

Eugene–Springfield 2020/2021 Consolidated Annual Performance & Evaluation Report

EXECUTIVE SUMMARY



ANNUAL REPORT of Housing and Community Development Accomplishments



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Eugene-Springfield 2020/2021 Consolidated Annual Performance and Evaluation Report Executive Summary

Introduction

This Consolidated Annual Performance Evaluation Report (CAPER) reviews the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funded activities undertaken by the Cities of Eugene and Springfield between July 1, 2020 and June 30, 2021 (Federal Program Year 2020 and City Fiscal Year 2021). It is the first of five annual reports describing Eugene's and Springfield's progress toward housing and community development objectives identified in the 2020 Eugene-Springfield Consolidated Plan and One-Year Action Plans.

The Cities of Eugene and Springfield each receive an annual entitlement allocation of CDBG funds directly from the U.S. Department of Housing and Urban Development (HUD). The City of Eugene also receives HOME funds from HUD on behalf of the Eugene-Springfield HOME Consortium. The City of Eugene is the lead agency in the HOME Consortium.

In March 2020, the federal CARES Act (Coronavirus Aid, Relief, and Economic Security Act) included a special allocation of CDBG funding to help local communities respond to the impacts of coronavirus. This CDBG-CV (CDBG-Coronavirus) funding was received by Eugene and Springfield during this reporting period. Related accomplishments are included below within each corresponding strategy.

The 2020/2021 CAPER evaluates the progress towards achieving the goals and strategies established in the 2020 Consolidated Plan and One-Year Action Plans to address the affordable housing, human services, and employment needs of low- and moderate-income households in our community. A table from the 2020 Consolidated Plan that identifies the adopted Priority Needs, Affordable Housing Strategies, and Community Development Strategies is provided as Attachment A. Specific measures of progress and numeric five-year goals were established for each strategy. Attachments B and C report the progress Eugene and Springfield respectively made towards the five-year goals of this Consolidated Plan, July 1, 2020 through June 30, 2025. The following document summarizes progress under each of the identified strategies. Electronic copies of the 2020 Eugene-Springfield Consolidated Plan, annual Action Plans, and CAPERs are all available online at <http://eugene-or.gov/hudconplan>.

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Affordable Housing

The Eugene-Springfield Consolidated Plan identified five strategies to increase access to affordable housing for residents including: 1) Increase the supply of affordable housing; 2) Rehabilitate existing housing stock affordable to low-income persons; 3) Provide down-payment assistance for homeownership; 4) Provide rental assistance for housing stability and homelessness prevention, and 5) Remove barriers to affordable and supportive housing. Both jurisdictions have made significant progress toward their Affordable Housing Strategies using a combination of CDBG and HOME funds. Work undertaken in FY 2021 to accomplish each funded strategy is described briefly below.

Increase the Supply of Affordable Housing

The Cities of Eugene and Springfield advanced multiple strategies to increase the supply of affordable housing using both HOME and CDBG funds. Components of this strategy include: 1) Development of affordable housing projects; 2) Acquisition of land for future affordable housing development; and 3) Operating support for organizations engaged in affordable housing development. Outcomes in each of these areas are described below.

Housing Development

One project was completed and closed out in HUD's database, the Integrated Disbursement and Information System (IDIS) in FY 2021. Market District Commons (Homes for Good Housing Agency) contributed 49 units towards the affordable housing goals.

Market District Commons – Homes for Good Housing Agency (the Public Housing Authority) used HOME funds to construct Market District Commons at 6th Avenue and Oak Street in downtown Eugene. The building has 49 one- and two-bedroom apartments for low-income households and one on-site manager apartment in four floors above first floor commercial. Fifteen of the units use Project Based Vouchers rental assistance to target veterans and persons with disabilities experiencing homelessness. (Eugene)



Market District Commons, Eugene



The Commons on MLK - Homes for Good used HOME funds to construct a four-story, 51-unit apartment building in the Harlow neighborhood. The building provides permanent supportive housing for persons experiencing homelessness, with supportive services available 24 hours per day, seven days per week. (Eugene)



