



Eugene-Springfield 2015 Consolidated Plan

A Five-Year Plan for Housing and Community Development

Work Session with Eugene City Council
November 12, 2014



Presentation Summary

- Provide Overview of the Consolidated Plan
- Discuss CDBG and HOME Programs
- Review 2010 Consolidated Plan Priorities and Outcomes
- Discuss Next Steps for the 2015 Consolidated Plan

Overview of the Consolidated Plan



What is the Consolidated Plan?

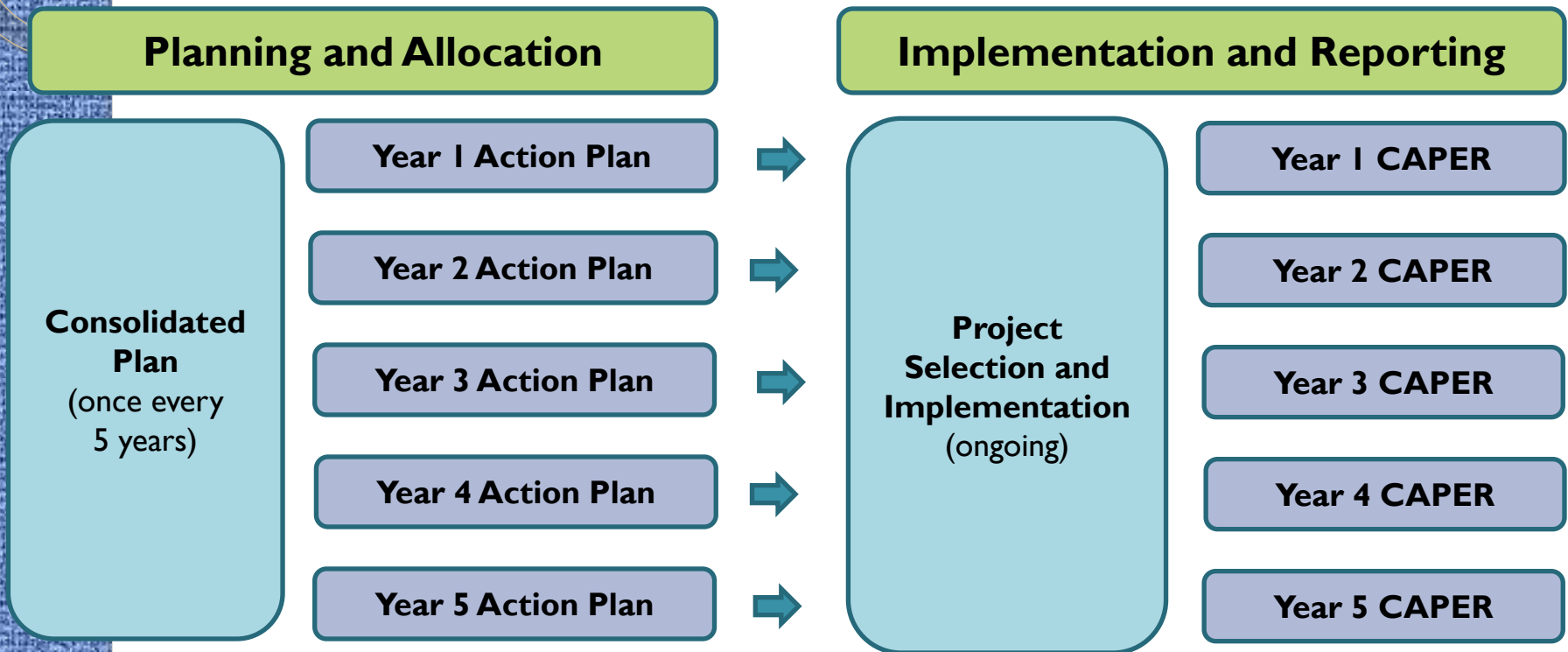
- The Consolidated Plan sets strategies and goals for use of CDBG and HOME funds for a 5 year period.
- Eugene and Springfield receive funds based on formula allocation and Congressional appropriations. Staff estimate the two jurisdictions will receive \$14 million in funds over the next 5 years.
- Current Plan expires June 30, 2015. The next Con Plan is due May 15, 2015 to take effect on July 1, 2015.
- Goals included in the plan must align with the eligible uses of CDBG and HOME funds.



