

**ATTACHMENT A – CDBG Sources and Recommended Uses Table and Summary Descriptions**

<b>SOURCES OF FUNDS</b>	<b>AMOUNT</b>
<b>NEW CDBG ENTITLEMENT GRANT</b>	\$ 1,247,129
<b>CDBG PROGRAM INCOME</b>	
<i>Business Development Fund</i>	\$ 1,100,000
<i>Housing Rehabilitation Fund</i>	\$ 400,000
<b>TOTAL</b>	\$ 2,747,129

<b>RECOMMENDED USES OF NEW CDBG ENTITLEMENT GRANT</b>	<b>AMOUNT</b>
<b>AFFORDABLE HOUSING</b>	
<i>Acquisition &amp; Infrastructure</i>	\$ -
<i>Housing Rehabilitation Loan Fund</i>	\$ -
<b>PUBLIC SERVICES</b>	
<i>Social Service Agencies (HSC)</i>	\$ 350,000
<i>Non-Profit Capital Improvements</i>	\$ 198,129
- Catholic Community Services	\$27,000
- Willamette Family Treatment Services	\$37,000
- St Vincent de Paul - Lindholm Service Station	\$134,129
<b>PUBLIC ACCESSIBILITY IMPROVEMENTS</b>	
<i>Curb Ramps</i>	\$ 49,000
<i>Audible Pedestrian Signals</i>	
<b>IMPROVEMENTS TO LOW INCOME NEIGHBORHOODS</b>	\$ 200,000
<i>Charnel Mulligan Park</i>	
<b>ECONOMIC DEVELOPMENT</b>	\$ -
<b>ADMINISTRATION</b>	
<i>Direct Staff Expenses</i>	\$ 355,000
<i>Central Service Allocation</i>	\$ 75,000
<i>Fair Housing Services</i>	\$ 20,000
<b>TOTAL</b>	\$ 1,247,129

<b>RECOMMENDED USES OF PROGRAM INCOME</b>	<b>AMOUNT</b>
<i>Business Development Fund</i>	\$ 1,100,000
<i>Housing Rehabilitation Fund</i>	\$ 400,000
<b>TOTAL</b>	\$ 1,500,000

**Land Acquisition for Low-Income Housing Development** – Through this program, the City provides critical resources for the purchase of land and associated infrastructure costs to be made available for the development of homes and rental units for low-income households. Staff is currently investigating several potential sites and anticipates identification of one or more sites for purchase within the next fiscal year. Timing is ideal for acquisition given declining real estate prices and an increase in the number of sites available for purchase. No funding is requested for land acquisition for FY 2014/15.

**Housing Rehabilitation Fund** – No new funds are recommended and as the program can sustain itself through prior year allocations and \$400,000 in program income. The Housing Rehabilitation Fund is a revolving loan fund that offers low-interest loans for improvements to residences occupied by low-income homeowners and renters. In addition, emergency repair grants and loans of up to \$5,000 are available to very low-income homeowners for urgent repairs and accessibility features. Grants of up to \$5,000 for accessibility improvements are available for renters with disabilities.

**Public Services Operations** – \$350,000 is recommended to support the operations of nonprofit agencies selected and managed through the intergovernmental Human Services Commission (HSC). This recommendation maintains the current funding level. Programs to be funded include: Catholic Community Services family counseling, FOOD for Lane County dinner program and food box distribution, Relief Nursery therapeutic preschool, St. Vincent de Paul singles and family day access centers and Woman’s Space domestic violence sheltering program.

**Non-profit Capital Facility Projects** – Staff released a Request for Proposals (RFP) related to nonprofit capital improvements resulting in an increase in existing services or addition of new services. The CDBG Advisory Committee received five proposals, three of which were recommended for funding.

- \$27,000 is recommended for Catholic Community Services for the renovation of their facility at 1464 W 6<sup>th</sup> Ave. Renovations will create an office for consultation with low-income families and individuals seeking assistance for energy assistance and additional services.
- \$37,000 is recommended for Willamette Family Treatment Services for site improvements to assist the opening of a new clinic. Willamette Family Treatment Services will be converting an existing property into a full service clinic and will use CDBG funding to assist preparing the site, particularly the demolition of an existing building for the creation of a parking lot to serve the clinic.
- \$134,129 is recommended for St. Vincent de Paul’s improvements to the Lindholm Service Station, which provides day services to homeless adults. These improvements include rehabilitation of the showering and laundry facilities, HVAC improvements, classroom expansion and security improvements.

The two remaining proposals from Centro Latina American and Eugene Hearing and Speech Center did not receive funding recommendations due to concerns regarding CDBG eligibility of the projects. Staff has consulted with these agencies to discuss the requirements of the CDBG program for potential future funding consideration.

**Improvements to Low-Income Neighborhoods** – The CDBG Advisory Committee received one proposal for improvements to low-income neighborhoods for safety and access improvements to Charnel Mulligan Park. The process for Charnel Mulligan has been especially thorough with significantly greater participation by neighbors and park users in addition to close cooperation with the Jefferson Westside Neighborhood Association.

