



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

May 16, 2016

12:00 PM CITY COUNCIL WORK SESSION

Harris Hall

125 East 8th Avenue

Eugene, Oregon 97401

Meeting of May 16, 2016;
Her Honor Mayor Kitty Piercy Presiding

Councilors

George Brown, President

Pat Farr, Vice President

Mike Clark

George Poling

Chris Pryor

Claire Syrett

Betty Taylor

Alan Zelenka

CITY COUNCIL WORK SESSION

Harris Hall

**5:30 p.m. A. COMMITTEE REPORTS AND ITEMS OF INTEREST FROM
MAYOR, CITY COUNCIL
AND CITY MANAGER**

**6:00 p.m. B. WORK SESSION:
Housing and Homelessness Update
Continued**

**time approximate*

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EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Housing and Homelessness Update Continued

Meeting Date: May 16, 2016
 Department: Central Services
www.eugene-or.gov

Agenda Item Number: B
 Staff Contact: Mia Cariaga
 Contact Telephone Number: 541-682-5408

ISSUE STATEMENT

The purpose of this work session is to provide time for discussion on an update on City efforts related to housing and homelessness. This is a continuation of the May 11, 2016 work session on this topic.

BACKGROUND

City of Eugene staff and community partners continue to pursue many different projects and programs to address the issues of housing and homelessness in the community. Every City department is engaged with this issue and works to make improvements and find new solutions as part of ongoing operations and service provision. In addition, the Poverty and Homelessness Board (PHB) continues to serve as a key convener and clearinghouse for ideas and strategies within the community as an advisory body to Lane County government. Mayor Kitty Piercy and several City staff work with the PHB.

During this work session, staff will present the council with an update on strategies related to housing and homelessness. This will include solutions related to long term housing goals as well as some that are more immediate. City staff will provide an overview of the PHB's Draft Strategic Plan included in Attachment A. Other updates will cover emerging legislation, 15th Night, Operation 365, the Rest Stop and Dusk to Dawn programs, Parks Ambassador program, Housing First units and use of Community Development Block Grant funds for low-income housing and Human Services Capital Facilities (Attachment B).

RELATED CITY POLICIES

Efforts related to housing and homelessness relate to the council goals of sustainable development, safe community and effective, accountable municipal government.

COUNCIL OPTIONS

This is a discussion-only item, meant to help inform the council on current efforts.

CITY MANAGER'S RECOMMENDATION

No City Manager recommendation is needed at this time

SUGGESTED MOTION

No suggested motions are needed at this time

ATTACHMENTS

- A. Poverty and Homelessness Board Draft Strategic Plan
- B. Eugene-Springfield One Year Action Plan for Housing & Community Development

FOR MORE INFORMATION

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**Lane County
Poverty & Homelessness Board**

Strategic Plan

2016-2021

Approved on April 21, 2016

Executive Summary

The plight of poverty and homelessness affects the lives of thousands of individuals and families who live in Lane County. The solutions to this growing problem are as myriad as the causes. Government agencies, nonprofit and civic organizations, schools, and churches all contribute resources through a wide variety of programs and assistance.

In an effort to facilitate better-coordinated efforts, the Poverty and Homelessness Board (PHB) was formed in 2014. It is an action-oriented group of elected officials, community stakeholders, and individuals who represent low-income and homeless people's concerns in Lane County.

The PHB serves as the administrative board for the Lane County Community Action Agency and as the oversight board for the Lane County Continuum of Care. It provides advice to the regional Human Services Commission and the Lane County Board of Commissioners with the goal of reducing and preventing poverty and homelessness in Lane County.

PHB's Mission

Create innovative partnerships and programs that use best practices to reduce poverty and homelessness in Lane County. The PHB works to generate community and legislative support and other resources for housing and services to achieve its goals.

The PHB has identified three areas of strategic focus to guide its work to alleviate poverty and homelessness over the next five years:

- 1. Increase availability and access to coordinated, supportive housing, shelter, and services**
- 2. Prevent homelessness and poverty**
- 3. Inform and enhance public awareness and advocacy efforts**

To address these concerns and help define a path of coordinated action various agencies and organizations serving Lane County, the PHB has defined a set of five-year goals and supporting strategies. The strategies are built on the assumption that the core human services, supportive housing and healthcare services, supported by the community, will continue to be in place as a foundation to meet basic needs. Together, they will effect a significant improvement in the lives of the most vulnerable, chronically poor and homeless people in our community.

