

Eugene–Springfield 2022 Consolidated Annual Performance & Evaluation Report

EXECUTIVE SUMMARY



ANNUAL REPORT of Housing and Community Development Accomplishments



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Eugene-Springfield 2022/2023 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, 2022, and June 30, 2023 (Federal Program Year 2022 and City Fiscal Year 2023). It is the third 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 Annual 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 2022/2023 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 2023 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 2023. The Nel (Homes for Good Housing Agency) contributed 45 units towards the affordable housing goals.

The Nel – Homes for Good utilized HOME funds to construct a four-story 45-unit development in the downtown 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)



The Nel, Eugene

Polk 2.0 - DevNW used HOME funds to construct a two-story 12-unit development in the Whiteaker neighborhood. The building provides PSH and rental housing for young adults entering independence from foster care and young adults experiencing homelessness or at risk of homelessness. The building includes common areas, on-site services and an on-site manager apartment. The development had nearly completed construction at the end of the fiscal year. (Eugene)



Polk 2.0, 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 2023, the Eugene City Council approved one Low Income Rental Housing Property Tax Exemption (LIRHPTE) that will maintain affordability of 9 units 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 and other City fees for qualifying developments.

Through this program, in FY 2023, DevNW received City Fee Assistance for Polk 2.0, 12-units of PSH and rental housing to help advance the City of Eugene and Lane County's efforts to achieve the goal of 350 PSH units. In addition, two homeownership developments under construction received City Fee Assistance in FY 2023: 1) SquareOne Village's 70-unit Peace Village, a community land trust/cooperative homeownership development for low-income homebuyers and 2) DevNW's 31-unit development Nelson Place, a community land trust for low-income homebuyers. A 59-unit new rental housing development called Ketanji Court by Lincoln Affordable Limited Partnership had received a LIRHPTE and City Fee Assistance in a previous fiscal year and completed construction in FY 2023.



Peace Village Co-Op, 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. In FY 2023 the trust fund provided direct homebuyer assistance to low-income homebuyers and awarded over \$1.2 million to three affordable housing development projects in Eugene to support creation of 94 units of PSH for people with conviction histories and people experiencing homelessness, and 4 units of homeownership housing. Developments funded with previous years' trust funds are under construction including Peace Village, the 70-unit cooperative homeownership development by SquareOne Villages, and Williams Place, a 10-unit development to transition veterans out of homelessness by St. Vincent de Paul.

In FY 2023, the Springfield City Council approved a temporary program to waive System Development Charges (SDCs) for housing that is sold affordably to low-income homebuyers. Springfield continues to waive SDCs for Accessory Dwelling Units (ADUs) through June 2027.



Acquire Land for Future Affordable Housing Development

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 and entered into a development agreement in FY 2023 for the construction of a 129-unit mixed-income, mixed-use housing project at the site. Construction updates will be reported next year.



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

Both Eugene and Springfield allocated CDBG funds toward this strategy. The cities are currently identifying publicly- and privately-owned property for residential development and are working to acquire land for larger and smaller multi-family development. The cities anticipate acquiring land with CDBG funds in FY 2024.

Additionally, in FY 2023, Springfield received \$1.5 million in state American Rescue Plan Act (ARPA) funds to also acquire land for affordable housing. Springfield is currently identifying publicly- and privately-owned property for residential development, including taking ownership from Lane County of tax-foreclosed properties in Springfield that could be developed for affordable housing. Springfield anticipates acquiring land in FY 2024. Through a 2023 substantial amendment, Springfield City Council reallocated a portion of the CDBG funds to support Relief Nursery's purchase of land to expand their existing facility.

Provide Operating Support for Community Housing Development Organizations (CHDO)

Eugene-Springfield HOME Consortium allocated \$75,713 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.

Ross Lane Apartments, Phase 1 – In FY 2023 St. Vincent de Paul started and completed rehabilitation work that included **new** roofs on multiple buildings and site work (hazardous tree removal, sidewalk replacements, new ADA-compliant curb ramps, and courtyard replacements) throughout the property to improve accessibility access. The apartments are affordable units of various sizes to families, seniors, and persons with disabilities at or below 50% of area median income. Some of the units are set aside for families coming out of homelessness (known as transitional housing).



