

# EUGENE – SPRINGFIELD CONSOLIDATED PLAN 2015



2015

A Five Year Strategic Plan for Housing and Community Development

APRIL 2015

Priority Needs - Table

Priority Need	Explanation
<p><b>Renters</b> - Low and very low income people need increased access to quality affordable rental housing</p>	<ul style="list-style-type: none"> <li>• A significant majority of low-income renters spend more than 30% of their income on housing costs (Eugene – 76%, Springfield – 74%)</li> <li>• A significant majority of low-income renters experience over-crowding, substandard housing, or a housing cost burden (Eugene – 78%, Springfield – 76%)</li> <li>• A large percentage of low-income renters spend more than 50% of their income on housing costs (Eugene – 51%, Springfield – 34%)</li> </ul>
<p><b>Home Owners</b> - Low and very low income people need increased access to affordable home ownership opportunities and support to remain homeowners</p>	<ul style="list-style-type: none"> <li>• A significant majority of low-income owners experience over-crowding, substandard housing, or a housing cost burden (Eugene – 76%, Springfield – 57%)</li> <li>• A significant majority of low-income owners spend more than 30% of their income on housing costs (Eugene – 64%, Springfield – 56%)</li> <li>• A large percentage of low-income owners spend more than 50% of their income on housing costs (Eugene – 40%, Springfield – 31%)</li> </ul>
<p><b>Homeless</b> - People need access to housing and supportive services to prevent them from becoming homeless and to leave homelessness</p>	<ul style="list-style-type: none"> <li>• A total of 11,668 homeless individuals were served in FY 2014 by agencies funded by Lane County.</li> <li>• The three public school districts in Eugene and Springfield report 1,616 homeless youth during 2014, and this definition includes students who are staying with friends or family.</li> <li>• The definition of homeless for purposes of this Plan includes people who are “doubled-up”.</li> </ul>
<p><b>Non-Homeless Special Needs Populations</b> - People with special needs including seniors, ex-offenders, people with HIV/AIDS, victims of domestic violence, people with drug and alcohol addictions, people who are evicted or foreclosed, people with physical and mental disabilities, veterans, youth and college students, and youth aging out of foster care.</p>	<ul style="list-style-type: none"> <li>• Special needs populations need additional support as it relates to affordable housing, human services, and employment opportunities.</li> </ul>
<p><b>Employment Opportunities</b> - People who have low incomes, are unemployed or underemployed need a broader range of employment opportunities, including self-employment</p>	<ul style="list-style-type: none"> <li>• Between 2007 and 2010, Lane County lost nearly 18,000 jobs.</li> <li>• The loss of jobs combined with the subsequent recession, have widened the gap between employed wages and housing costs.</li> </ul>
<p><b>Low-Income Areas &amp; Areas of Slums and Blight</b> – Geographic areas defined as areas of slums and blight or as low-income areas need additional support for rehabilitation and public facility improvements</p>	<ul style="list-style-type: none"> <li>• There are several areas in this community that are or could meet the HUD requirement for an areas of slums and blight which would allow different uses of CDBG funds. These areas could benefit from increased investments in the area.</li> <li>• There are several areas of this community that are characterized by 51% or more low- to moderate-income residents, which can benefit from increased investments in this area.</li> </ul>

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

# Eugene-Springfield 2015/16 One-Year Action Plan Summary

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This Eugene-Springfield 2015/16 One-Year Action Plan describes specific housing and community development actions and activities the jurisdictions` propose to undertake during the program year beginning July 1, 2015 and ending June 30, 2016 (FY 2015/16). This is the first 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 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.

## 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, Fair Housing Plan, One-Year Action Plan, and Comprehensive Annual Performance and Evaluation Report. As described in the Institutional Structure section of the Consolidated Plan, there are multiple forums for communication and collaboration including the Intergovernmental Housing Policy Board and Human Services Commission. These forums also provide ongoing opportunities for collaboration and communication with Lane County, the Housing and Community Services Agency of Lane County, United Way, affordable housing providers, and social service providers.

