

*Eugene-Springfield
One Year Action Plan
Fiscal Year - 2017
Summary*



One Year Action Plan
————— *for* —————
Housing and Community Development

Eugene-Springfield One Year Action Plan - Fiscal Year 2017

The Eugene-Springfield 2017 One-Year Action Plan describes specific housing and community development actions and activities proposed for the program year beginning July 1, 2016 and ending June 30, 2017 (City Fiscal Year 2017). This is the second of five annual action plans that supplement the Eugene-Springfield 2015 Consolidated Plan.

Communities that are entitled to receive funds from U.S. Department of Housing and Urban Development (HUD) must complete a Consolidated Plan every five years as well as annual Action Plans. The Consolidated Plan provides an assessment of needs of low- and moderate-income persons and strategic five-year plan for taking actions to address those needs using Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds received by the Cities of Eugene and Springfield. The One-Year Action Plan describes specific actions to be undertaken in a particular year with federal funds. The content of the One-Year Action Plan is guided by HUD.

The Cities of Eugene and Springfield each receive an annual entitlement allocation of Community Development Block Grant (CDBG) funds directly from the U.S. Department of Housing and Urban Development (HUD). The Cities of Eugene and Springfield conduct separate allocation processes for the use of CDBG funds. The two Cities also receive HOME Investment Partnerships Program (HOME) funds from HUD through the Eugene-Springfield HOME Consortium. The City of Eugene is the lead agency in the HOME Consortium. As a result, HOME funds are allocated through a consolidated process for the Consortium as a whole.

The following summary describes the planned uses of CDBG funds received by Eugene as well as HOME funds received by the Eugene-Springfield HOME Consortium. A summary of the planned uses of Springfield CDBG funds is available from the City of Springfield.

Coordination and Collaboration

The Cities of Eugene and Springfield collaborate in multiple ways to plan for and implement affordable housing and community development activities. The Cities of Eugene and Springfield jointly prepare the five-year Consolidated Plan and coordinate preparation of the One-Year Action Plans, and Comprehensive Annual Performance and Evaluation Report. There are multiple forums for communication and collaboration between the jurisdictions and other public agencies, affordable housing developers, social service providers, and other interested parties. The Intergovernmental Housing Policy Board and the Intergovernmental Human Services Commission offer ongoing opportunities for collaboration and communication. In addition, both Eugene and Springfield staff and elected officials participate in the Lane County Poverty & Homelessness Board, which is an advisory body to Lane County Board of Commissioners.

Citizen Participation

Citizen involvement is a critical part of the process to identify specific uses for federal funds and activities to be undertaken in FY 2017. The City of Eugene works with a CDBG Advisory Committee composed of community residents to develop recommendations for use of CDBG funds. The Eugene-Springfield HOME Consortium has formed a HOME Consortium Governing Board composed of the Mayors and elected officials to direct the use of HOME funds. In addition, there are multiple evaluation committees that provide advisory guidance on specific programs.

There are multiple opportunities for the public to provide comment in writing or during public meetings in addition to public hearings. Public meetings are held at times convenient to potential and actual beneficiaries in locations that meet American with Disabilities Act accessibility standards. With 48 hours' notice prior to any public meeting, the City of Eugene can provide the following services: an interpreter and audio equipment for the hearing impaired, a reader to review printed materials with the sight impaired; and a foreign language interpreter for non-English speaking residents.

The specific outreach and citizen participation process for HOME funds received by the Eugene-Springfield HOME Consortium and CDBG funds received by Eugene are described below.

Eugene-Springfield HOME Consortium – HOME Allocation Process

The Eugene-Springfield HOME Consortium Governing Board reviewed and approved the draft recommendation for use of HOME funds on March 1, 2016. A 30 – day public comment period commenced on March 13 and was completed on April 12, 2016. A public hearing was held by the HOME Consortium Governing Board on April 15, 2015. No comments were received during the public hearing or in writing. A summary of the Eugene-Springfield HOME Consortium funding sources and uses is provided as Attachment B.

The Eugene-Springfield HOME Consortium utilizes the Intergovernmental Housing Policy Board (HPB) as a forum for ongoing communication regarding the operation of the HOME program. An extensive interested parties list is maintained for the HPB and monthly meetings are typically attended by affordable housing providers and other interested parties. Staff presented the proposed FY 2017 HOME allocation at the March 7th meeting of the HPB. In addition, staff presented and shared information about the Housing Request for Proposal process with interested parties through the HPB.

