plaza**  
150 homes for seniors preserved





# Housing Developments in Progress



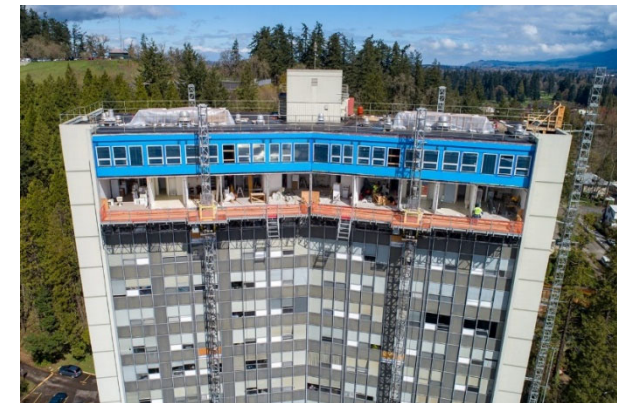
**Iris Place on River Road**  
52 new homes



**Market District Commons**  
49 new homes



**Commons on MLK**  
51 units of permanently supported housing



**Ya-Po-Ah Terrace**  
210 homes for seniors preserved





# 2015 Community Development Strategic Plan

Objective	Goal	Estimated Outcome
Support human services operations and capital facilities (CDBG)	15% given to HSC 110,000 people 15 facilities	15% given to HSC 120,000 people 4 facilities
Provide business loans to create jobs and support microenterprises (CDBG)	200 jobs 50 business 300 trainees	157 jobs 23 businesses 175 trainees
Make improvements to low-income neighborhoods and areas of slums and blight (CDBG)	2 projects	1 project

# Supported Human Service Projects



## **CCS Eugene Service Center**

New freezer-cooler, office space, accessibility and exterior improvements



## **Eugene Homeless Service Station**

Exterior improvements, rehab of shower, laundry facilities



## **ShelterCare Homeless Recuperation**

New roof, stucco, paint, storage room



## **Food for Lane County**

Food boxes for low-income households

# Supported Job Creation Projects



**Elegant Elephant Bakery**  
Business loan to create jobs




**Wheel Apizza Pub**  
Business loan to create jobs



**Arcimoto**  
Business loan to create jobs



**Microenterprise Training**  
Support micro businesses



## **Next Steps for the 2020 Consolidated Plan**





# Consolidated Plan Development Process

## Evaluation and Needs Assessment

**Step 1**  
**Assess Past  
Activity**

**Step 2**  
**Assess  
Community  
Needs**

**Step 3**  
**Assess  
Market  
Conditions**

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

## Strategic Plan Development

**Step 4**  
**Set Priority  
Needs**

**Step 5**  
**Identify  
Priority  
Strategies  
and  
Determine  
Feasibility**

**Step 6**  
**Set Goals,  
Strategies  
and Metrics**

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



## Big Ideas for Exploration

- Creating greater **focus** for use of funds given declining resources and greater regulatory complexity.
- Find ways to use these funds to **leverage** other resources and investments.
- Create **partnerships** to get to shared commitment to goals.
- Use **assets and financial stability framework** and lens for organizing and connecting actions to increase income, create and maintain assets, and reduce household expenses.
- Explore ways to **increase affordable housing production** through new funding streams, partnerships, and greater coordination.





# Community Involvement

- Community involvement is encouraged at both the needs assessment stage and strategy development / prioritization.
- HUD requires community involvement process that includes affected groups and stakeholders including low-income persons, residents of low-income neighborhoods, non-English speakers, persons with disabilities, special needs populations, and public housing residents.
- Achieved through key informant interviews, surveys, workshops, and public hearings.
- Incorporate related outreach efforts where possible.



# Agency Consultation / Plan Coordination

- HUD requires consultation with public, nonprofit, and private agencies.
- HUD encourages coordination with other plans that serve or affect targeted populations.
- Agency Consultation is encouraged at both the needs assessment stage and also strategy development and prioritization
- Achieved through key informant interviews, surveys, workshops, and public hearings.





## Next Steps

- Form Consolidated Plan Advisory Committee that includes one councilor from each city and two community representatives from each city.
- CPAC will meet three times to review results of engagement and data analysis, develop recommended strategies, and to hold a public hearing and make a final recommendation to each city
- Each City Council will hold a work session in February to consider the draft strategies.
- Each city will start and complete their allocation processes.
- Each city will take action in April to adopt the Consolidated Plan and Action Plan



# Timeline for Consolidated Plan

