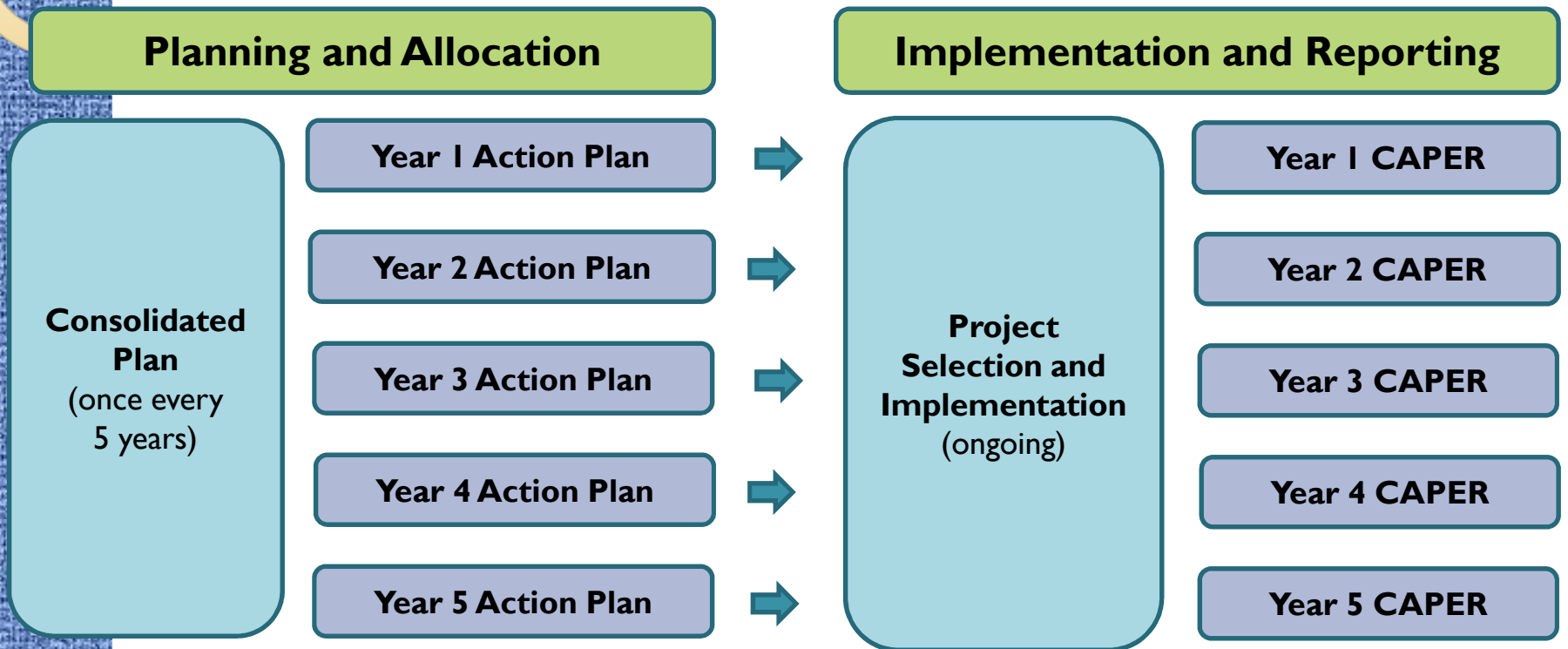


# HUD Planning and Implementation Structure





Date: November 24, 2014

To: Mayor and City Council

From: Stephanie Jennings, Grants Manager

Subject: Update on Eugene-Springfield HOME Consortium

The purpose of this email is to update Council on discussions with Springfield staff regarding the Eugene-Springfield HOME Consortium. Springfield City Council will also receive an update this evening as a part of their Council work session. This email also provides additional background in response to comments received during the recent Eugene City Council work session on the Eugene-Springfield Consolidated Plan.

The Cities of Eugene and Springfield receive HOME funds from HUD through Eugene-Springfield HOME Consortium. The Consortium was formed in 1992 to expand upon Eugene's entitlement allocation of HOME funds to allow for support of affordable housing activities within the City of Springfield. This is necessary because the City of Springfield is not large enough to receive its own entitlement allocation of HOME funds. Eugene is the lead entity in the HOME Consortium and is responsible for the oversight and administration of HOME funds in the entire Consortium area.

Since 1992, Eugene and Springfield have utilized a sub-recipient model for implementing the HOME program. In the sub-recipient model, HOME funds are received by Eugene as the lead entity and then 30% of the funds are passed through to Springfield. In this model, Springfield conducts a separate allocation process and is responsible for program and project management and monitoring. As the lead entity, Eugene maintains responsibility to HUD for oversight of all uses of HOME funds in both Eugene and Springfield. These roles and responsibilities are outlined in a Consortium Agreement that must be renewed every three years and an annual sub-recipient agreement between the jurisdictions.

There have been several significant and recent changes in the HOME program. Over the past 10 years, the Eugene-Springfield HOME Consortium allocation has dropped 40 percent. At the same time, the complexity and limitations for use of these funds has increased significantly. Locally, the Cities of Eugene and Springfield recently commenced the development of the next Consolidated Plan that will guide the use of HOME and CDBG funds for the next five years. HUD also recently completed a monitoring of the HOME program that identified several areas for improvement.

The timing of these events makes it an ideal moment to review roles and responsibilities related to the HOME Consortium. Eugene and Springfield staffs have worked together over the past few months to conduct a review and consider an alternative model called the lead entity model. In the lead entity model, HOME funding would be allocated through a combined RFP and managed centrally by Eugene

staff with some involvement from Springfield. Staff are still working through the details of this alternative arrangement.