Eugene – CDBG Allocation Process

The Eugene CDBG Advisory Committee reviewed and approved the draft recommendation for use of HOME funds on March 8, 2016. A 30 – day public comment period commenced on March 13 and was completed on April 12, 2016. A public hearing was held by the Eugene CDBG Advisory Committee on April 12, 2016. Testimony was provided by six individuals representing five human service and affordable housing agencies including ShelterCare, Looking Glass, NEDCO, Catholic Community Services, and Headstart. Five people testified in support of the recommended human

service capital facilities funding allocation and on person spoke in support of the recommended downpayment assistance and microenterprise training funding allocation. A summary of the Eugene CDBG funding sources and uses is provided as Attachment C.

Goals and Strategies

The adopted Eugene-Springfield 2015 Consolidated Plan emphasizes goals and strategies to meet the priority needs of low-income renters, low-income homeowners, people experiencing homelessness, and non-homeless special needs populations. Additional needs include increased employment opportunities for low income persons as well as low-income neighborhoods and areas that meet HUD's definition of slums and blight. The priority strategies described below are intended to address one or more priority needs. Attachment A includes the adopted table of strategies to address the priority needs along with specific metrics to track progress over the five year period.

The following narrative describes the proposed allocation of Consortium HOME funds and Eugene CDBG funds for FY 2017 as it relates to each strategy identified in the Eugene-Springfield 2015 Consolidated Plan. Attachment B provides a table of sources and uses for HOME funds and Attachment B provides a table of sources and uses for CDBG funds.

Affordable Housing

Affordable housing goals are intended to address HUD program objectives to provide decent, safe, and affordable housing and address critical housing needs of low-income people in our community. A total of four affordable housing goals are included in the adopted Eugene-Springfield 2015 Consolidated Plan. In FY 2017, HOME Consortium funds and Eugene CDBG funds are proposed to be allocated to all four housing goals. These goals and the strategies as well as the proposed funding for FY 2017 are described below.

Increase the supply of affordable housing - Both HOME and CDBG are proposed to increase the supply of affordable housing with an emphasis on priority needs identified in the Consolidated Plan.

- **Housing Development** – The Eugene-Springfield HOME Consortium proposes to allocate \$1,920,009 in HOME funds for Housing Development activities to be made available through the Consortium's Housing RFP processes. Proposals that address priority needs identified in the Consolidated Plan will be prioritized for funding.
- **CHDO Operating Support** - The Eugene-Springfield HOME Consortium proposes to allocate \$48,300 in HOME funds to provide operating support to Community Housing Development Organizations (CHDOs) serving both cities.
- **Eugene Land Acquisition for Affordable Housing** – Eugene proposes to allocate \$60,000 in CDBG funds for its Land Acquisition for Affordable Housing program. Eugene intends to purchase land specifically for future development of affordable housing. This site will be offered through a competitive Request for Proposals process within three years of site acquisition.

Rehabilitate existing housing stock affordable to low-income persons - In addition to adding units, both Eugene will continue efforts to preserve existing rental and ownership housing for low-income persons using CDBG funds.

- **Eugene Emergency Home Repair Program** – Eugene proposes to allocate \$75,000 in CDBG funds to continue to provide emergency home repairs to homeowners and mobile home residents as well as accessibility improvements to both owner and renter occupied housing units.
- **Eugene Housing Rehabilitation Fund** - Eugene proposes to allocate \$250,000 in CDBG funds to support housing rehabilitation loans and project delivery costs for rehabilitation programs.

Provide down payment assistance for homeownership – Down payment assistance programs play a critical role in enabling low-income persons to become homeowners.

- **Eugene Homebuyer Assistance Program** - Eugene proposes to allocate \$100,000 in CDBG funds to support its Homebuyer Assistance Program. This program provides down payment and related closing cost assistance for low-income residents purchasing a home for the first time.

Remove barriers to affordable and supportive housing –Eugene seeks opportunities to affirmatively further fair housing and also raise awareness of the housing needs of low- and moderate-income persons so these needs may be considered in the development of related policies and regulations.