The Commons on MLK, Eugene



Iris Place under construction, Eugene

Iris Place (formerly River Road Affordable Housing) - St. Vincent de Paul Society of Lane County, Inc. (SVdP) was awarded CDBG-acquired land and HOME development funds to construct a 52-unit affordable housing development in the River Road neighborhood. The development includes one, two, and three-bedroom units targeted to very low-income households plus one on-site manager unit. (Eugene)



Hayden Bridge Landing - Homes for Good used HOME funds to construct a 69-unit development with one, two- and three-bedroom units plus one on-site manager unit. Fifty-three of the total units are targeted to very low-income households with rental assistance through the Rental Assistance Demonstration (RAD) program, and 16 units are targeted to low-income households. (Springfield)



Hayden Bridge Landing, Springfield

Local Housing Subsidies – The Cities of Eugene and Springfield utilize additional local resources to support affordable housing outside of HOME and CDBG. Specifically, the State of Oregon enables local governments to provide property tax exemptions for affordable rental housing targeted to households earning 60% of the Area Median Income (AMI) or below. To qualify, properties must be constructed after February 1990, or must be owned by non-profit corporations. The Cities of Eugene and Springfield and the local school districts agree to exempt property taxes for qualifying developments. All property taxes are exempted through the program for a 20-year period and may be renewed. In FY 2021, one SVdP owned, 72-unit development called Oakwood Manor in Eugene received a renewal of their property tax exemption.

The State of Oregon also enables local governments to exempt affordable housing developments from paying Systems Development Charges (SDCs) during the building permitting process. Eugene sets aside non-federal funds to cover the SDCs for qualifying developments. Through this program, in FY 2021, Homes for Good received SDC exemptions for Sarang (formerly called Taney Place) for 48 two- and three-bedroom apartments for very low-income households with rental assistance through the RAD program, and one on-site manager unit.



Sarang 사랑 (formerly called Taney Place), Eugene



The State of Oregon enables local governments to adopt a local construction excise tax as a dedicated source for housing resources, which Eugene did in 2019. After collecting the tax for one fiscal year, FY 2021 was the first year of implementing the resources through the Affordable Housing Trust Fund. The trust fund provided direct rental assistance to low-income renters experiencing economic difficulty, direct mortgage assistance to low-income homeowners at risk of foreclosure, and awarded development subsidy to a new 122-unit development proposal for households earning no more than 60% AMI by Cornerstone Community Housing called The Grove on Garden Way, with construction expected to start in 2022.

Acquire Land for Future Affordable Housing Development

Eugene used CDBG funds to acquire a property on River Road to provide to affordable housing developers through a competitive Request for Proposals (RFP) process. SVdP was awarded the land in addition to HOME development funds and local resources. The 52-unit development, Iris Place, began construction in summer 2020.



Rendering of acquired land proposed mixed-income/mixed-use project, Eugene

Eugene used CDBG funds to acquire a vacant building in downtown Eugene, formerly used by Lane Community College. The property will be used for mixed-income housing, with at least 51% of the units or a total of 66 units being designated affordable to households earning 80% of Area Median Income. The City offered the property to developers through a competitive RFP process in FY 2021 and is currently in negotiations with a development team for the construction of a 129-unit mixed-income, mixed-use housing project at the site.

The City of Springfield allocated CDBG funds toward this strategy in FY 2021. Springfield is currently identifying publicly- and privately-owned property for residential development and is working to acquire land for a new multi-family development. The City anticipates acquiring land with CDBG funds in FY 2022.



Provide Operating Support for Community Housing Development Organizations (CHDO)

Eugene-Springfield HOME Consortium used \$63,995 in HOME funds to provide operating support to Community Housing Development Organizations serving both cities. There are three active CHDOs serving the Eugene-Springfield area including Cornerstone Community Housing, St. Vincent de Paul, and DevNW.



Rehabilitate Existing Housing Stock Affordable to Low-Income Persons

Eugene and Springfield made progress towards homeowner and rental housing rehabilitation goals.