Increase Availability and Access to Coordinated, Supportive Housing, Shelter, and Services

Over the next five years, the PHB partners will coordinate with other agencies in Lane County to create an additional 600 units of supportive housing for chronically homeless people, including veterans, youth, those who experience mental illness, domestic violence, drug and alcohol abuse, and those exiting the criminal justice, foster care and child welfare systems. This effort will include 200 Housing First

units in various configurations and with appropriate support services and 100 units of housing and rental assistance for veterans. In addition, the PHB will create a long-term plan to identify targeted needs and funding sources to develop an additional 300 units of supportive housing.

The temporary emergency housing needs of those who are homeless are ever-present and require different solutions based on unique needs. During the next five years, the PHB will work to create 300 emergency shelter beds for homeless singles, both seasonal and year-around; 30 emergency shelter units designed specifically for homeless families with children; 40 safe parking spaces for homeless people who live in their vehicles; an emergency medical care shelter; and a shelter dedicated to homeless individuals experiencing acute mental illness.

Prevent Homelessness and Poverty

Prevention is at the center of all long-term strategies to eliminate homelessness and poverty. The PHB’s goals include increasing the stability of low-income families with children in the seven Lane County neighborhoods with the highest concentration of poverty. Efforts will focus on ensuring those families live in safe, reliable housing and have opportunities for adequate employment income to meet their basic needs. To help prevent new generations from entering a life of poverty and homelessness, particular efforts will be made to reduce first-time homelessness among low-income families with children and school-aged youth by 30 percent by 2021.

Inform and Enhance and Public Awareness and Advocacy Efforts

Most residents of Lane County encounter someone nearly every day that lives in homelessness and poverty. Some aspects of homelessness and poverty are highly visible while others are largely hidden from public view. Because the problems are extremely complex and interconnected, however, it is easy to form misunderstandings and misconceptions. The PHB believes that successful long-term efforts to reduce and eliminate poverty and homelessness in Lane County will require heightened public awareness, a well-informed understanding, and broad community support. The PHB will focus concentrated efforts to dispel myths and broaden community understanding of the multiple issues related to homelessness and poverty. In addition, the PHB will advocate for changes to state and federal policies and procedures that will remove barriers to service delivery and support more collaborative efforts. To turn advocacy into action the PHB will use a collective impact approach bringing volunteers, nonprofits, faith, businesses and government together around shared goals and strategies.

Poverty and Homelessness in Lane County - What are the Facts?

Poverty

On any given day, on any given street in Lane County, on average, one of every five people you meet are living in poverty. Despite the fact that Lane County is home to a major state university and a highly regarded community college, along with several large industrial employers, its poverty rate of 21.5% is still higher than the Oregon statewide average of 16.6%. A Lane County family of three whose income is at or below 100 percent of the federal level lives on an annual income of \$19,790 or less. The high poverty rate coupled with the high cost of rent creates an environment in which it is difficult for thousands of households to maintain stable living situations.

78,203 Lane County residents live on an income below 100% of the federal poverty level.

--2104 U.S. Census data

Insufficient Affordable Housing

The housing market in Lane County is not unlike many other counties across the country. The economic recession of 2007 and the resulting tight mortgage market led to increased demand for rental housing. Demand pushed rental rates higher while the supply of available rental units decreased. While mortgage lending for homebuyers has eased somewhat in recent years, many households with healthy incomes are still choosing to rent rather than buy.

Moreover, in Lane County, the presence of the University of Oregon creates additional demand for rental units by students. The construction of new multi-family rental units in Lane County has been largely concentrated near the university campus, and the rents are relatively high, well above what families with poverty-level incomes can afford.

Who Are the Homelessness?

The sub-population of Lane County residents who are in poverty *and* are homeless lives on little or no regular income. The life circumstances that led to their homelessness are many and varied; however, mental illness, drug and alcohol abuse, domestic violence, and involvement in criminal activity all play significant roles. In 2014, 11,668 homeless individuals sought social services through the Lane County Human Services Division.

During the 2015 Annual Homeless Point in Time Count, 656 individuals were staying in emergency shelters; 101 were living in "transitional housing;" and 716 men, women, and children were living *without* shelter. The count included 210 homeless veterans; 100 of them were living unsheltered. Nearly 400 of the homeless were identified as suffering from mental illness; 206 were believed to have chronic alcohol or substance abuse issues. Finally, 23 homeless youth under age 18, were youth unaccompanied by an adult.

Of the 1,473 homeless people counted in Lane County on January 25, 2015, 697 were chronically homeless.

- Lane County 2015 Annual Homeless Point in Time Count.

2,154 homeless students attended public schools in Lane County during the 2013-14 school year (including doubled-up or homeless).