**Accessibility Improvements** - The CDBG Advisory Committee recommends \$49,000 in funding from Public Works & Maintenance for the installation of curb ramps and Accessible Pedestrian Devices (APDs) on existing streets, sidewalks and crosswalks to remove barriers for persons with disabilities. The Public Works Department works in coordination with the Accessibility Committee of the Human Rights Commission to identify and prioritize placement of curb ramps and audible pedestrian signals.

**Business Development Fund** – No new funds are recommended as the program can sustain itself through prior year allocations and \$1,100,000 in program income is estimated to finance loans to businesses resulting in the creation of jobs for low-income persons. The Business Development Fund is a CDBG revolving loan fund for new and expanding local businesses that promotes job creation for low- and moderate- income individuals. Although the program is mainly focused on job creation, commercial revitalization projects that eliminate conditions of slums and blight are also eligible.

**Microenterprise Development** – The CDBG Advisory Committee does not recommend funding for microenterprise development for FY14/15 following the closing of Lane Microbusiness, the City's longtime microenterprise training partner. The 2015 Consolidated Planning process will include microenterprise and economic development as a focus area to develop strategic goals related to unmet needs in the community.

**Administration** – \$450,000 is requested for administration which includes support for project implementation, development of the annual action plan and year-end report, staff support for the CDBG Advisory Committee, fair housing activities contracted with Fair Housing Council of Oregon, the City's Central Services allocation, the annual audit, general program administration, and other regulatory compliance requirements. Administration costs are 16.4% of CDBG entitlement and program income.

**ATTACHMENT B – HOME Sources and Recommended Uses Table and Summary Descriptions**

<b>SOURCES OF FUNDS</b>	<b>AMOUNT</b>
NEW HOME ENTITLEMENT GRANT	\$699,008
UNUSED FUNDS FROM PREVIOUS YEAR(S)	\$100,000
PROGRAM INCOME FROM PREVIOUS YEARS	\$169,031
ESTIMATED PROGRAM INCOME	\$90,000
<b>TOTAL</b>	<b>\$1,058,039</b>
<b>RECOMMENDED USES OF FUNDS</b>	<b>AMOUNT</b>
HOUSING DEVELOPMENT	\$863,188
HOMEBUYER ASSISTANCE PROGRAM	\$0
SECURITY DEPOSIT ASSISTANCE	\$0
CHDO OPERATING SUPPORT	\$34,950
ADMINISTRATION (10% NEW +10% PROGRAM INCOME)	\$78,901
CARRY FORWARD	\$81,000
<b>TOTAL</b>	<b>\$1,058,039</b>

**Housing Development** – \$863,188 is recommended to support Housing Development activities including acquisitions, new development construction, rehabilitation, and project-related soft costs incurred by the jurisdictions. Funds can be used for rental or homeownership developments. Eugene awards funds allocated for Housing Development through an annual RFP processes.

**Homebuyer Assistance Program (HAP)** – No funds are recommended to support this program in FY 2014/2015.

**Security Deposit Assistance Program** – There is a community need for security deposit and initial lease assistance to help very-low income persons attain rental housing. Although a security deposit

assistance program would help meet this need, funding available to support staff time necessary to implement such a program is not available. HPB recommends reallocating the funds dedicated to the program last year (FY 2013/14) to the City's Housing Development program in FY 2014/15.

**Community Housing Development Organization (CHDO) Operating Funds** – \$34,950 is recommended for CHDO operating support to expand the capacity of CHDOs to develop affordable housing. All CHDOs must be certified or recertified each year in order to receive CHDO Operating Funds. In addition to meeting organizational requirements, recipients of operating support must agree to apply for HOME project funds or have a HOME project underway. Past recipients include: Metropolitan Affordable Housing Corporation (now Cornerstone Community Housing), Neighborhood Economic Development Corporation (NEDCO), and St. Vincent de Paul Society of Lane County, Inc.

**Administration** – \$69,901 is recommended for Administration costs to be paid for with New Home funds. The Federal grant management system automatically budgets 10% of new HOME funds for administration. Administration activities include support for project implementation, development of the annual action plan and year-end report, staff support for the HOME allocation process, annual project monitoring, general program administration, and other regulatory compliance requirements. The Consortium may also use up to 10% of any HOME Program Income received during the year for administration. Program Income is estimated yearly and, historically, as it is realized it is allocated to the HAP program. With the exclusion of an allocation to the HAP program, Eugene will use 10% (\$9,000) of FY 2014/15 Program Income for eligible administration costs and the remainder of Program Income realized shall be carried forward for use in the housing development program next year (FY 2015/16).

## **ATTACHMENT C – CDBG Advisory Committee and Housing Policy Board Membership**

### **CDBG Advisory Committee**

John Barofsky  
Aaron Box  
Chris Nunez  
Hanna Scholz  
Tina Ely (chair)

### **Housing Policy Board**

Sid Leiken, Lane County Commissioner  
Chris Pryor, Eugene City Councilor  
Sheri Moore, Springfield City Councilor

Norton Cabell (chair)  
Karen Clearwater  
Virginia Thompson  
John VanLandingham  
Morgan Greenwood  
Jenna Fribley