Eugene Housing Revolving Loan Fund

The revolving loan fund provides low-interest loans and grants to low- or moderate-income homeowners and rental properties for emergency repairs and accessibility improvements. These funds help ensure safe, accessible, and affordable homes for people with disabilities, low-income families, individuals, youth, seniors, and others with special needs. Both renters and owners may apply for loan funding for a variety of rehabilitation needs.

Rental Rehabilitation Activity

Eugene Rental Rehabilitation Loan Program – Supports efforts to preserve existing rental and ownership housing for low-income persons. Owners of rental units may apply to finance various levels of rehabilitation at below-market interest rates. Assistance is available up to \$25,000 per unit for qualifying properties.



Ya-Po-Ah Terrace Retirement Apartments – Evergreen Union Retirement Apartments received a rehabilitation loan for 221 units, plus an on-site manage unit, located downtown. These apartments are dedicated for people aged 62 years and older. Residents pay 30% of their income. Federal rent subsidies for 210 units are dedicated to low- and very low-income seniors who earn up to 50% of area median income. Rehabilitation Loan funds were used to provide gap financing for the substantial rehabilitation project. The preservation was only possible with a combination of federal, state, and local resources.



Ya-Po-Ah Terrace, Eugene

Homeowner Rehabilitation Activity

Eugene Emergency minor Home Repair Program – A total of 14 households received assistance through the Emergency Home Repair and Accessibility Improvements programs. Of these projects, four homes are occupied by people with disabilities and 11 homes are occupied by elderly.

The program provides up to \$5,000 to very low-income property owners to correct conditions that create a threat to the health and safety of the occupants such as electrical, HVAC, plumbing repairs and security concerns. Assistance up to \$10,000 is also available to very low-income homeowners for roofing repairs and accessibility improvements such as ramps, modifications to doorways, installation of grab-bars, hand-rails and strobe smoke alarms.



Access ramp, Eugene

Springfield Home Repair Program – A total of 56 households received assistance through Springfield’s home repair program. Of these, 47 homes are occupied by homeowners who are elderly and 29 households who are disabled. The program provides up to \$10,000 every five years to very low-income property owners to correct conditions that create a threat to the health and safety of the occupants.

Provide Down Payment Assistance for Homeownership

Both Eugene and Springfield have identified the Down Payment Assistance program as a strategy for supporting low income residents.



Eugene Homebuyer Assistance Program – Eugene did not allocate funds to this program, for this reporting period.

Springfield Home Ownership Program – During FY 2021, down-payment assistance was available through 0% interest deferred loans up to \$7,000, though no loans were administered. Due to local market conditions low-income households had difficulty finding houses that were both affordable and met HUD housing quality standard. Springfield continues to have funds for this program and is looking into adjusting the program to assist homeowners going forward.

Remove Barriers to Affordable and Supportive Housing

Both Eugene and Springfield seek opportunities to affirmatively further fair housing and raise awareness of the housing needs of low- and moderate-income people.

Intergovernmental Housing Policy Board

The Intergovernmental Housing Policy Board (HPB) held five meetings, continued intergovernmental housing communications, and utilized the Renters Protections Committee team to identify tools and strategies to protect renters and prevent displacement in Eugene. The committee identified recommendations for HPB including establish a tenant hotline, education for renters and landlords, provide rent assistance, and establish ordinances on rental fee restrictions. HPB continued to advocate for state and local policy changes to remove barriers to affordable housing and housing choice. The recommendations are set to be reviewed in FY 2022.

Fair Housing

Eugene Fair Housing – Eugene engaged in fair housing work in collaboration with the Fair Housing Council of Oregon (FHCO). The fair housing hotline continued to be a useful resource for community members and service providers. FHCO provided fair housing advocacy and conducted investigations.

Four fair housing trainings were provided in Eugene to: Eugene Planning Commission, Eugene realtors, students (post-secondary), and affordable housing providers. Due to the pandemic, all trainings were conducted remotely.



