

Eugene–Springfield 2021 Consolidated Annual Performance & Evaluation Report

EXECUTIVE SUMMARY



ANNUAL REPORT of Housing and Community Development Accomplishments



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Eugene-Springfield 2021/2022 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, 2021, and June 30, 2022 (Federal Program Year 2021 and City Fiscal Year 2022). It is the second 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 in the previous reporting periods and related accomplishments are included below within each corresponding strategy.

The 2021/2022 CAPER evaluates the progress towards achieving the goals and strategies established in the 2020 Consolidated Plan and Annual 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 2022 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

Three projects were completed and closed out in HUD’s database, the Integrated Disbursement and Information System (IDIS) in FY 2022. The Commons on MLK (Homes for Good Housing Agency), Iris Place (St. Vincent de Paul), and Hayden Bridge Landing (Homes for Good Housing Agency) contributed 172 units towards the affordable housing goals.

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 (PSH) for persons experiencing homelessness, with supportive services available 24 hours per day, seven days per week. (Eugene)

Iris Place - 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)



The Commons on MLK, Eugene



Iris Place, 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

The Nel – Homes for Good used HOME funds to construct a four-story 45-unit development in the downtown neighborhood. The building provides PSH for persons experiencing homelessness, with supportive services available 24 hours per day, seven days per week. The building recently completed construction and is now starting to welcome residents (see photo below). (Eugene)

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. In Eugene and Springfield, the local school districts agree to exempt property taxes for qualifying developments and all property taxes are exempted through the program for a 20-year period and may be renewed. In FY 2022, the Eugene City Council approved six Low Income Rental Housing Property Tax Exemptions (LIRHPTs) that will create or maintain more than 200 units (with more than 400



The Nel, Eugene

bedrooms) of housing affordable to people with low incomes in Eugene for the next 20 years. 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 2022, Homes for Good received SDC exemptions for The Nel, 45-units of PSH and part of the City of Eugene and Lane County's efforts to achieve the goal of 350 PSH units.

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. In FY 2022 the trust fund provided direct mortgage assistance to low-income homeowners at risk of foreclosure and awarded over \$1 million



to affordable housing development projects in Eugene to support creation of 70 tiny homes for low-income homebuyers and 10 rental units to help transition veterans out of homelessness.

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, completed construction and lease up in FY2022.



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. Construction updates will be reported next year.

The City of Springfield allocated CDBG funds toward this strategy in FY 2021 and FY 2023. 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 2023.

Provide Operating Support for Community Housing Development Organizations (CHDO)

Eugene-Springfield HOME Consortium allocated \$65,234 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.



Prairie View Apartments, Eugene

Prairie View Apartments – In FY 2022, Cornerstone Community Housing completed exterior improvements at Prairie View Apartments, which provides 63 affordable units of various sizes to families, seniors, and disabled persons at or below 60% of area median income, plus one on site manager unit.

Homeowner Rehabilitation Activity

Eugene Emergency minor Home Repair Program – A total of 20 households received assistance through the Emergency Home Repair and Accessibility Improvements programs. Of these projects, 16 homes are occupied by people with disabilities and 12 homes are occupied by elderly.

The program provides up to \$5,000 every three years 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 every three years 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 78 households received assistance through Springfield’s home repair program in FY 2022. Of these, 60 homes are occupied by homeowners who are elderly and 60 households who were female-headed. 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 during the reporting period.

Springfield Home Ownership Program – During FY 2022, 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. In FY 2023, Springfield will adjust the program to assist first time homebuyers, increasing loans to up to \$25,000 per household, 0% interest, and ensuring that funds can be used for not only down payment assistance, but also as closing costs, buying down the interest rate, and up front mortgage insurance.

SquareOne Villages – Through the 2021 CDBG RFP, SquareOne Villages was awarded funding to assist low-income homeowners purchase membership shares (similar to a down payment) in a limited equity, community land trust homeownership development in Springfield called the C Street Co-op. In the fall of 2021, five low-income homeowners received a CDBG award of \$10,000 each to purchase 50% of their membership share.