- **Fair Housing Activities** - Eugene plan to continue offering fair housing services to their residents in FY 2017. Services that will be provided will include operating a 24-hour Fair Housing Hotline, outreach and education, and enforcement of fair housing laws. Eugene proposes to allocate \$20,000 of CDBG funds to support of fair housing activities.
- **Intergovernmental Housing Policy Board** - Eugene will continue to staff and hold monthly meetings of the Intergovernmental Housing Policy Board. This body creates an important forum for identifying and discussing policies and programs impacting the availability and affordability of housing for low-income persons. Eugene and members of the Housing Policy Board will continue to utilize this forum to consider the needs of low-income persons and advise on the impacts of policy decisions on the availability and affordability of housing.
- **Affirmative Marketing** - Eugene staff will continue to work with area agencies to implement affirmatively marketing plans with a particular emphasis on reaching Latino households. Eugene will expand outreach efforts to the Latino community for direct service programs including the Homebuyer Assistance Program and the Emergency Home Repair Program.

Community Development

Community development goals are intended to satisfy HUD program objectives by providing human services; creating jobs; improving access to public facilities; and furthering neighborhood revitalization, planning, and community-building activities. A total of three community development goals were included in the adopted Eugene-Springfield 2015 Consolidated Plan. These goals and the strategies are implemented with CDBG funds only. In FY 2017, Eugene CDBG funds are proposed to be allocated to two community development goals. These goals and the strategies as well as the proposed funding for FY 2017 are described below.

Support a human services delivery system to address the needs of homeless persons and special needs populations - The City of Eugene collaborates with Lane County to fund human service providers. This collaborative funding model uses available federal, state, and local funds to efficiently support local agencies. The Human Services Commission is the intergovernmental board that guides the use of funds and oversees the activities of agencies receiving funds.

- **Eugene Human Service Operations** - Eugene proposes to allocate \$350,000 in CDBG funds to the HSC to support public services for low- and very low-income persons. A significant proportion of persons served by these agencies are homeless or at-risk of homelessness. Agencies to be funded include Food for Lane County, The Relief Nursery, Catholic Community Services, St. Vincent de Paul, and Womenspace.
- **Eugene Human Service Capital Facilities** – Eugene proposes to allocate \$202,300 for capital projects at critical human service facilities. These funds will be combined with \$798,538 in CDBG funds previously received that are proposed to be reallocated through a substantial amendment.

These funds will be awarded to specific projects through an open Request for Proposals. Eligible facilities include permanent structures where services are provided to primarily low-income, special needs populations, or persons experiencing homelessness. Examples of eligible facilities include day access centers, emergency shelter, or short-term transitional housing. Funds may also be used for project delivery costs associated with specific projects. It is anticipated the FY 2017 funds will be used for projects that meeting the limited clientele criteria for the CDBG National Objective. Project must also meet the CDBG definition of public facilities.

Promote economic development and employment opportunities through the creation of jobs and business development – Eugene will use CDBG funds to undertake economic development activities resulting in job creation for low- and moderate income households.

- **Eugene Business Development Fund** - Eugene will continue to operate its Business Development Fund to provide loans to local businesses resulting in job creation or retention. An estimated \$1,100,000 in program income will be used for loans and project delivery costs.

- **Eugene Microenterprise Training** – Eugene proposes to allocate \$30,000 for microenterprise training to benefit low-income business owners or persons seeking to start a business. These funds are awarded through open request for proposals.

Make strategic investments to improve low-income neighborhoods and other areas exhibiting conditions of slums and blight - Eugene may make limited strategic capital investments in low-income such as park improvements, public infrastructure, and other facilities. The Eugene-Springfield Consolidated Plan set a goal of investing in two projects under this strategy. One project is currently underway. No additional funds are proposed to be allocated to this strategy for FY 2017.

Attachment A.
Eugene – Springfield 2015 Consolidated Plan
Strategies to Address Priority Needs

Strategies to Address Priority Needs – Table
2015 Eugene/Springfield Consolidated Plan