Fair Housing trainings occurred virtually due to COVID-19 social distancing guidelines



CDBG-CV Funds - In response to COVID-19, the City of Eugene recognized that members of protected classes under fair housing law were experiencing disproportionate impacts related to COVID-19. CDBG-CV resources were used for additional fair housing training and fair housing services for members of protected classes. Specifically, the Fair Housing Council of Oregon received \$10,000 in funds to provide four COVID-19 related trainings about illegal housing discrimination and impacts from the pandemic. In addition, after an informal Request for Qualifications process, Eugene awarded \$30,000 to fund the Springfield Eugene Tenant Association (SETA), a new local tenant hotline to take calls from members of protected classes. Calls included, but were not limited to, allegations of housing discrimination, questions about the eviction moratorium, and reasonable accommodation. In the most recent report, SETA noted that based on self-reports, they heard from people with disabilities, elders, voucher holders, families with children, racial and ethnic minorities, LGBTQIA+ persons, and survivors of domestic violence who are experiencing discrimination. Most of these callers reported retaliation and harassment by landlords. Majority of callers had questions related to COVID-19, many of whom are low-income and reside in Eugene.



Springfield Fair Housing – As part of the development of the 2020 Consolidated Planning process, Springfield developed an Analysis of Impediments to Fair Housing Choice, analyzing local data, consulting with public and private agencies and engaging with community members. The Analysis identifies barriers to fair housing that may exist in the City and helps inform potential future programs and partnerships. In previous years, the City has also created educational fair housing documents for residents and landlords which are currently available on the City’s website.

Community Development

Eugene and Springfield made significant progress toward their Community Development Strategies using CDBG funds. Accomplishments for human services, economic development, and improvements to low- income areas are described below.

Support a Human Services Delivery System to Address the Needs of Homeless Persons and Special Needs Populations

Eugene and Springfield continued investments in human service operations. Eugene continued to manage three human service capital facilities projects.

Human Service Operations

Eugene Human Services - Eugene provided \$320,000 in CDBG funds, in collaboration with the Lane County Human Services Commission to fund the following human service agencies: Food for Lane County, The Relief Nursery, Catholic Community Services, St. Vincent de Paul, and Womenspace. In total, 12,206 low- and very low-income persons were served with critical social services, including



2,160 individuals with disabilities and 1,679 female headed households. Overall, this number is lower than previous years due to the pandemic, including the 90-day Oregon Stay-At-Home Order which was issued March 23, 2020, agencies reduced hours of operation, challenges with staffing, and community members who hesitated to seek assistance, due to concerns about exposure to COVID-19.



Eugene CDBG-CV Funds - In response to COVID-19, Eugene allocated \$720,000 in CDBG-CV funds, in collaboration with the Human Services Commission to support various agencies to provide human services.

Access to Housing Assistance / Homeless Prevention - Early in the pandemic, it was clear that COVID-19 created significant interruptions in household financial stability and housing stability for Eugene residents. These challenges were more significant for people with low incomes and people of color. Multiple agencies were funded to provide housing stabilization services that were needed, due to the pandemic, including access to emergency rental payments, case management, and resource referrals. The following agencies each received \$70,000: Catholic Community Services, St. Vincent de Paul Lindholm Day Access Center, St. Vincent De Paul First Place Family Center, ShelterCare, and Centro Latino Americano. Together, these agencies served 629 low- and very-income persons, including 62% who identified as Hispanic, 178 households headed by females, and 152 individuals with disabilities.



Eugene supported Oregon Law Center in the amount of \$70,000 to provide legal assistance and services to prevent homelessness due to COVID-19. In FY 2021, 38 individuals have received this assistance, including nearly 30% who self-identified as a race other than white. Oregon Law Center will continue to provide these services in FY 2022, when the eviction moratorium is expected to end.



Expanded Homeless Services – Eugene’s emergency shelter and day access centers had to make many changes in response to social distancing requirements. These changes reduced the capacity of some facilities and required increased staffing supports. The CDBG-CV funds have helped to address and expand services and emergency housing options for people experiencing homelessness.