Square One Villages C Street Co-op, Springfield

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 eight meetings, continued intergovernmental housing communications, and focused conversations on the protection of renters and prevention of displacement in Eugene. The Renter Protections Committee identified recommendations for HPB including support a tenant hotline, provide education for renters and landlords, require photo documentation of property conditions, require landlords to provide rental history, and limiting application and screening fees. HPB continued to advocate for state and local policy changes to remove barriers to affordable housing and housing choice. The recommendations received public comment and a public hearing and were approved by City Council in July 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 renters, service providers, peer mentors, housing advocates, and affordable housing providers, reaching 246 people.



Fair Housing trainings occurred virtually

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 to fund the Springfield Eugene Tenant Association (SETA), a newer 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. SETA noted that based on self-reports, people with disabilities, elders, voucher holders, families with children, racial and ethnic minorities, LGBTQIA+ persons, and survivors of domestic violence were experiencing discrimination. Several 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. 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 \$311,013 in CDBG funds, in collaboration with the Lane County Human Services Commission to fund core human services at the following non-profit agencies: Food for Lane County, The Relief Nursery, Catholic Community Services, St. Vincent de Paul, and Hope & Safety Alliance. In total, 13,037 low- and very low-income persons were served, including 5,072 individuals with disabilities and 3,964 female head of households.



Eugene CDBG-CV Funds - In response to COVID-19, Eugene allocated CDBG-CV funds in FY 2020 and FY 2021, in collaboration with the Human Services Commission to support various agencies to provide human services. Accomplishment for FY 2022 are discussed below.

Food Access – Eugene supported Food for Lane County’s Senior Meal and Grocery delivery programs. Specifically, staffing for meal and grocery delivery programs to senior citizens ensured that vulnerable seniors receive groceries and meals, in the safety of their own homes, rather than from public grocery stores and food pantries. In total, 943 senior citizens, including 151 with disabilities received services.

Legal Services - Eugene supported Oregon Law Center to provide legal assistance and services to prevent homelessness due to COVID-19. In FY 2022, 37 individuals received this assistance. Oregon Law Center will continue to provide these services in FY 2023.

Expanded Homeless Services – In response to COVID-19, Eugene supported services to help address the needs of individuals and families experiencing homelessness, including emergency housing options and outreach services.



Food box delivery client gives a thumbs up, Eugene

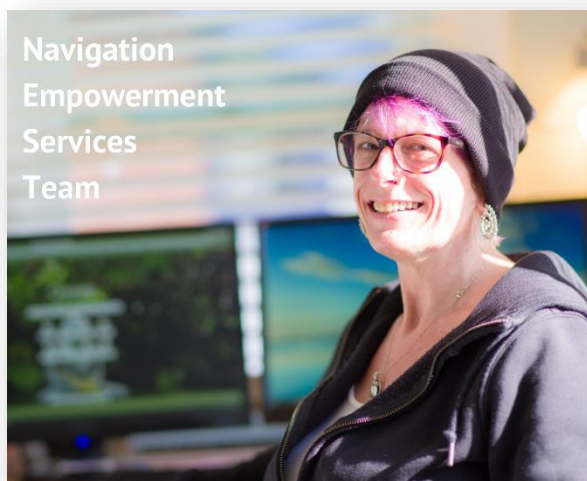
Prior to the pandemic, St. Vincent de Paul Dusk to Dawn served as an overnight-only shelter to



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. Dawn to Dawn (aka New Dawn), as the program is now known, received CDBG-CV funds to support the expanded services, providing services to 605 unhoused individuals, including 69% of whom were people with disabilities and 28% were female head of households.

St. Vincent de Paul Annex Night Shelter was also supported with Eugene CDBG-CV funds to keep the shelter open and at capacity, after experiencing a loss of funding. By supporting the staff/operations and keeping the shelter at currently capacity, the shelter helped prevent the spread of COVID-19 by keeping homeless families in the shelter with COVID-19 safety protocols and social distancing in place. In total, 137 individuals benefited from this program, including 42% of people served having disabilities and 31% female head of households.

White Bird Clinic received CDBG-CV funds to provide outreach and services to homeless individuals in response to COVID-19. To support community health during the COVID-19 pandemic, the City of Eugene temporarily adjusted its enforcement process around prohibited camping in order to help people experiencing homelessness to stay in place and reduce the potential for infectious disease spread. In March 2022, the City of Eugene began closing sanctioned camping that was allowed during the pandemic. White Bird Clinic's NEST (Navigation Empowerment Services Team) Services provides strategic, targeted, organized outreach services to unhoused individuals. Services helped move participants towards housing stability and decrease the spread of COVID-19 among the unsheltered. These services started in spring of 2022 and served 17 individuals. Services will continue in FY 2023.