| Strategy | Priority Needs Addressed | Possible Examples | Measurements | Eugene/ Springfield HOME Consortium | Eugene CDBG | Springfield CDBG |
|--|--|---|--|--|----------------|---------------------|
| Increase the supply of affordable housing (Consortium HOME and Community Development Block Grant) | Renters, Home Owners, Homeless, Special Needs | Land Acquisition. Development of new rental housing. Operating Support for Community Housing Development Organizations | Number of rental units constructed, reconstructed, acquired or preserved | 600 | 50 | |
| | | | Number of CHDO's Assisted | 4 | | |
| | | | Housing for homeless added | 20 | | |
| | | | Number of sites acquired | | 2 | 1 |
| | | | Homeowner housing added | | 10 | 5 |
| Rehabilitate existing housing stock affordable to low-income persons (Community Development Block Grant) | Renters, Homeless, Special Needs, Low-Income Areas, Home Owners | Continue and expand publicly supported rehabilitation and accessibility improvements. | Number of rental units rehabilitated | | 350 | 5 |
| | | | Number of home owner units rehabilitated | | 150 | 200 |
| Provide down payment assistance for home ownership (Community Development Block Grant) | Home Owners | Assist low-income residents with the first time purchase of a home. | Households assisted with direct assistance to home buyers | | 10 | 50 |
| Remove barriers to affordable and supportive housing (Community Development Block Grant) | Renters, Home Owners, 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 | | Yes | Yes |
| | | | Number of fair housing events | | 20 | 5 |
| | | | Maintain fair housing services | | Yes | Yes |
| | | | Update Fair Housing Plan | | Yes | Yes |

| Strategy | Priority Needs Addressed | Possible Examples | Measurements | Eugene/ Springfield HOME Consortium | Eugene CDBG | Springfield CDBG |
|---|---|---|---|--|----------------|---------------------|
| Support a human services delivery system to address the needs of homeless persons and special needs populations (Community Development Block Grant) | Homeless, Special Needs | Fund capital improvements to facilities owned by non-profits. Fund non-profit services through the Human Services Commission. | Persons assisted with public facility activities | | 25,000 | 5,000 |
| | | | Persons assisted with public service activities | | 110,000 | 65,000 |
| | | | Number of public facilities improved | | 15 | 4 |
| | | | Number of transitional or emergency beds added | | 20 | 5 |
| Promote economic development and employment opportunities through the creation of jobs and business development (Community Development Block Grant) | Employment Opportunities | Provide below market financing to local businesses creating or retaining jobs. Provide micro-enterprise training and development opportunities. | Jobs created or retained | | 200 | 5 |
| | | | Businesses assisted | | 50 | 1 |
| | | | Micro business trainees | | 300 | 55 |
| Make strategic investments to improve low income neighborhoods and other areas of slums and blight (Community Development Block Grant) | 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. | Businesses assisted with façade treatment or building rehab | | | 2 |
| | | | Number of projects completed | | 2 | 2 |
| | | | Persons assisted with public facility activity | | 5,000 | 6,000 |

Attachment B.

Eugene – Springfield HOME Consortium

FY 2017 HOME Funding Allocation Summary

Sources of Funding

| | |
|--|-------------------------|
| FY 2017 HOME Consortium Entitlement Grant | \$ 966,009 |
| Program Income | |
| Unallocated Program Income from previous years | \$ 90,526 |
| Program Income Received in FY 2016 (Estimated) | \$ 1,047,142 |
| Program Income Expected in FY 2017 (Estimated) | \$ 250,000 |
| Total Sources | \$ 2,353,677 |

Uses of Funding

| | |
|---|-------------------------|
| Housing Development | \$ 1,920,009 |
| CHDO Operating Support | \$ 48,300 |
| Administration | \$ 135,368 |
| 10% New HOME Funds + 10% of unallocated program income + 10% of a portion of 10% of Program Income received in FY 2016 | |
| Carry Forward to FY 2018 (Program Income Expected in FY 2017) | \$ 250,000 |
| Total Uses | \$ 2,353,677 |

Attachment C.

Eugene CDBG FY 2017 Funding Allocation Summary

Sources of Funding

| | |
|---|--------------------|
| FY 2017 CDBG Entitlement Grant | \$1,247,300 |
| Program Income | |
| FY 2017 Business Development Fund (Estimated) | \$1,100,000 |
| FY 2017 Housing Rehabilitation Fund (Estimated) | \$ 250,000 |
| Total Sources | \$2,597,300 |

Uses of Funding

| | |
|---|--------------------|
| Increase the Supply of Affordable Housing | |
| Land Acquisition for Affordable Housing | \$ 60,000 |
| Rehabilitate Existing Housing | \$ 325,000 |
| Downpayment Assistance for Low-Income Homebuyers | \$ 100,000 |
| Support the Human Services Delivery System | |
| Human Services Operations | \$ 350,000 |
| Human Service Capital Facilities | \$ 202,300 |
| Economic Development | |
| Business Development Loan Fund and Project Delivery | \$1,100,000 |
| Microenterprise Training | \$ 30,000 |
| Administration | \$ 430,000 |
| Total Uses | \$2,597,300 |