St. Vincent de Paul Dusk to Dawn previously served as an overnight-only shelter to homeless individuals. They expanded their services to 24 hours a day, 7 days a week, to provide a safe and socially distanced place for homeless individuals to prevent the spread of COVID-19. New Dawn, as the program is now known, received \$137,452 in CDBG-CV funds to support the expanded services, including custodial and janitorial service with COVID-19 cleaning protocols. Another \$100,000 will support the New Dawn shelter in FY 2022. St. Vincent de Paul Lindholm Center, a day access center for homeless adults, received \$62,548 to support additional janitorial and cleaning services to prevent the spread of COVID-19. Together, these expanded homeless services benefitted 1,725 low- and very-low income individuals, include 25% of whom identified as Hispanic, 1,291 individuals with disabilities, and 833 female headed households.

Together, all agencies that were supported with CDBG-CV funds served 2,392 primarily low- and very low-income persons, individuals at risk of becoming homeless, and homeless individuals.

In June 2021, another \$772,000 was allocated for additional public services, including homeless services, including outreach services and navigation, and access to food. Majority of these funds will be disbursed through local agencies to be determined through a Request for Proposals, and some of the funds will be for services in FY 2022 and FY 2023.

Springfield Human Services - Springfield provided \$99,742 in CDBG funds to the Lane County Human Services Commission which supported 4,904 low- and very low-income persons with critical social services in Springfield. Funded agencies include: Food for Lane County, The Relief Nursery, Catholic Community Services, and Womenspace. Total persons served is much lower than in years past; agencies report barriers to serving people due to the pandemic, including staffing issues, reduced business hours, and people reluctant to seek assistance.

Springfield also provided \$28,000 to the Oregon Law Center to help low and very-low income clients address legal issues that threatened housing. A total of 28 clients were assisted.



Springfield CDBG-CV Funds

Springfield has allocated nearly all \$694,291 in CDBG-CV funds toward human services.



Rent Assistance - \$284,876 was allocated for rent assistance for low-income Springfield tenants, and disbursed to local agencies Catholic Community Services of Lane County, Centro Latino Americano, Relief Nursery, and St. Vincent de Paul. By June 2021, most of those funds have been spent, helping 173 households pay rent. Of these households: over 70% of these families earn less than 30% of area median income; 47% identify as Latinx; 29 households are disabled; and 50 households are headed by females.

Meals on Wheels - Another \$40,000 was used by Meals on Wheels to buy additional meals and serve more seniors than currently being served and serve existing clients more often. 248 households in Springfield were served with these funds, over half of whom earn less than 30% of area median income.

Street Outreach for the Unhoused – In June 2021, Springfield allocated additional CV funds toward case management positions for unhoused youth, unhoused pregnant women, and unhoused families with children. Those funds will go toward nonprofits Youth E.R.A., D.A.I.S.Y. CHAIN, and Catholic Community Services’ OASIS Program, respectively, and serve Springfield residents. This activity is anticipated to be completed in FY2022 and 2023.

Direct Resources for the Unhoused – In June 2021, Springfield allocated additional CV funds toward providing direct resources for unhoused to address current needs. Funds will be dispersed through a local agency to be determined through a Request for Proposals. This activity is anticipated to be completed in FY2022.

Resources for Tenants – In June 2021, Springfield allocated additional CV funds toward the Springfield Eugene Tenants Association (SETA), helping fund staff positions in order for the non-profit to continue providing resources and information to local tenants, many of whom are low-income and reside in Springfield.

Human Services Capital Facilities

Eugene Capital Facilities - Eugene continued work on three capital facility projects, which were previously approved for funding by the CDBG Advisory Committee and City Council. Together, these facilities serve thousands of low- and moderate-income people and people experiencing homelessness each year.

Homeless Medical Recuperation Program Facility – ShelterCare provides a place for meals, medical recuperation, and wrap around services to people being discharged from hospitals who are homeless. Services include appropriate follow up medical care and case management. These services significantly decrease the likelihood of re-hospitalization and emergency room visits, while making connections with other human service programs.