Ross Lane Apartments, Eugene

Springfield Rental Rehabilitation – As part of the 2022 CDBG Request for Proposals, St. Vincent de Paul Society of Lane County (SVDP) applied for and was awarded funding to replace the roofs on 14 units at the Ash Meadows subdivision, a low-income rental housing development owned by SVDP in Springfield.

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, 10 homes are occupied by people with disabilities and 8 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



Access ramp, Eugene



for roofing repairs and accessibility improvements such as ramps, modifications to doorways, installation of grab-bars, hand-rails and strobe smoke alarms.

Springfield Home Repair Program – A total of 71 households received assistance through Springfield’s home repair program in FY 2023. Of these, 58 homes are occupied by homeowners who are elderly. 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. Through a 2023 substantial amendment, City Council reallocated a portion of these funds to support Relief Nursery’s purchase of land to expand their existing facility.

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 – With a renewed program in FY 2023, down-payment assistance, in addition to closing costs, was available to low-income homebuyers through 0% interest deferred loans up to \$25,000. In Spring of 2023, two loans of \$25,000 each were administered to help families purchase a home in Springfield. Springfield City Council has continued to fund this program in FY 2024.

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 renter protections and relocation assistance recommendations for Eugene City Council. HPB members discussed and voted on recommendations for relocation assistance triggers, payment amount, and exemptions for scenarios in which a landlord could trigger relocation assistance but would not be required to pay the tenant. . 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 with modifications by City Council in July 2023.

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.



Three fair housing trainings and tabling at an outreach event focused on Spanish speaking community members were provided in Eugene to renters, service providers, peer mentors, housing advocates, and affordable housing providers, reaching 317 people. City staff also participated in a networking event with housing advocates and affordable housing providers to share about how fair housing resources and services are provided to the community.

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 local tenant hotline to take calls from members of protected classes and tenants experiencing financial, familial, or other hardships related to the COVID-19 pandemic. Calls included, but were not limited to, allegations of housing discrimination, questions about the new eviction and rent increase laws, 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.

In Springfield, CDBG-CV funds were also allocated to help SETA administer their tenant hotline. While SETA has continued to support residents of Springfield, these funds are anticipated to be used in FY 2024.



Fair Housing outreach event to Spanish speaking community members, Eugene (photos credits: KVAL News)



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 \$350,000 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, 12,968 low- and very low-income persons were served, including 5,303 individuals with disabilities and 3,650 female head of households.



Eugene CDBG-CV Funds - In response to COVID-19, Eugene allocated CDBG-CV funds in FY 2021, FY 2022, and in FY 2023, in collaboration with the Human Services Commission to support various agencies to provide human services. Accomplishments for FY 2023 are discussed below.

Legal Services - Eugene supported Oregon Law Center to provide legal assistance and services to prevent homelessness due to COVID-19. In FY 2023, 8 individuals received this assistance.

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.

Prior to the pandemic, St. Vincent de Paul Dusk to Dawn served as an overnight-only shelter to homeless individuals. Services were expanded 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 732 unhoused individuals, including 74% of whom were people with disabilities and 27% were 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 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. A total of 228 individuals were served in FY 2023.

Community Supported Shelters received funding in FY 2023 to provide strategic, targeted outreach services to homeless individuals living in alternative shelter. The goal was to secure permanent housing as quickly as possible. The program served 192 homeless individuals. Of those, 82% of people served reported having a disability and 29% were female head of households.

Together, the human service agencies that were supported with CDBG-CV funds served 1,160 primarily homeless individuals, and low- and very low-income persons, at risk of becoming homeless.

Springfield Human Services - Funded agencies included: Food for Lane County, The Relief Nursery, Catholic Community Services, and Hope & Safety Alliance. Total persons served continues to be much lower than in years prior to the pandemic; agencies report barriers to serving people due to the pandemic, including staffing issues, reduced business hours, and people reluctant to seek assistance. In total, 3,710 low- and very low-income persons were served.