--Oregon Department of Education

The Cost of Homelessness

The problems associated with homelessness are expensive for the community. People without shelter often require medical care that is frequently accessed in hospital emergency departments, one of the most expensive points of medical care at an average of \$200 to \$1,800 per visit. Emergency mental health care is even more expensive. A day of in-patient mental health care at Sacred Heart Medical Center's Johnson Unit costs between \$2,500 and \$2,900. Unfortunately, people living without shelter and who may be experiencing drug or substance abuse problems or mental illness frequently run afoul of the law and end up incarcerated and involved in the criminal justice system. Both bring additional expenses to the community that could have been averted through better access to housing and supportive services.

What is Being Done?

Government agencies, nonprofit organizations and the faith community together provide a variety of housing programs aimed at assisting those in poverty and homelessness in Lane County. Emergency shelters, transitional housing, permanent supportive housing, rapid-rehousing and extreme weather shelter are all part of the mix. Each is different and uniquely designed to accommodate a different segment of the population depending on its particular needs.

During the winter of 2014-15, 948 individuals slept in our Extreme Weather Shelter Program, Egan Warming Center, on sub-freezing nights.

- **Emergency Shelter** is short-term, generally up to 60 days, and might include large communal settings or a single unit for a family without stable housing. Seasonal emergency shelters provide protection from the elements when temperatures drop below 30 degrees during winter months.
- **Transitional Housing** provides rent assistance and supportive services for up to 24 months and facilitates the movement of homeless households to permanent housing.
- **Permanent Supportive Housing** provides long-term, community-based housing and support to homeless households that include individuals with disabilities.
- **Rapid Re-Housing** provides homeless households with rent assistance and supportive services for up to 24 months with the goal of moving into permanent housing and long-term stability.
- **Safe Havens** are supportive housing units that serve those who are often referred to as "hard-to-reach" homeless persons with severe mental illness and other debilitating behavioral conditions.

Solutions

The current inventory of housing for homeless individuals in Lane County includes 870 units of Rapid Re-Housing, transitional, and permanent housing, and 481 year round emergency shelter beds. With all types combined, only about 10% are designed to accommodate households with children. Based on the 2015 Point in Time Count, a minimum of at least 600 additional housing units would have to be added to house all of the homeless individuals in the county. Experience has proven that emergency shelters alone are not the optimal solution for helping people escape homelessness.

At the same time, however, shelter capacity needs to be expanded if the supply of available private market and affordable housing, coupled with supportive services, is insufficient to meet demand. For some people, access to permanent housing is all they need to escape homelessness. Others need supportive services to be successful in gaining permanent housing.

Housing First

Housing First is an approach to quickly and successfully connect individuals and families experiencing homelessness to permanent housing without preconditions and barriers to entry, such as sobriety, treatment or service participation requirements. *Housing First* offers people immediate access to permanent housing along with services appropriate to their needs. According to the National Alliance to End Homelessness, this model yields higher success in treatment outcomes, higher housing retention rates, lower returns to homelessness, and significant reductions in the use of crisis services, hospitals, and jails.

Human Rights and Alternatives

Human rights and alternative community strategies should be pursued in tandem with Housing First and the other strategies in the PHB Strategic Plan. While these strategies are not prioritized or incorporated into the strategic plan it is recognized the City of Eugene Human Rights Commission and other community based non-profits and advocacy groups should continue to pursue solutions that are inclusive of people living in poverty, people who are homeless including minority communities and underrepresented groups.

- Decriminalization of homelessness
- Restorative Justice
- Community Courts with alternative sentencing
- Legal protections (fair housing)
- Alternative legal places to live e.g. rest stops, micro-shelters, safe spots, unsanctioned camps, legal overnight parking, small size tent encampments (10 per camp)

STRATEGIC GOALS

1. Strategic Focus: Availability and Access to Coordinated Supportive Housing, Shelter, and Services

GOAL 1.1: Create 600 additional housing opportunities throughout Lane County by 2021 for chronically homeless individuals and people with particular needs, including: veterans, youth, domestic violence survivors, those with mental illness, drug and alcohol abuse problems, and those exiting criminal justice, foster care and child welfare systems.