Homeless Medical Recuperation, Eugene

Completed in July 2019,* exterior improvements included the replacement of the facility’s roof and damaged stucco was repaired and painted. Insulation and the installation of a HVAC unit was newly added to the food storage room. With the completion of these improvements, the efficiency of the



program will be improved and the repair and maintenance costs reduced, thereby contributing to a more sustainable service program. (Eugene)

*Due to the COVID-19 pandemic and Staff capacities, Sheltercare was completed in 2019 but remained open in HUD’s database, IDIS, until June 2021.

Whiteaker Head Start Community Center – Head Start of Lane County serves low- and extremely low-income children, their families, and provides services to the surrounding community. At this location, Head Start provides early childhood education, 4,000 meals per month, family education, and other supports to children and their families. The Whiteaker School facility is also utilized by other community agencies.

During FY 2020, phase one of the project, which included the roof replacement and exterior repairs, was procured and completed. Refining of the scope and documents for procurement of phase two, to include the kitchen renovation, is in progress. (Eugene)



Whiteaker Head Start Community Center, Eugene



Whiteaker Head Start Community Center, highlighting the roof replacement

McKay Lodge – Looking Glass provides male, juvenile ex-offenders housing, meals, and access to an array of human services, health care, and education through the Stepping Stone program offered at the McKay Lodge facility.

During FY 2021, an engineer was procured to assess the existing HVAC system and provided design solutions to include in bid documents. The project was then placed on hold due to staffing changes and COVID and is resuming in FY 2022. Procurement is in progress for phase one of the project that will include the roof replacement, and other exterior facility improvements, primarily related to the HVAC system. A second phase will be procured that will include kitchen renovation, and other interior facility improvements. (Eugene)



McKay Lodge, Eugene



Springfield Capital Facilities – Springfield helped fund two capital facility projects in FY 2021.

National Alliance on Mental Illness Lane County (NAMI Lane County) used \$365,000 in CDBG funds to acquire a building in downtown Springfield. The building will serve as NAMI’s permanent resource center for individuals living with mental health conditions and their family members and will provide a space for community members to gather and support each other.



Relief Nursery used \$40,000 in CDBG funds to construct an enclosed fence in their parking lot to house buses used for client transportation. Relief Nursery had been experiencing ongoing theft and vandalism to their buses, which was impacting service and finances.

Springfield also awarded \$25,000 in CDBG funds to The Arc of Lane County toward construction of a fully accessible playground. However, given federal requirements and the timing of funds, The Arc ended up declining the award in order to move forward with their project.

Promote Economic Development and Employment Opportunities through the Creation of Jobs and Business Development

Progress was made in Eugene’s economic development activities as described below.

Eugene Business Growth Loan

Eugene continued to operate its Business Growth Loan. Staff managed existing active loans and renegotiated terms to accommodate borrowers’ cash flow shortfalls caused by the COVID-19 pandemic. The active loans resulted in the creation of 9 jobs for low-income individuals at the following local businesses: Glimmer Technology, Inc. and Thinking Tree Spirits. The City issued no new loans in this program year. This was a result of a combination of factors: (1) a lack of demand for new start-up and expansion loans due to economic uncertainty associated with the COVID-19 pandemic; (2) revolving loan fund was diminished due to reduced loan-payment revenue from active loans; and (3) in the prior fiscal year we loaned out the majority of our loan funds. We saw increased interest in new loans towards the end of the program year and expect to make multiple loans in the next fiscal year.



Microenterprise Training

Eugene Microenterprise Training – The City of Eugene implemented an informal qualifications Request for Proposals process in the previous fiscal year. Eugene contracted with two organizations to implement microenterprise training: Lane Small Business Development Center (Lane SBDC) and Centro Latino Americano (Centro). Centro offers services to Lane County’s Spanish-speaking community. Lane SBDC was funded with CDBG funds and Centro was supported with CDBG-CV funds. Both organizations offered microenterprise training in this fiscal year, and 26 individuals successfully completed the courses.