Community Supported Shelter, providing services, Eugene

Springfield CDBG-CV Funds

Street Outreach to Unhoused Persons – Springfield allocated CDBG-CV funds toward case management positions to help unhoused persons in Springfield, including unhoused pregnant women, and unhoused families with children. In FY 2024, these funds supported D.A.I.S.Y. CHAIN, Catholic Community Services’ OASIS Program, and the HIV Alliance (through Lane County administrative oversight) to serve 200 Springfield residents. Youth E.R.A. had applied for and received funding, but ultimately declined the award. Funds that went unused were used to support unhoused persons through the GuestHouse closure.

Direct Resources for Unhoused Persons – Springfield allocated additional CV funds to Carry It Forward to provide direct resources for unhoused persons to address two different needs: 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. In December 2022, the GuestHouse Inn & Suites in Springfield was condemned, displacing over 80 individuals who had been living there, in less than 24 hours, including families with children. Carry It Forward was able to use CDBG-CV grants funds to temporarily shelter and support folks for up to 3 weeks while other agencies, including the County, social service providers, and Coordinated Care Organizations (CCOs), aimed to provide immediate relief and connect people to services and programs. CDBG-CV funds were used to shelter 60 individuals for up to 3 weeks.

The RV program was able to help 4 individuals in Springfield. Funds that went unused with the RV program were used to support unhoused persons through the GuestHouse closure.



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 2023, the environmental review expired and was renewed. Additional funds for phase 2 were added. The walk-in freezer and refrigerator were procured. The project includes expansion of the kitchen to include a new walk-in freezer/refrigerator. Other new components for the kitchen include a water heater and vent trap. Work is expected to be completed in FY 2024.

McKay Lodge – In FY 2023, phase two of the project, which included a kitchen renovation, was completed. In addition, Looking Glass decided that McKay Lodge will house a new program in the facility to provide a homeless shelter for young people, age 15-24, who need support with addiction challenges. The program opens in October 2023 and beneficiaries will be reported at the end of FY 2024.



Looking Glass McKay Lodge, Eugene

Springfield Capital Facilities –

During Spring 2023, City Council approved three substantial amendments to prior year action plans that would reallocate a total of \$225,000 toward Relief Nursery's aim to acquire land for their facility expansion. Relief Nursery aims to buy land in FY 2024 and build a new childcare center and preschool to meet their growing demand for services.

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. 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. City staff continue to work with CCSLC to address HUD pre-development requirements and aim for construction to start in 2024.

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 other factors, the project was allocated City general funds instead, thus freeing up the CDBG funds to be reallocated. Through a 2023 substantial amendment, City Council reallocated these funds to support Relief Nursery’s purchase of land to expand their existing facility.

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 two loans totaling \$410,000, which are projected to result in the creation of 7 jobs for low-income people to the following local businesses: Avant Assessment and Royalty Core. In addition, 19.75 created or retained jobs were reported in FY 2023 from previously funded Business Growth Loans.



Royalty Core designs and builds custom performance truck grilles

Outdoor Café Seating Grant

Eugene created a grant program using \$68,000 of CDBG-CV funds to assist restaurants in the core of downtown who are recovering from the effects of the pandemic. The funds were used to establish, renovate, or expand outdoor café seating in the public right of way to increase capacity, and accommodate patrons hesitant to gather indoors. In total, 15 businesses received awards and four new jobs were created or retained.



Outdoor café seating, Eugene

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, 5 individuals successfully completed the courses which served 5 new 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, 2023

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	266
			Number of CHDOs assisted	3		3
			Housing for homeless added	100		108
			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		350	320
			Number of homeowner units rehabilitated		150	48
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	16
			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, 2023

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	43,508
			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	54.75
			Businesses assisted	25	20
			Micro business trainees	150	57
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, 2023

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	14
			Number of homeowner units rehabilitated	300	219
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	7
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, 2023**

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	94
			Persons assisted with public service activities	60,000	13,298
			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	0
			Person assisted with public improvement activity	5,000	27,970



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