Purpose of Consolidated Plan

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

HUD Planning and Implementation Structure



Understanding CDBG and HOME



What is CDBG?

- CDBG was created to support viable urban communities through affordable housing, expanded economic opportunities, and creation of suitable living environments.
- All uses of CDBG funds must meet a national objective:
 - 1) Benefit to low-income persons or neighborhoods
 - 2) Prevent or eliminate slums and blight
 - 3) Meet an urgent needs in a disaster
- CDBG funds are restricted to certain eligible uses.
- Eugene is one of 16 jurisdictions in Oregon that receives a direct allocation of CDBG funds.



CDBG Basics – 5 Things to Remember

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

What is HOME?

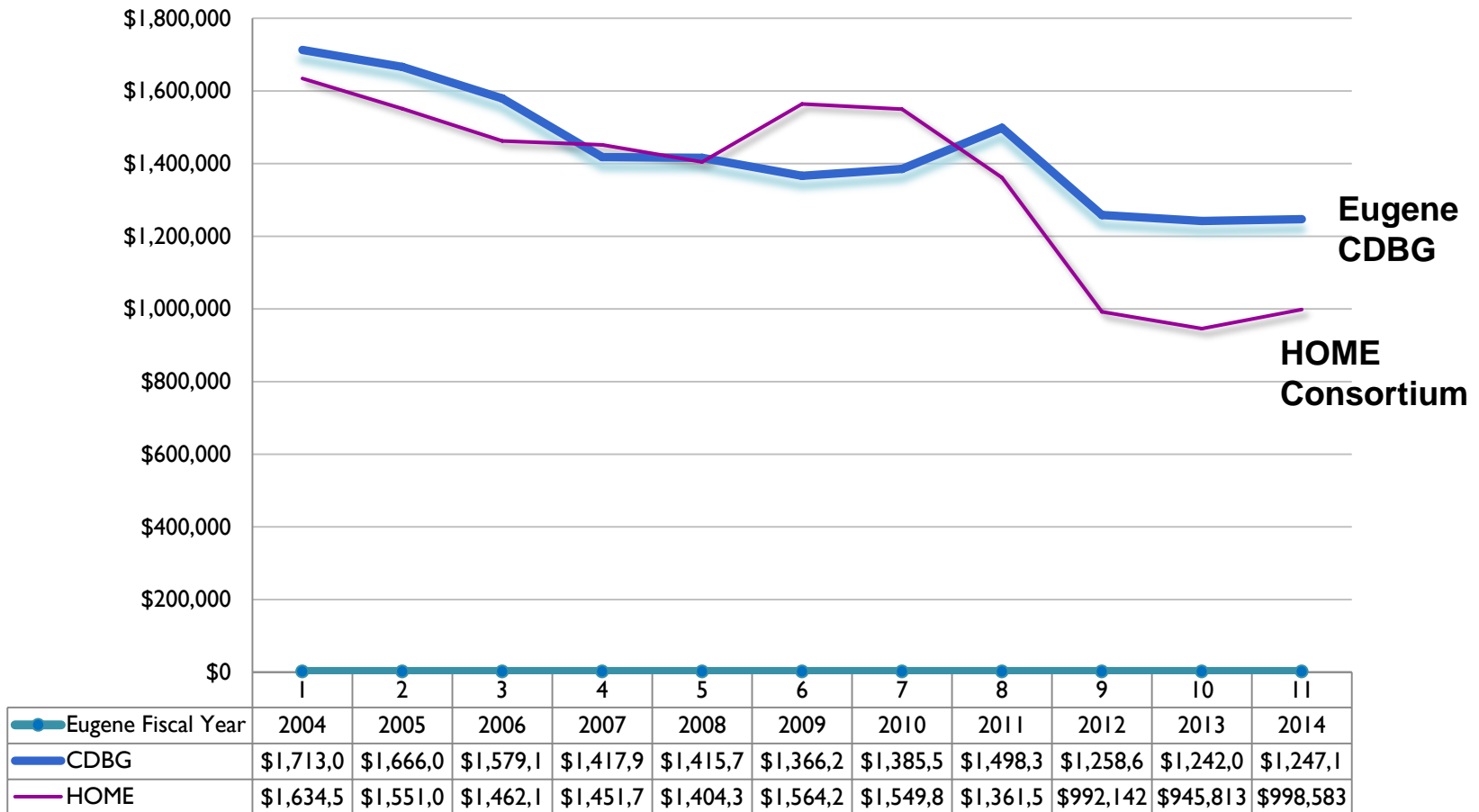
- One and only purpose is to expand the supply of decent, safe, sanitary, and affordable housing.
- Eugene is an “entitlement jurisdiction” for HOME funds.
- Eugene and Springfield formed a “consortium” in 1992 to create a pool of resources to support projects in both jurisdictions.
- Eugene is one of six Oregon jurisdictions that receive HOME funds directly from HUD.