Strategy	Potential Partners	PHB Committee
a. Develop 100 Housing First units, including a 50-unit apartment building with on-site behavioral health services, and 50 micro-apartment housing units with mobile support services by 2019.	Lane County/ HACSA/ Non-Profits	Facilities
b. Dedicate 100 units of Housing First, including 50 scattered site HUD housing vouchers and HACSA units, and 50 units integrated into low-income housing developments for special populations by 2019.	HACSA/ Non-Profits	Facilities
c. Develop assertive engagement “wrap around” services and supports for 150 scattered site and integrated Housing First units by 2019. Promote successful housing outcomes and move more individuals to independent living.	Lane County & Trillium Behavioral Health	Services
d. Develop and dedicate an additional 100 units and rental assistance for Veterans to meet the goal of ending veteran homelessness.	HACSA/St. Vincent DePaul/VA	Facilities
e. Create a long-term, supportive housing production and operations plan for 300 units for individuals and family households.	HACSA/ Eugene/ Springfield/ Non-Profits	Facilities
f. Develop tactics to help reduce risk to private landlords and help incentivize them to rent to people with special needs.	Rental Owners Assoc.	Services

GOAL 1.2: Create additional emergency shelter and respite care for homeless individuals, youth and families with children awaiting housing by 2021.

Strategy	Potential Partners	PHB Committee
a. Create 300 beds of emergency shelter for homeless singles including 150 year-around beds and 150 beds of winter season shelter.	Lane County/ HACSA	Facilities
b. Create 30 units of year-around emergency shelter for homeless families with children, including domestic violence survivors with children.	Lane County/ HACSA	Facilities
c. Create 40 Safe Parking spaces for homeless persons who live in their vehicles.	Lane County	Facilities
d. Create 16 infirmery beds of emergency shelter to provide immediate medical triage, assessment, and care.	Trillium, local hospitals	Facilities
e. Create 20 beds of crisis respite for persons experiencing acute mental illness.	Lane County	Facilities
f. Develop ACT Team and multidisciplinary services for shelter and supportive housing.	White Bird/CHC	Services
g. Expand Rapid Re-housing funding and services to more quickly move people into housing.	State of Oregon/ HUD	Services

GOAL 1.3: Increase opportunities to enhance services for frequent users through service integration and coordination, and the development of new partnerships.

Strategy	Potential Partners	PHB Committee
Create a Frequent Users Systems Engagement (FUSE) Workgroup as part of an initiative to break the cycle of incarceration and homelessness among individuals with complex behavioral health challenges who are the highest users of jails, hospitals, emergency medical, homeless shelters and encampments, and other crisis service systems.	Inter-governmental	Services/ Ad Hoc Work Group

2. Strategic Focus: Prevent Homelessness and Poverty

GOAL 2.1: Increase the stability of low-income individuals and families in Lane County. Ensure they are stably housed and have adequate employment income and/or benefits to meet their basic needs.

Note: A draft action plan for goals 2.1-3 should be developed by the PHB Services Committee and submitted to the PHB by October 1, 2016.

Strategy	Potential Partners	PHB Committee
a. Develop nutrition, employment services and affordable childcare for residents at affordable and supportive housing programs.	Non-Profits	Services
b. Develop transportation options for program participants.	LTD	Services
c. Expand rental assistance programs.	HACSA DHS	Services
d. Support the preservation of existing affordable housing.		

GOAL 2.2: Reduce homelessness among low-income families with children and school age youth, as measured by the Oregon Department of Education, by 30 percent by 2021.

Strategy	Potential Partners	PHB Committee
a. Develop a homeless diversion program families and unaccompanied youth in conjunction with the school districts (i.e. periodic homeless, precariously housed, doubled up). Identify flexible funding to address critical barriers to stabilization.	McKinney Vento Schools 15 th Night Initiative	Services

GOAL 2.3: Increase employment opportunities, education, and employment and training activities for participants who are in poverty, and/or homeless with special needs.

Strategy	Potential Partners	PHB Committee
a. Support collaboration among job partners to develop employment and training programs for individuals who are homeless or in supportive housing with significant barriers to employment.	Lane Workforce Partnership LCC DHS Goodwill	Services/ Ad-Hoc Work Group
b. Implement employment training programs. Identify resources for targeted employment programs for people who are unstably housed.	St. Vincent Voc Rehab	

GOAL 2.4: Increase access to integrated health care for persons who are unstably housed, homeless or are community members in supportive housing.

Strategy	Potential Partners	PHB Committee
a. Support collaboration among community health care organizations that serve people who are homeless and supportive housing community members.	CHC Lane County VIM White Bird Clinic Occupy Medical	Ad Hoc Integrated Workgroup TBA
b. Develop expanded outreach and site based healthcare for people who are homeless and supportive housing community members.		

3. Strategic Focus: Inform and Enhance Public Awareness and Advocacy Efforts

GOAL 3.1: Increase public understanding of poverty and homelessness issues and how they're being addressed.