Tonight, Springfield City staff will update their Council on changes in the HOME program and some of the features of this alternative model. Eugene staff will provide an additional update on the HOME Consortium to Eugene City Council as part of the next work session on the Eugene-Springfield Consolidated Plan that will take place early next year.

# Consolidated Plan - Process



**DRAFT Priority Needs as Identified by  
2015 Eugene/Springfield Consolidated Plan Needs Assessment**

<b>Priority Need</b>	<b>Priority</b>	<b>Explanation</b>
<b>Renters</b> - Low and very low income renters need increased access to affordable rental housing	High	There is a significant gap between wages and housing costs, with a minimum wage worker needing to work 70 hours per week to afford an average 2 bedroom apartment. Affordable housing is even more scarce for residents making 80% of the average income (low income) or 50% of the average income (very low income).
<b>Owners</b> - Low and very low income people need increased access to affordable owner-occupied housing	High	Of all low and very low income home owners 32% are considered to have a housing cost burden, or pay more than 30% of their income towards housing costs.
<b>Homelessness</b> - People need to be prevented from experiencing homelessness or removed from homelessness.	High	Lane County has nearly double the incidence of homelessness than the State of Oregon, with 1,751 counted in the 2014 Point in Time Count.
<b>Non-Homeless Special Needs Populations</b> - People with special needs including physical and mental disabilities, the elderly, or victims of domestic violence need additional support	High	Special needs populations need additional support as it relates to affordable housing, human services, and employment opportunities.
<b>Employment Opportunities</b> - People who have low incomes, unemployed or underemployed need a broader range of employment opportunities.	High	Between 2007 and 2010, Lane County lost nearly 16,000 jobs. This, combined with the subsequent recession, have further widened the gap between employed wages and housing costs.
<b>Areas of Slum and Blight</b> – Geographic areas defined as an area of slum or blight need additional support	TBD	There are several areas in this community that are or could meet the HUD requirement for an area of slum or blight which would allow different uses of CDBG funds. These areas, which are generally not residential, could benefit from increased investments in the area.
<b>Low Income Areas</b> – Geographic areas need additional support for public facility improvements	TBD	There are several areas of this community that are characterized by 51% or more low to moderate income residents, which can benefit from investments in public areas.

**DRAFT Strategies to Address Priority Needs as  
Identified by 2015 Eugene/Springfield Consolidated Plan**

<b>Strategy</b>	<b>Priority Needs Addressed</b>	<b>Possible Examples</b>	<b>Measurements</b>
<b>Create new rental housing</b>	Renters, Homeless, Special Needs	Land Bank program. Development of new rental housing. Assistance to non-profits sponsors to build capacity for new development.	Number of new rental units created Number of sites acquired Number of non-profits assisted
<b>Acquire and rehabilitate existing rental housing</b>	Renters, Homeless, Special Needs, Low Income Areas	Continue and expand publicly supported rehabilitation and weatherization.	Number of rental units rehabbed
<b>Acquire, develop, and repair owner occupied housing</b>	Renters, Owners, Homeless, Special Needs, Low Income Areas	Publicly-supported rehabilitation, weatherization, home repair and accessibility efforts. Low/no interest loans to pay costs of rehab. Target areas with greatest need for acquisition.	Number of owner units acquired, developed and repaired.
<b>Remove barriers to affordable and fair housing through advocacy and public policy</b>	Renter, Owner, Homeless, Low Income Area Non Homeless Special Needs, Slums & Blight, Unemployed	Support programs that assure housing opportunities are provided without discrimination.	Maintain contract with Fair Housing Council of Oregon
<b>Fund human services and capital improvements to address the needs of homelessness persons and special needs populations</b>	Homeless, Special Needs	Fund capital improvements to facilities by non-profits. Fund non-profit services through the Human Services Commission	Homeless and special needs people served Agencies served
<b>Promote economic development and employment opportunities through the creation of jobs and business development</b>	Unemployed	Provide below market financing to local businesses creating or retaining jobs. Provide micro-enterprise development.	Jobs created or retained Businesses assisted
<b>Make strategic investments to improve low income neighborhoods and other areas of slums and blight</b>	Renters, Owners, Homeless, Special Needs, Slums & Blight	Provide financing for activities which eliminate slums and blight, including acquisition, clearance, rehab and historic preservation.	Number of projects



## 2015 Eugene/Springfield Consolidated Plan

### Timeline for Consolidated Plan Development, Meetings, and Completion

Months	Items
January	<ul style="list-style-type: none"> <li>○ Draft and release community survey</li> <li>○ Draft and release provider survey</li> <li>○ Begin individual consultations</li> </ul>
February	<ul style="list-style-type: none"> <li>○ Analysis of community and provider survey</li> <li>○ Complete individual consultations</li> <li>○ <i>Meeting: February 9 – City Council Briefing</i></li> <li>○ <i>Meeting: February 10 – Consolidated Plan Advisory Committee</i></li> </ul>
March	<ul style="list-style-type: none"> <li>○ Draft and review Consolidated Plan and included priorities and strategies</li> <li>○ <i>Meeting: March 10 – Consolidated Plan Advisory Committee Public Hearing</i></li> <li>○ <i>March 3 – April 3: 30 day public comment period</i></li> <li>○ <i>Meeting: March 31 – Consolidated Plan Advisory Committee – final action</i></li> </ul>
April	<ul style="list-style-type: none"> <li>○ <i>Meeting: April 22 – Eugene City Council Action</i></li> </ul>
May	<ul style="list-style-type: none"> <li>○ May 15 - Submittal of Plan to Housing and Urban Development</li> </ul>