HOME Basics – 5 Things to Remember

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

CDBG and HOME Funding Trend

27% decline in CDBG and 39% decline in HOME in 10 years



2010 Consolidated Plan Goals and Outcomes



2010 Affordable Housing Strategic Plan

Supported with both HOME and CDBG funds

Objective	Projected Outcome	Estimated Outcome
Increase the supply of affordable housing	500 units	266 units
Rehabilitate existing housing	332 unit rehabs	375 unit rehabs
Acquire landbank sites	2 sites	2 sites
Create homeownership opportunities	100 home purchases	42 home purchases
Provide rental assistance	100 households assisted	0 households assisted
Remove barriers to affordable and supportive housing	Maintain Housing Policy Board	Housing Policy Board maintained



Lamb Building

34 affordable housing units and
Ground Floor Retail



Willakenzie Crossing

56 affordable housing units



Bothy Cottage

5 bedroom group home for female ex-offenders with children



29th Place Apartments

35 units for people with severe mental illness

2010 Community Development Strategic Plan

Supported with CDBG funds only

Objective	Projected Outcome	Estimated Outcome
Support human services operations and capital improvements	15% to HSC 15 facilities	15% to HSC 10 facilities
Provide business loans to create jobs and support microenterprises	200 jobs created 300 trainees	240 jobs created 390 trainees
Increase accessibility to public facilities	50 curb ramps 25 APDs	92 curb ramps 24 APDs
Make improvements to low-income neighborhoods	3 projects	3 projects



Blair Avenue Streetscape
Sidewalk, curb ramps, and crossings



Food for Lane County
Food boxes for low-income households



Oakshire
Business loan to create jobs



Lindholm Center
Capital grant to expand services

Next Steps for the 2015 Consolidated Plan



Consolidated Plan Development Process

Evaluation and Needs Assessment

Step 1
Assess Past
Activity

Step 2
Assess
Community
Needs

Step 3
Assess
Market
Conditions

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

Strategic Plan Development

Step 4
Set
Priorities

Step 5
Identify
Priorities
Determine
Feasibility

Step 6
Set Goals,
Strategies
and Metrics

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



Community Involvement

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

Agency Consultation / Plan Coordination

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



Step I - Assess Past Performance

- What outcomes and impacts were achieved ?
- What conditions and factors impacted performance?
- What conditions are likely to continue or change in the future?



Step 2 & 3 - Assess Needs and Market Conditions

- Components of needs assessment include housing needs by income and population and community development needs.
- Market analysis requires assessment of general housing market characteristics, lead-based paint hazards, public housing, assisted housing, facilities and services for homeless people, and special needs facilities.
- Market analysis also requires assessment of barriers to affordable housing such as tax policies, land use controls, zoning, building codes, and fees.

Steps 4 & 5 - Set Priorities / Determine Feasibility

- What are the greatest community needs?
- Is it feasible to use CDBG or HOME funds to meet these needs?
- Are there other resources that are better suited to meet these identified needs?



Step 6 - Identify Objectives, Strategies, and Metrics

- What are the specific objectives and strategies that will be pursued over the next 5 years?
- How much funding will be allocated to each objective?
- What are the metrics and milestones that will be used to measure progress?

Timeline for Plan Development and Submission

2015 Eugene-Springfield Consolidated Plan

	Jan '14	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan '15	Feb	Mar	Apr	May	Jun	Jul	
Plan Process and Setup																				
Assess Past Activity																				
Assess Community Needs/Market Conditions																				
Strategic Plan Development																				
Draft Plan																				
Public Review & Hearings																				
Adoption / Submittal - May 15																				
HUD Review and Plan Takes Effect																				



Big Ideas for Exploration

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



Thank you!

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