Note: A workgroup of the PHB will be formed by June 1, 2016 to address Goal 3.1

Strategy	Potential Partners	PHB Committee
a. Develop a brand and communication plan for PHB.	PR firm	Ad-Hoc Work Group
b. Promote the capabilities of the Coordinated Entry System, in conjunction with HMIS, to identify the characteristics or trends of individuals in the homeless system.	Non-profits	HMIS
c. Educate and engage the community on poverty and homelessness issues through social media (highlight best practices).	University of Oregon	

GOAL 3.2: Advocate for support to reduce poverty and homelessness.

Strategy	Potential Partners	PHB Committee
a. Align and coordinate legislative agendas (early) with other groups that are working on similar efforts or have common interests. Develop a one-page "leave behind" sheet with key talking points. Coordinate with federal and state agencies.	Housing Alliance Assn. of Counties League of Oregon Cities Oregon Opportunity Network	Legislative, Ad-Hoc Work group TBA
b. Align and coordinate policy agendas among cities in Lane County and the county government.		
c. Participate and collaborate with public, private, and community organizations to advocate for support.		

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



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

Item B.

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

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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

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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.

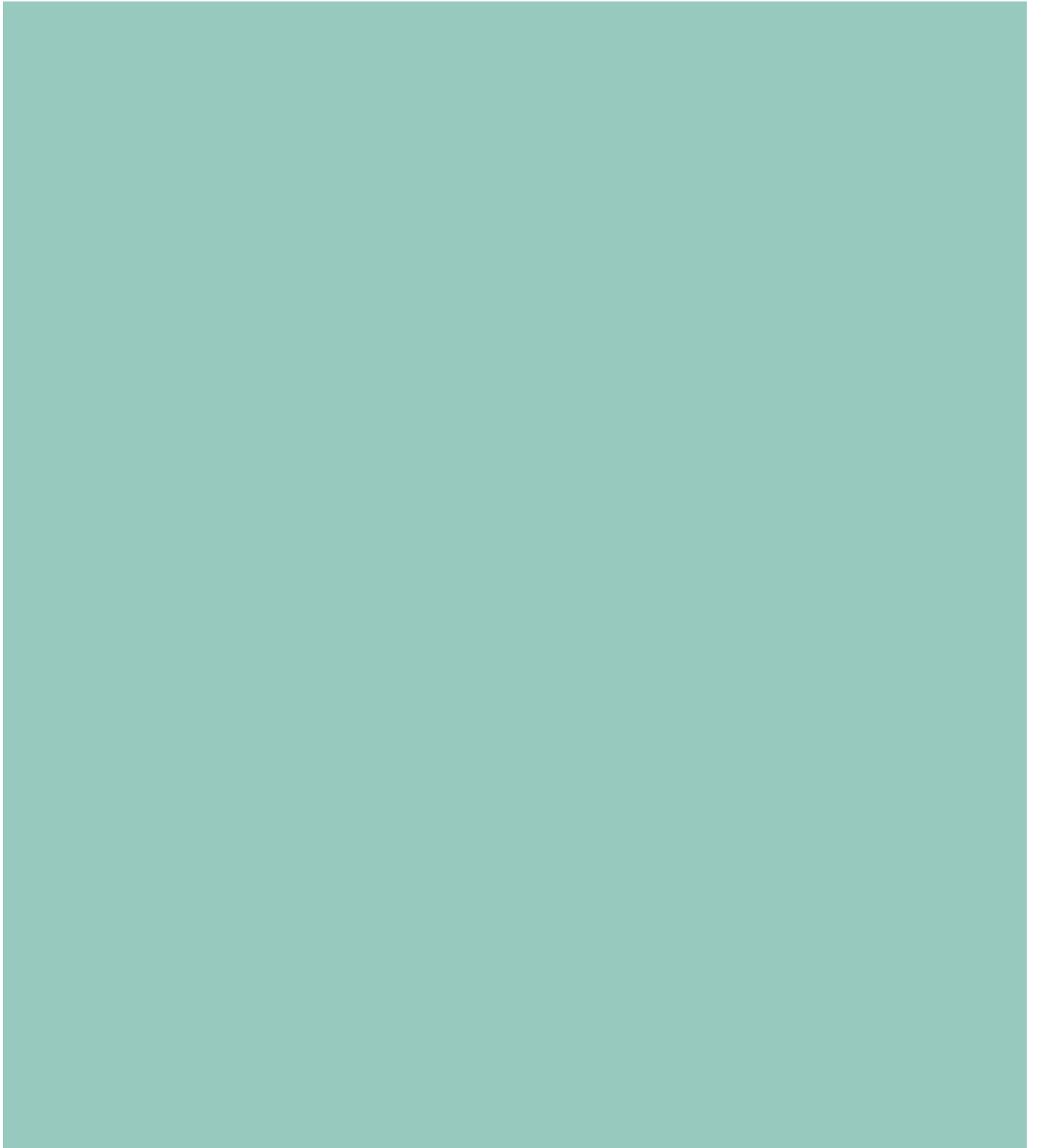
Eugene CDBG FY 2017 Funding Allocation Summary

