



Eugene City Council

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EUGENE CITY COUNCIL AGENDA

May 11, 2016

12:00 PM CITY COUNCIL WORK SESSION

Harris Hall

125 East 8th Avenue

Eugene, Oregon 97401

Meeting of May 11, 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

12:00 p.m. **A. WORK SESSION:
Avago Technologies Enterprise Zone Investment**

12:45 p.m. **B. WORK SESSION:
Housing and Homeless Update**

Mayor: The Eugene City Council will now meet in Executive Session to consult with counsel concerning legal rights and duties regarding current litigation or litigation likely to be filed. The executive Session is held pursuant to ORS 192.660(2)(h).

Representatives of the news media and designated staff shall be allowed to attend the

executive session. All other members of the audience are asked to leave the room. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No decision may be made in executive session. At the end of the executive session, we will return to open session and welcome the audience back into the room.

**time approximate*

The Eugene City Council welcomes your interest in these agenda items. This meeting location is wheelchair-accessible. For the hearing impaired, FM assistive-listening devices are available or an interpreter can be provided with 48 hours' notice prior to the meeting. Spanish-language interpretation will also be provided with 48 hours' notice. To arrange for these services, contact the receptionist at 541-682-5010. City Council meetings are telecast live on Metro Television, Comcast channel 21, and rebroadcast later in the week.

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El Consejo de la Ciudad de Eugene aprecia su interés en estos asuntos de la agenda. El sitio de la reunión tiene acceso para sillas de ruedas. Hay accesorios disponibles para personas con afecciones del oído, o se les puede proveer un interprete avisando con 48 horas de anticipación. También se provee el servicio de interpretes en idioma español avisando con 48 horas de anticipación. Para reservar estos servicios llame a la recepcionista al 541-682-5010. Todas las reuniones del consejo estan gravados en vivo en Metro Television, canal 21 de Comcast y despues en la semana se pasan de nuevo.

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or visit us online at www.eugene-or.gov

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Avago Technologies Enterprise Zone Investment

Meeting Date: May 11, 2016
 Department: Planning & Development
www.eugene-or.gov

Agenda Item: A
 Staff Contact: Denny Braud
 Contact Telephone Number: 541-682-5536

ISSUE STATEMENT

Avago Technologies Wireless U.S.A. Manufacturing, Inc. (Avago) submitted an Oregon Enterprise Zone Authorization Application on April 22, 2016 (Attachment A), seeking a tax exemption on a proposed investment of \$400 million for the redevelopment of the former Hynix facility. The authorization application included a request for a two-year extension of the standard three-year exemption (total of five years). The council will be asked to consider the two-year extension request. This work session will provide background information and discussion in advance of future action on this item.

BACKGROUND

Avago, a leading manufacturer and global supplier of a broad range of analog and digital semiconductor products, purchased the former Hynix facility in November 2015. The company is proposing a reuse of the facility that would include a \$100 million building upgrade and \$300 million in production equipment. The property is located within the West Eugene Enterprise Zone and is eligible for the standard three-year tax exemption. Avago has requested the optional two-year extension that, if approved, would extend the enterprise zone property tax exemption benefit to a total of five years.

Enterprise Zone Program: The Oregon Enterprise Zone program is a State program established by the Legislature in 1985 for the primary purposes of job creation, encouraging new investment, diversification, and competitiveness. The existing West Eugene Enterprise Zone was designated in 2005 and is jointly sponsored by the City of Eugene and Lane County. The program offers a three-year property tax exemption for new buildings, renovation and expansion of buildings, and equipment investments made by qualified businesses located within a designated area defined by the zone sponsor. The exemption is designed to encourage new investment via a short-term exemption, with the long-term goal of job creation and increasing tax revenue for taxing districts following the exemption period. A qualified business is basically a (non-retail) manufacturing, processing, call-center, headquarters, distribution, or warehousing business that will increase its base employment by at least 10 percent. The West Eugene Enterprise Zone designation expires in 2016. Potential re-designation of the Zone will be discussed at an upcoming council work session(s).

Per state statutes, individual Enterprise Zone authorization applications are reviewed and approved jointly by the Zone Manager (Denny Braud, City of Eugene) and a representative from Lane County Assessment & Taxation. If investments meet all of the provisions included in the state statutes,

applications are required to be approved. Avago's two-year extension request is an optional consideration that would not, if denied, preclude the company from qualifying for the three-year tax exemption if they ultimately meet the basic programmatic, statutory requirements.