Springfield Microenterprise Training – During this reporting period, Springfield did not allocate funds to this strategy.

Make Strategic Investments to Improve Low-Income Neighborhoods and Other Areas Exhibiting Conditions of Slums and Blight

Eugene Strategic Investments – The City of Eugene did not allocate funds to support this strategy during this reporting period.

Springfield Strategic Investments - Working with the Department of Public Works and Springfield Safe Routes to Schools, Springfield had identified several infrastructure safety improvements to address unsafe school crossings. In FY 2020, Springfield had allocated \$243,839 in CDBG funds to fund crosswalk improvements at three nearby schools in low-income neighborhoods. Those projects were completed in early 2021.





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Priority Needs

Priority Need	Explanation	Comments
<p>Renters Low- and very low-income people need increased access to quality affordable rental housing as well as rental assistance</p>	<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
<p>Homeowners Low- and very low-income people need increased access to affordable homeownership opportunities and support to remain homeowners</p>	<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



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Priority Need	Explanation	Comments
<p>People experiencing Homelessness People need access to housing and supportive services to prevent them from becoming homeless and to leave homelessness</p>	<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
<p>Non-Homeless Special Needs Populations Special needs populations need additional support as it relates to affordable housing, human services, and employment opportunities</p>	<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



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<p>Employment Opportunities People who have low incomes, are unemployed or underemployed need a broader range of employment opportunities, including self-employment</p>	<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
<p>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</p>	<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



Attachment B Affordable Housing Strategy and Five-Year Goals
HOME and Eugene CDBG Accomplishments: July 1, 2020 - June 30, 2021

Strategy/Goal	Priority Needs Addressed	Possible Examples	Measurements	HOME Consortium 5-Year Goals	Eugene CDBG 5-Year Goals	HOME & Eugene CDBG Progress Completed
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	49
			Number of CHDOs assisted	3		3
			Housing for homeless added	100		12
			Number of sites acquired		2	1
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	221
			Number of homeowner units rehabilitated		150	14
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	-
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	8
			Maintain fair housing services		✓	✓
			Update Fair Housing Plan		✓	-



Community Development Strategy and Five-Year Goals
HOME and Eugene CDBG Accomplishments: July 1, 2020 - June 30, 2021

Strategy	Priority Needs Addressed	Possible Examples	Measurements	Eugene CDBG 5-Year Goals	Eugene CDBG Progress Completed
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	5,371
			Persons assisted with public service activities	100,000	14,598
			Number of public facilities improved	5	2
			Number of transitional or emergency beds added	20	35
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	9
			Businesses assisted	25	-
			Micro business trainees	150	26
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		
			Number of projects completed		
			Persons assisted with public improvement activity	5,000	-