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





Housing and Homeless Update

Eugene City Council

May 16, 2016



HOUSING FIRST - DEFINED

As defined by the US Interagency Council on Homelessness and US Dept. of Housing and Urban Development

- ▶ An approach to quickly and successfully connect individuals and families experiencing homelessness to permanent housing
- ▶ No preconditions or barriers to entry such as sobriety, treatment, clean criminal history or service participation requirements
- ▶ Supportive services are offered to maximize housing stability



Housing and Homeless Update


Eugene City Council

May 16, 2016



- City of Eugene Efforts
- Regional Work
- State Legislation


- Total: 1451
- Unsheltered: 934
- Emergency Shelter: 405



Human Services Commission
LANE COUNTY • EUGENE • SPRINGFIELD

helping people • changing lives

phone 541-682-3798 125 East 8th Ave
fax 541-682-3760 Eugene, OR 97401



2016 Annual Homeless Point in Time Count

HIGHLIGHTS

1,451 people were counted during Lane County's 2016 Annual Point in Time Count
 This number includes homeless community members who were counted in a myriad of locations including the streets, under bridges, in parks, at food pantries, day access centers, schools, churches, emergency shelters, and transitional housing programs for homeless persons on January 27, 2016. Approximately 124 staff and volunteers from 32 organizations counted homeless people this year.

Of the 1,451 people counted:

- 405 individuals were staying in Emergency Shelter
- 112 individuals were living in Transitional Housing (up to 24 months) designated for people who are homeless
- 934 men, women, and children were without shelter

Total 1,451 individuals

Highlights of the count:

- 224 family members in homeless households with children; 129 sheltered; 95 unsheltered
- 162 homeless veterans; 52 sheltered; 110 unsheltered
- 574 chronically homeless people; 86 sheltered; 488 unsheltered
- 434 people have a mental illness
- 232 people have chronic alcohol/substance abuse issues
- 13 unaccompanied homeless youth (under 18)

Other Factors

- 12,167 individuals who were homeless sought social services through Lane County Human Services Division funded programs during Calendar Year (CY) 2015. 4,646 had a long-term disability and 942 were veterans.
- 949 unduplicated individuals were served at the St. Vincent de Paul Egan Warming Center during 12 nights of the winter season at 14 faith-based sites and the Lane Community College during the 2015-16 winter season.
- 2,156 homeless students attended public school in Lane County during the 2014-15 school year (Oregon Dept. of Education).
- 258 homeless youth were served at the Looking Glass New Roads Access Center, (ages 16-21) CY 2015
- 165 runaway and homeless youth stayed at Station 7 (under age 18) during CY 2015
- 2,298 people stayed at the Eugene Mission during CY 2015

Unique to This Year's Count

- 1.5% decrease of overall count between the 2015 and 2016 Counts. (A 31% decrease from 2011 to 2016)
- Veterans organizations made a concerted effort to count homeless veterans.
- 644 formerly homeless people live in permanent housing designated for homeless people on the night of the count.
- Law Enforcement shared locations with Count Organizers to increase the accuracy of the Count.


Report Owner: Lane County Human Services, Contact Pearl Wolfe





"A Veteran Home for the Holidays"

Join Commissioner Pat Farr & Mayor Kitty Piercy as they help homeless families get the first/last/deposit they need to rent a "home for the holidays"



OPERATION 365
ONE VETERAN ONE HOME EVERY DAY FOR A YEAR

Our Goal:
Help a veteran family a day get into housing

Eligible veteran families are:

- verifiably homeless or imminently at risk of homelessness
- at or below 60% of area median income
- able to contribute a portion of the total required

A Veteran a Day!


Whom you may help:

- a veteran family making \$20 over our SSVF income eligibility
- a veteran family looking for housing now with a Section 8 voucher
- a young veteran couple shuttling between relatives with their 18-month old baby

The dad or mom is working, they are approved for housing and they have saved up all but \$430 needed for move-in costs

- a medically fragile single veteran needed motel sheltering until housing option is ready

To house a homeless veteran family please contact
Rebecca Larson






15TH NIGHT



Housing Needs of Eugene Residents

- Eugene-Springfield identified as high-cost housing market
- 76% of Eugene's low-income renters have a housing cost burden. 51% have a severe housing cost burden.
- 64% of Eugene's low-income homeowners have a housing cost burden.
- Special needs populations including people experiencing homelessness, seniors and persons with disabilities, persons with drug/alcohol addictions, veterans, and children.
- Eugene has over 3500 units of affordable housing however there are lengthy wait lists for available units.
- Overall trends point to continued growth in demand for rental units.