## 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 2015/16. As described in the Citizen Participation Plan in the Consolidated Plan, the Cities of Eugene and Springfield work with advisory committees composed

of community residents to develop recommendations for use of funds. In addition, there are multiple opportunities for the public to provide comment in writing or during public meetings. 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 Cities 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.

## Eugene and Springfield – HOME Allocation Process

The Housing Policy Board conducted a public hearing for the proposed allocation of HOME funding and made a recommendation on April 6, 2015. No comments were made during the public hearing and no written comments were received during the 30-day comment period, which was advertised on March 13, and ran through April 14, 2015. A summary of the Eugene-Springfield HOME Consortium funding sources and uses is provided as Attachment A.

## Eugene – CDBG Allocation Process

The CDBG Advisory Committee conducted a public hearing on April 7, 2015 to hear comments on the proposed uses of CDBG funds. One comment was made during the public hearing in support of the proposed funding for the Lindholm Service Station. No written comments were received during the 30-day comment period, which was advertised on March 16, and ran through April 17, 2015. A summary of the Eugene CDBG funding sources and uses is provided as Attachment B.

## Springfield – CDBG Allocation Process

On February 2, 2015, the Springfield City Council held a Work Session to discuss the proposed 2015-2016 CDBG budget and funding priorities. On February 19, 2015, the Community Development Advisory Committee (CDAC) met to review the proposed 2015-2016 CDBG budget, as revised by Council, and funding priorities. On April 2, 2015, the CDAC held a public hearing to receive written and oral testimony on the City's proposed use of 2015-2016 CDBG funds. One comment was made during the public hearing commending Springfield for its continued support of affordable home ownership opportunities. No written comments were received during the 30-day comment period, which was advertised on March 5, and ran through April 6, 2015. A summary of the Springfield CDBG funding sources and uses is provided as Attachment C.

## Goals and Strategies

The 2015 Consolidated Plan process has led to an emphasis on goals and strategies to meet the basic needs of low- and moderate-income households, including human services, housing, and jobs during the 2015-2020 period. The following narrative describes the proposed allocation of funds for FY 2015/16 as it relates to the goals identified in the Draft Consolidated Plan.

### Affordable Housing

Affordable housing goals are intended to address HUD program objectives to provide decent, safe, and affordable housing. A total of four affordable housing goals are included in the Draft 2015 Consolidated Plan. These goals and the strategies Eugene and Springfield propose to undertake based on their allocation of CDBG and HOME funds in FY 2015/16 are described below.

**Increase the supply of affordable housing** - Both Eugene and Springfield will undertake activities to increase the supply of affordable housing with an emphasis on priority needs identified in the Consolidated Plan.

- **Housing Development** - Eugene and Springfield allocated \$1,222,231 in HOME funds for Housing Development activities to be made available through the Consortium's Fall 2015 Housing RFP process. Proposals that address priority needs identified in the Consolidated Plan will be prioritized for funding.
- **CHDO Operating Support** - Springfield and Eugene allocated \$47,720 in HOME funds to provide operating support to Community Housing Development Organizations (CHDOs) serving both cities.
- **Eugene Land Acquisition for Affordable Housing** – Eugene allocated \$155,000 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.
- **Acquisition of Existing Housing** - Eugene allocated \$112,908 in CDBG funds for acquisition of existing housing to offer as permanent, transitional, or emergency housing. These funds will be offered through a competitive Request for Proposals process.
- **Springfield RFP** - Springfield allocated \$124,737 in CDBG funds to be made available through Springfield's Spring 2015 CDBG RFP process. As its fourth priority for these funds, Springfield's Community Development Advisory Committee (CDAC) will consider the CDBG-eligible activities of land acquisition, clearance of toxic chemicals, and site improvements on publicly-owned land to increase the supply of affordable housing.