White Bird Clinic NEST Street Outreach

Together, all agencies that were supported with CDBG-CV funds served 1,783 primarily low- and very low-income persons, individuals at risk of becoming homeless, and homeless individuals.

Springfield Human Services - Funded agencies include: Food for Lane County, The Relief Nursery, Catholic Community Services, and Hope & Safety Alliance. 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 CDBG-CV Funds

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 are currently going toward D.A.I.S.Y. CHAIN, Catholic Community Services' OASIS Program, and the HIV Alliance (through Lane County administrative oversight) to serve Springfield residents. Youth E.R.A. has applied for and received funding, but ultimately declined the award.



Direct Resources for the Unhoused – Springfield allocated additional CV funds toward providing direct resources for unhoused to address current needs. Through a competitive Request for Proposals (RFP) process, Carry It Forward was awarded funding for two programs: 1) Sheltering vulnerable residents in motels during inclement weather, and 2) Helping residents troubleshoot broken RVs when they otherwise are not drive-able and at risk of being towed. The motels for inclement weather program served 6 individuals this past winter over multiple nights. The RV program has yet to serve any individuals in Springfield.

Resources for Tenants – Springfield allocated additional CV funds toward the Springfield Eugene Tenants Association (SETA), helping fund staff positions for the non-profit to continue providing resources and information to local tenants, many of whom are low-income and reside in Springfield. This activity is anticipated to be completed in FY 2023.

Service Provider Facility Improvement Program

Eugene Capital Facilities - Eugene continued work on two 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.

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.



Whiteaker Head Start Community Center, Eugene

During FY 2020, phase one of the project, which included the roof replacement and exterior repairs, was procured and completed. In FY 2021, the scope of work and document were refined for phase two, the kitchen renovation. Procurement is in progress.



Looking Glass McKay Lodge, Eugene

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 2022, phase one of the project, which included replacement of the roof and HVAC system, was procured and completed. The scope of work and documents were refined for phase two, a kitchen renovation, and procurement started.



Springfield Capital Facilities –

National Alliance on Mental Illness Lane County (NAMI Lane County) – In 2021, NAMI Lane County used \$365,000 in CDBG funds to acquire a building in downtown Springfield. The building serves 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. In FY2022, NAMI served 55 Springfield residents, nearly half of whom are low-moderate income. Since opening in a new location after the pandemic, NAMI continues to partner with Food for Lane County at the resource center.



Catholic Community Services of Lane County (CCSLC) – Through the 2021 CDBG RFP, CCSLC was awarded \$332,492 to construct an addition to their Springfield Community Service Center to create a permanent space for their OASIS program for homeless families with children. City staff continue to work with CCSLC to address development issues and HUD requirements and aim to start construction on the addition in FY2023. Recognizing that construction costs have increased since the 2021 CDBG RFP, CCSLC requested additional funding for this program through the 202 CDBG RFP to bridge the gap considering the increased costs. In June 2022, the City awarded an additional \$153,002 toward completion of this project.

Emerald Art Center (EAC) – Through the 2021 CDBG RFP, the Emerald Art Center was awarded funding to repaint the exterior of their building in downtown Springfield. Due to staff capacity and contractor availability, staff are continuing to work with the EAC to find a contractor to complete this project. This activity is anticipated to be completed in the FY 2023.

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 and provided three loans totaling \$600,000, which are projected to result in the creation of 19 jobs for low-income people to the following local businesses:

NemaMexrix, Inc. dba InVivo Biosystems, Ninkasi Brewery, LLC, and Global Creative, Inc.



Due to the effects of the COVID-19 pandemic, businesses were hesitant to acquire new debt in the previous program year. Interest in the program is now steady, and active applications are currently being processed.



Microenterprise Training

The City of Eugene continued to support Business classes provided by Centro Latino Americano (Centro) with CDBG-CV funds. Centro offers services to Lane County’s Spanish-speaking community, and the program trains current and prospective Eugene business owners in financial, marketing, and accounting principles needed to open or operate micro-businesses more efficiently. In total, 44 individuals successfully completed the courses which served 5 new and 39 existing businesses.