Creating New Affordable Housing

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Impacts of Affordable Housing Development Efforts

- Predictable and cost-effective approach to creating a pipeline for the development of housing affordable to people with incomes below 50% AMI
- Achieves dispersal of affordable housing throughout community with access to public transit and services
- Land offered with HOME, SDC waivers and tax exemptions and leverages significant state, federal, and private resources
- 2015 Consolidated Plan established goal of creating 650 affordable housing units over 5-year period.

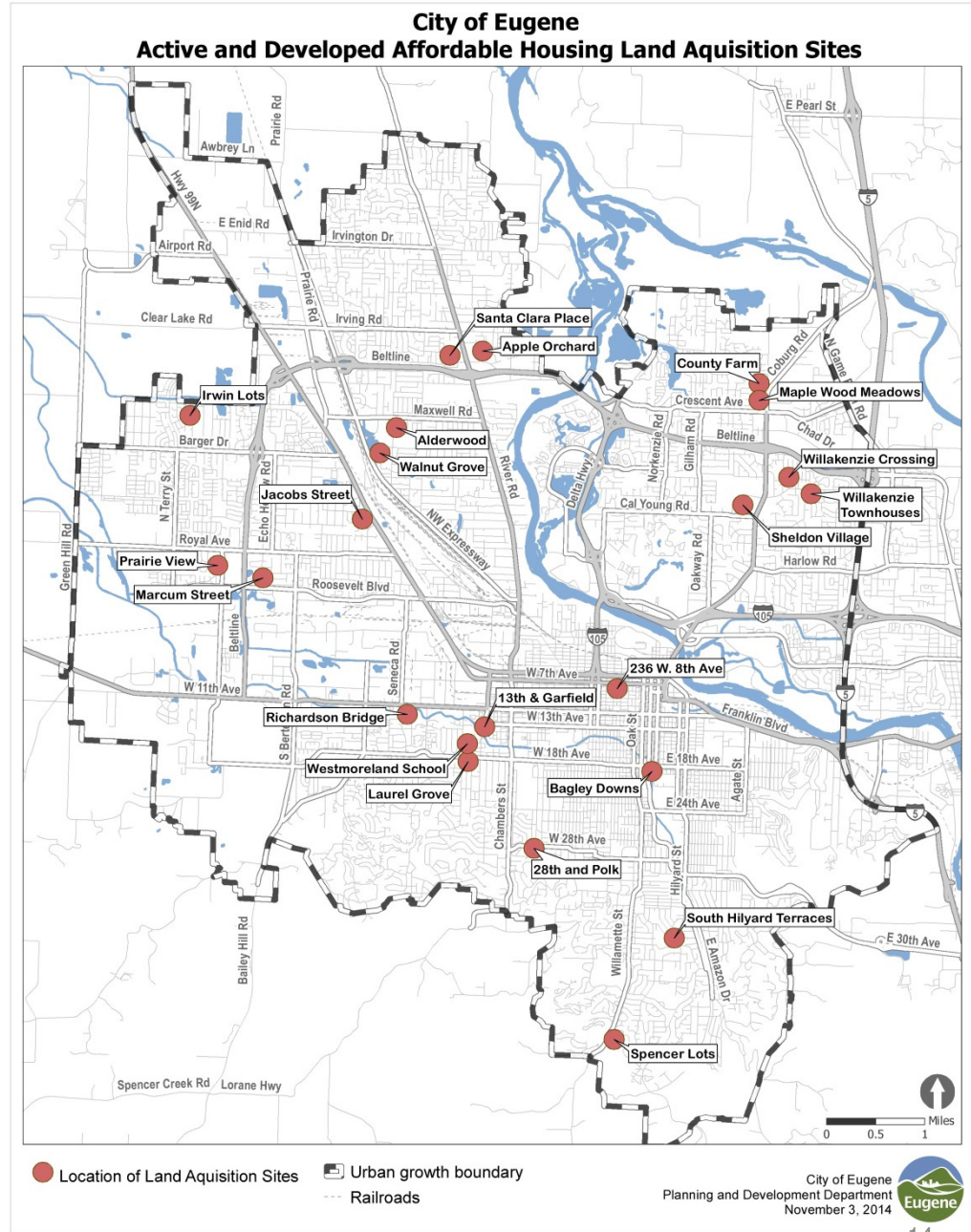
Completed Developments

90 acres of land acquired

23 projects containing 901 units developed since 1983

48 units under development

New site just acquired on River Road



Caution: This map is based on imprecise source data, subject to change, and for general reference only.