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

- **Eugene Emergency Home Repair Program** – Eugene allocated \$75,000 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 will continue to provide owner rehabilitation loans and rental rehabilitation loans through its Housing Rehabilitation Fund. A total of \$330,000 in CDBG Housing Rehabilitation Fund program income will be used to support housing rehabilitation loans and project delivery costs.
- **Springfield Emergency Home Repair Program** - Springfield will use \$141,604 in CDBG funds to support its Emergency Home Repair program. This program provides assistance to very low-income homeowners faced with urgent home repairs that will enhance health, safety, or accessibility.
- **Springfield Home Improvement Program** - Springfield will continue to provide assistance to low-income homeowners faced with major rehabilitation needs through its Springfield Home Improvement Program. No new CDBG funds have been allocated to this program. While not expected at this time, should any program income be received during FY15/16, it will be used to support this program.
- **Springfield RFP** - Springfield allocated \$124,737 in CDBG funds to be made available through Springfield’s Spring 2015 CDBG RFP process. As its first priority for these funds, Springfield’s Community Development Advisory Committee (CDAC) will consider CDBG-eligible housing rehabilitation activities to rehabilitate existing housing stock affordable to low-income persons.

**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 will use \$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.
- **Springfield Home Ownership Program** - Springfield will use \$100,000 in CDBG funds to support its Springfield Home Ownership 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** – Both the Cities of Eugene and Springfield seek 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 and Springfield plan to continue offering fair housing services to their residents in FY 2015/16. Services that will be provided to include operating a 24-hour Fair Housing Hotline, outreach and education, and enforcement of fair housing laws. Eugene allocated \$20,000 of CDBG funds to support of fair housing activities.
- **Intergovernmental Housing Policy Board** - Eugene and Springfield 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 Springfield staff and members of the Housing Policy Board will continue to work with their respective agencies to provide information about the needs of low-income persons and advise on the impacts of policy decisions on the availability and affordability of housing.
- **Affirmative Marketing** - Eugene and Springfield will continue to work with area agencies to implement affirmatively marketing plans with a particular emphasis on reaching Latino households.

## 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 Draft 2015 Consolidated Plan. These goals and the strategies Eugene and Springfield propose based on their allocation of CDBG funds for FY 2015/2016 are described below.

**Support a human services delivery system to address the needs of homeless persons and special needs populations** - The Cities of Eugene and Springfield collaborate 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.

- **Springfield Human Service Operations** - Springfield will provide \$70,004 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.

Funded agencies include Food for Lane County, The Relief Nursery, Catholic Community Services, and Womenspace.

- **Eugene Human Service Operations** - Eugene will provide \$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. Funded agencies include Food for Lane County, The Relief Nursery, Catholic Community Services, St. Vincent de Paul, and Womenspace.
- The City of Eugene and Springfield work in partnership with Lane County, in a collaborative effort to address anti-poverty and homeless issues. In 2006, Lane County adopted a Ten-Year Plan to End Chronic Homelessness. Work continues to advance the strategies and objectives identified as a part of the plan.
- **Eugene Nonprofit Capital Facilities** - St. Vincent De Paul will receive \$60,000 from Eugene for 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.
- **Springfield RFP** - Springfield allocated \$124,737 in CDBG funds to be made available through Springfield's Spring 2015 CDBG RFP process. As its second priority for these funds, Springfield's Community Development Advisory Committee (CDAC) will consider CDBG-eligible public facilities and improvements to support a human service delivery system.

**Promote economic development and employment opportunities through the creation of jobs and business development** – Both the Cities of Eugene and Springfield 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 allocated \$30,000 for microenterprise training to benefit low-income business owners or persons seeking to start a business. These funds will be awarded through open request for proposals.
- **Springfield RFP** - Springfield allocated \$124,737 in CDBG funds to be made available through Springfield's Spring 2015 CDBG RFP process. As its third priority for these funds, Springfield's Community Development Advisory Committee (CDAC) will consider CDBG-

eligible microenterprise assistance and special economic development activities to promote economic development and employment opportunities.

**Make strategic investments to improve low-income neighborhoods and other areas exhibiting conditions of slums and blight** - Both the Cities of Eugene and Springfield consider strategic investments in capital improvement and rehabilitation projects serving eligible areas. Such projects may include park improvements, public infrastructure, and other facilities. Neither City allocated funds to support to this strategy in this Action Plan.