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





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Attachment A 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, 2022

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	221
			Number of CHDOs assisted	3		3
			Housing for homeless added	100		63
			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	284
			Number of homeowner units rehabilitated		150	34
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	12
			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, 2022

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	29,374
			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	31
			Businesses assisted	25	3
			Micro business trainees	150	70
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	-



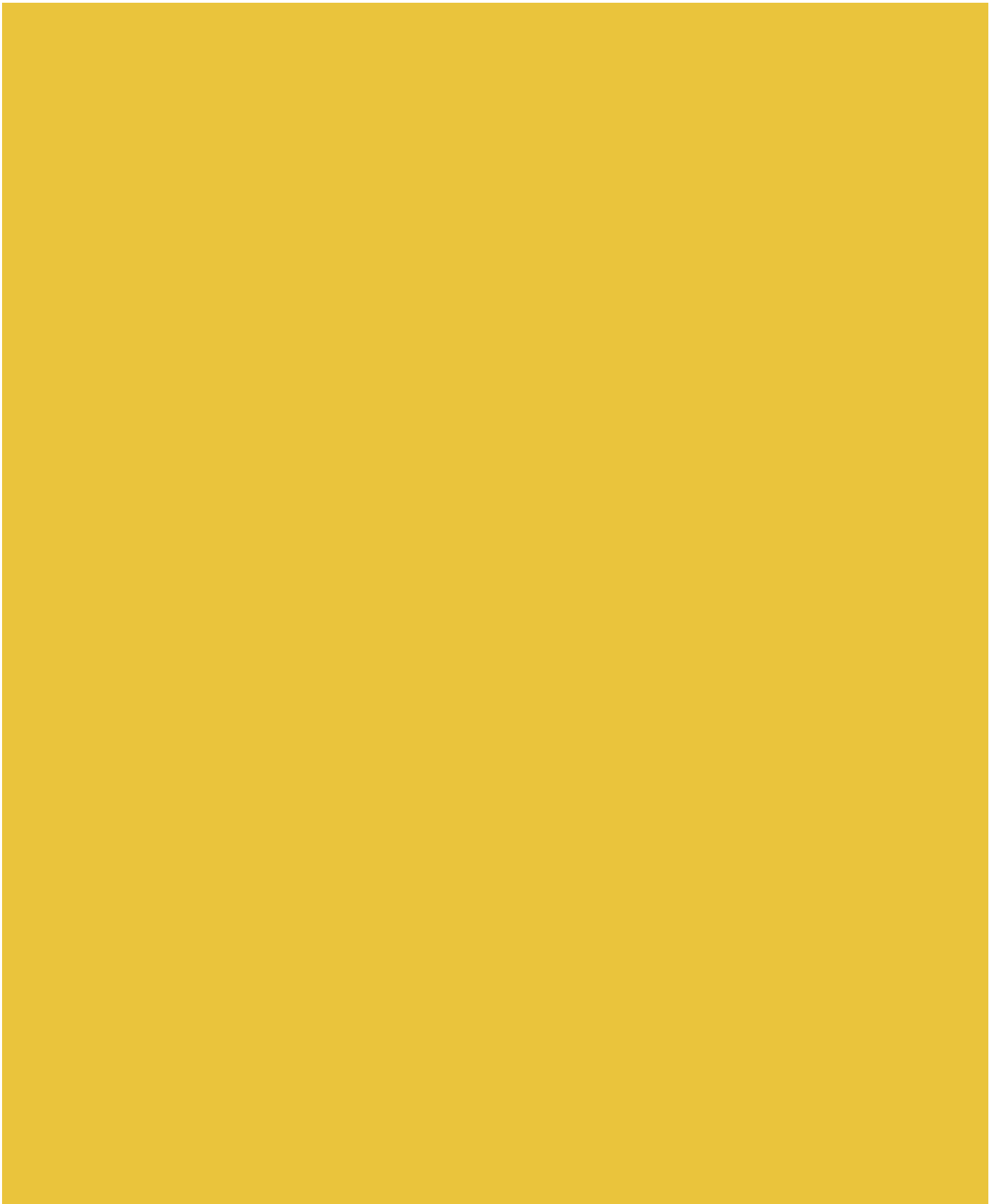
Attachment C: Affordable Housing Strategy and Five-Year Goals
Springfield CDBG Accomplishments: July 1, 2020 - June 30, 2022

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	69
			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	134
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	5
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, 2022

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	9,538
			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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