Recent Developments

Stellar Apartments
SVdP

Willakenzie Crossing
Cornerstone

Bascom Village
SVdP / HACSA



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Rehabilitate Existing Housing

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Impacts of Rehabilitation Programs

- Increase access to safe, decent and affordable housing
- Extend life of units and reduce energy costs and consumption
- Preserve existing affordable housing developments and cost-effective and quick strategy for converting market rate units to subsidized affordable housing.
- 2015 Consolidated Plan goal - Rehabilitate 350 rental units and 150 homeowner units in Eugene over 5 years

North Polk Apartments - NEDCO

- 12 units for youth aging out of foster care
- Partnership with Looking Glass Youth & Family Services
- Acquired with HOME, rehabilitated with CDBG, 20 year tax exemption



Delta Court Apartments - Cornerstone

- 8 transitional housing units for homeless families with children
- Partnership with Lane County Human Services & McKenzie Transitions
- Acquired with HOME, rehabbed with CDBG, 20 year tax exemption



Olive Plaza Apartments

- 150 rental units for seniors earning 50% AMI and below.
- Ongoing rent subsidy from HUD allows rents to be limited to 30% of resident's income.
- CDBG loan as part of large financing package to preserve project.



Emergency Home Repair Program

- Supports very low-income residents of single family homes and manufactured homes
- Targets seniors and persons with disabilities
- Typical repairs - roof, plumbing, heat, electrical, and accessibility
- Partner with EWEB on weatherization





Human Service Operations

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Recipients of CDBG Operating Funds

Eugene provides \$350,000 in CDBG funds per year for critical human service programs. Funded programs include:

- FOOD for Lane County – Dining Room and Food Box Distribution
- Catholic Community Services – Case Management and Food Pantry
- St. Vincent de Paul Service Station – Day Access Center for Homeless Adults
- St. Vincent de Paul First Place Family Center – Day Access Center for Homeless Families
- Relief Nursery – Therapeutic preschool for at-risk children
- WomenSpace – Support and emergency housing for victims of domestic violence



Human Service Capital Facilities

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Impacts of Capital Facilities Program

- Preserve and expand physical capacity for human services, emergency, and transitional housing.
- Extend life of facilities and reduce energy and maintenance costs
- 2015 Consolidated Plan goal – Invest in 15 facilities in Eugene over 5 years.
- Council took action on April 25 to allocate \$1,000,838 in CDBG funds to support human service capital facility projects.

St. Vincent de Paul Service Station

- Primary service center for homeless adults in Lane County
- Multiple CDBG capital investments made over time
- \$134,000 in CDBG funds for rehabilitation of bathrooms, showers and laundry. Work is underway.



Preserve Existing Shelter Facilities

- ShelterCare Homeless Medical Recuperation – 19 units for homeless persons in medical recovery
- ShelterCare Housing Health & Wellness - 26 units for homeless person and with special needs
- Looking Glass Stepping Stone – housing and services for 35 youth offenders with special needs



Expand Access to Food and Services

- Catholic Community Services Access Center – Provides food and other services to over 20,000 people per year.
- Head Start Whiteaker School – Serves 199 children daily and over 4000 meals per month. Hosts annual community Thanksgiving dinner.





Poverty and Homelessness Board



helping people • changing lives

PHB Strategic Plan Focus Areas

Increase availability and access to coordinated, supportive housing, shelter, and services.

- Create 600 additional housing opportunities for chronically homeless people and those with special needs.
- Create additional emergency shelter and respite care for homeless individuals, youth and families with children.
- Enhance services for frequent users through integration / coordination among human service, health, and justice systems.

Prevent homelessness and poverty

Inform and enhance public awareness related to homelessness and poverty



Oregon Policies, Programs, and Funding



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Statewide Actions and Opportunities

Multiple bills passed and signed during 2015 and 2016 legislative session including:

- Increased funding for Emergency Housing Account and State Homeless Assistance Program (\$1 million in new funds for Lane County).
- \$60 million in additional funding for affordable housing for families at risk of homelessness and persons with mental illness.
- Limitations on rent increases and enabling legislation for local housing incentive and funding mechanisms.

Additional housing legislation expected in 2017 session and multiple statewide working groups formed to develop concepts.







- Human Services Presentation to Budget Committee on May 18
- Poverty and Homelessness Board on May 19