# Eugene – Springfield HOME Consortium

## 2015/16 HOME Funding Allocation Summary

### Sources of Funding

<b>Entitlement Grant</b>	
Current year – 2015/16	<b>\$ 954,406</b>
<b>Reprogrammed Funds from Prior Years</b>	
Funds to Reprogram	<b>\$ 270,985</b>
<b>Program Income</b>	
2014/15 Program Income Carried Forward (Estimated)	\$ 140,000
2015/16 Program Income (Estimated)	<u>\$ 120,000</u>
	<b>\$ 260,000</b>
<b>Total Sources</b>	<b>\$ 1,485,391</b>

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### Uses of Funding

<b>Housing Development</b>	<b>\$ 1,222,231</b>
<b>CHDO Operating Support</b>	<b>\$ 47,720</b>
<b>Administration</b>	
10% New HOME Funds	\$ 95,440
10% Estimated Program Income	<u>\$ 12,000</u>
	<b>\$ 107,440</b>
<b>Carry Forward to FY 15/16</b>	<b>\$ 108,000</b>
<b>Total Uses</b>	<b>\$ 1,485,391</b>

# Eugene CDBG 2015/16 Funding Allocation Summary

## Sources of Funding

<b>Entitlement Grant</b>	<b>\$ 1,236,946</b>
<b>Reprogrammed Funds from Prior Years</b>	
Nonprofit Capital Facilities - Willamette Family	\$ 37,000
Housing Infrastructure – County Farm	\$ 58,962
	<b>\$ 95,962</b>
<b>Program Income (Estimated)</b>	
Housing Rehabilitation Loan Fund – FY 15/16	\$ 330,000
Business Development Fund - FY 15/16	\$ 1,100,000
	<b>\$ 1,430,000</b>
<b>Total Sources</b>	<b>\$ 2,762,908</b>

## Uses of Funding

<b>Housing Development</b>	
Land Acquisition for Affordable Housing	\$ 155,000
Housing Acquisition	\$ 112,908
	<b>\$ 267,908</b>
<b>Housing Rehabilitation</b>	
Emergency Home Repair Program	\$ 75,000
Loan Program	\$ 180,000
Housing Rehabilitation Fund Project Delivery	\$ 150,000
	<b>\$ 405,000</b>
<b>Downpayment Assistance for Low-Income Homebuyers</b>	<b>\$ 100,000</b>
<b>Support for Social Services</b>	
Public Services Operations	\$ 350,000
Nonprofit Capital Facilities – Lindholm Center	\$ 60,000
	<b>\$ 410,000</b>
<b>Economic Development</b>	
Business Development Fund Loan Program	\$ 930,000
Business Development Fund Project Delivery	\$ 170,000
Microenterprise Training	\$ 30,000
	<b>\$ 1,130,000</b>
<b>Administration</b>	<b>\$ 450,000</b>
<b>Total Uses</b>	<b>\$ 2,762,908</b>

# Springfield CDBG 2015/16 Funding Allocation Summary

## Sources of Funding

<b>Entitlement Grant</b>	<b>\$ 466,694</b>
<b>Reprogrammed Funds from Prior Years</b>	
Funds to Reprogram	\$ 80,000
<b>Total Sources</b>	<b>\$ 546,694</b>

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## Uses of Funding

<b>Housing Rehabilitation</b>	
Emergency Home Repair Program (EHR)	\$ 71,604
EHR Program Delivery	\$ 70,000
	<b>\$ 141,604</b>
<b>Downpayment Assistance for Low-Income Homebuyers</b>	
Springfield Home Ownership Program (SHOP)	\$ 70,000
SHOP Program Delivery	\$ 30,000
	<b>\$ 100,000</b>
<b>Public Services Operations (Human Services Commission)</b>	<b>\$ 70,004</b>
<b>Sub-Recipient Project Request for Proposals (RFP)</b>	
Funds Available for RFP	\$ 124,737
Project Delivery	\$ 17,010
	<b>\$ 141,747</b>
<b>Administration</b>	<b>\$ 93,339</b>
<b>Total Uses</b>	<b>\$ 546,694</b>

**CDBG Advisory Committee and Housing Policy Board Membership**

**CDBG Advisory Committee**

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

**Housing Policy Board**

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

Norton Cabell (chair)  
Karen Clearwater  
John VanLandingham  
Morgan Taylor  
Jenna Fribley