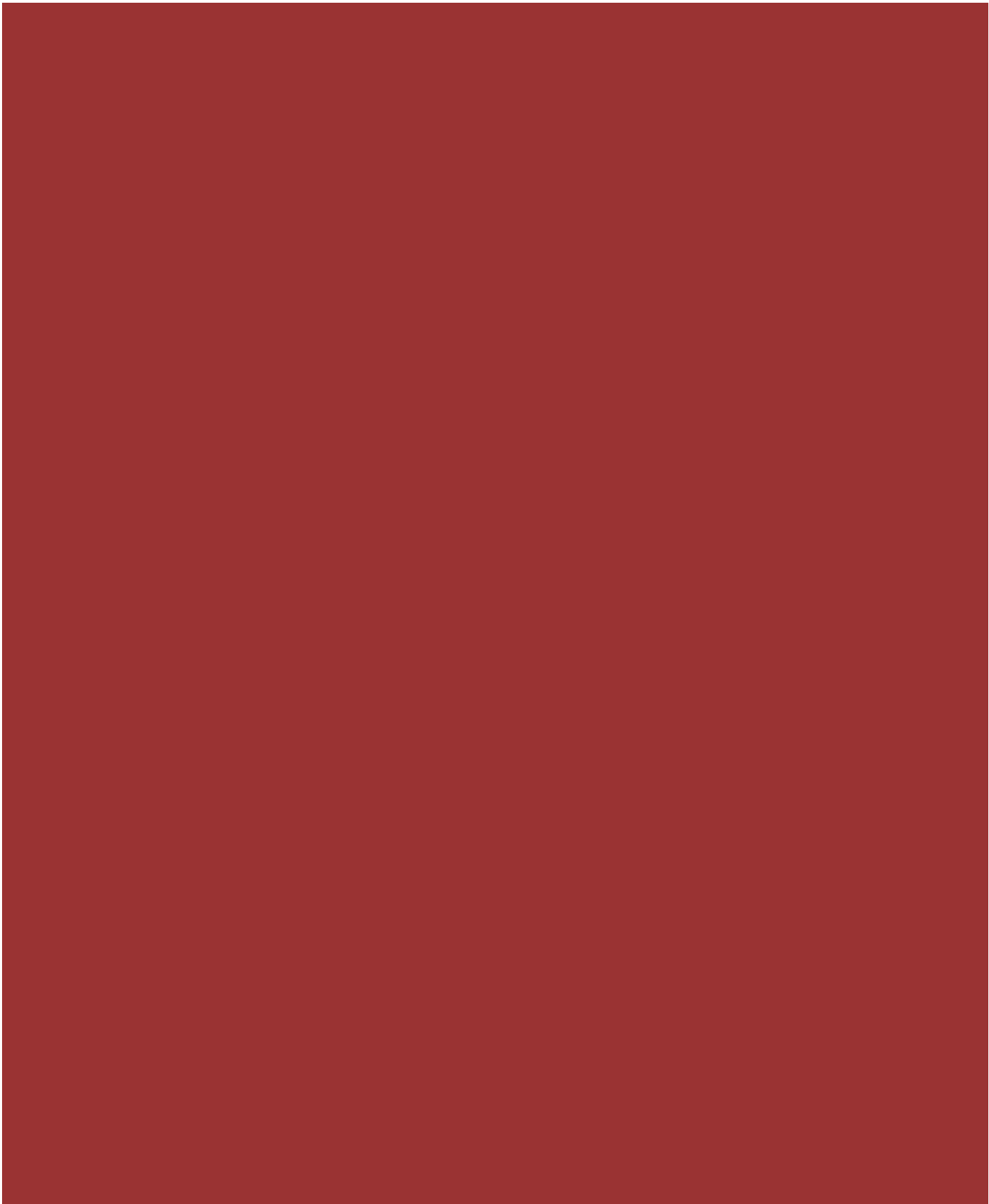
Attachment C: Affordable Housing Strategy and Five-Year Goals
Springfield CDBG Accomplishments: July 1, 2020 - June 30, 2021

Strategy/Goal	Priority Needs Addressed	Possible Examples	Measurements	Springfield CDBG 5-Year Goals	Springfield CDBG Progress Completed
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	5	-
			Number of CHDOs assisted		
			Housing for homeless added		
			Number of sites acquired	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	5	-
			Number of homeowner units rehabilitated	300	56
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	-
Provide rental assistance for housing stability and homelessness prevention (HOME)	Renters	Assist low-income residents to remain in stable housing.	Households provided rental assistance		
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		
			Maintain fair housing services	✓	✓
			Update Fair Housing Plan	✓	-



Community Development Strategy and Five-Year Goals
Springfield CDBG Accomplishments: July 1, 2020 - June 30, 2021

Strategy	Priority Needs Addressed	Possible Examples	Measurements	Springfield CDBG 5-Year Goals	Springfield CDBG Progress Completed
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	5,000	39
			Persons assisted with public service activities	60,000	5,361
			Number of public facilities improved	2	2
			Number of transitional or emergency beds added	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	5	-
			Businesses assisted	1	-
			Micro business trainees	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	1
			Persons assisted with public improvement activity	5,000	27,970



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eugene-or.gov/hudconplan



CITY OF SPRINGFIELD
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