Two-Year Extension: The standard three-year property tax exemption may be extended for up to two years, subject to approval by the local sponsors (City and County) of the enterprise zone. To receive the extended exemption, a business firm must (1) provide all new employees an average annual compensation of at least 150 percent of the county's average annual wage, (2) abide by any additional conditions that the sponsor may reasonably request, and (3) enter into a written agreement with the zone sponsor confirming the conditions associated with the extended exemption. The provision for additional conditions associated with the two-year extension is guided by state administrative rules. If the additional conditions include an economic cost to the company, Oregon Administrative Rules (OAR 123-065-2540) state that any additional requirements "shall not substantially offset or reduce the relevant tax benefit for the eligible business firm, such that... these costs shall not exceed one-third of the tax savings..."

Avago has indicated that its expected average compensation (including benefits) as defined by the statutes, will exceed the 150 percent of County average annual wage requirement. Because Avago has not yet completed all of the due diligence on the Eugene facility, and because specific job classifications for the Eugene operation have not been finalized, specific wage information is not available at this time.

Financial Impact: Based on the proposed investment of \$400 million, the three-year total tax exemption has been estimated at \$14 million. The two-year extension is expected to provide an additional \$7 million tax exemption benefit (total exemption of \$21 million). Because the design of the facility has not been finalized, and because of the complexity associated with forecasting the tax assessment valuation of semiconductor equipment, the tax exemption estimates are preliminary. The City's share of the standard three-year exemption represents a total of approximately \$6 million, and approximately \$3 million for the requested two-year extension. The City's General Fund revenue forecast does not project any revenue associated with this investment.

Avago plans to hire engineers, technicians and factory operators, along with administrative and management positions. Initial employment is estimated to be 229 jobs. Additionally, contracted support services for the facility provide significant job creation outcomes. At a projected average compensation of at least 150 percent (\$59,073) of the average county wage (\$39,382), the company would establish an annual local payroll conservatively estimated at \$13.5 million. Over the tax exemption period, the direct payroll impact is estimated at \$40 million for three years, and \$67 million for five years. Benefits such as health insurance, 401K, and vacation are offered. The company plans to utilize a portion of the former Hynix facility initially, with the opportunity to expand into additional space in the future. Future expansion would include additional employment and significant additional investment.

Avago's investment is expected to have ripple effects throughout the local economy. The \$100 million upgrade will generate short-term jobs and associated income. Using an input-output model to estimate the number of jobs and income impacts associated with construction expenditures, the upgrade is expected to directly generate over 700 construction-related jobs with an average annual wage of approximately \$46,000. The construction activity will have additional impacts on the Lane County economy, supporting an additional 400 plus jobs. (Based on IMPLAN model input-output analysis to

estimate short-term jobs and wages). These figures do not include jobs and income associated with the \$300 million investment in new production equipment. Most of the equipment will be manufactured outside Lane County. There will be additional impact to the local economy, as the equipment is delivered and installed.

Because the enterprise zone tax exemption will only cover the new investments made by Avago within the zone, property that is currently on the tax roll will continue to pay property taxes (currently approx. \$590,000/yr.).

Timing: The two-year extension must be requested as part of the initial authorization application, which must be submitted prior to a new investment being made. The extension cannot be requested later, and the extension request must be acted on (approved/denied) prior to the Zone Manager's approval of the authorization application. If council approves the two-year extension, the request would then be considered by the Lane County Board of Commissioners. Avago has indicated that due diligence and design work would occur in 2016, building renovation would occur in 2017, equipment installation would occur in 2018, with production beginning in early 2019.

About Avago: Avago produces and sells a broad portfolio of analog and mixed signal chips, wireless radios, custom networking chips, and data center networking chips to a wide range of industries. With a portfolio of over 7,000 products, Avago's technologies are used in a large array of applications such as mobile phones, automotive electronics, and consumer electronics. The company is jointly headquartered in San Jose, California, and Singapore. The Eugene facility would be utilized to expand its wireless semiconductor manufacturing operations which focuses on components for the mobile phone industry. Avago has a similar wireless semiconductor manufacturing facility in Fort Collins, Colorado, which employs approximately 1,300.

Avago Technologies merged with Broadcom Corporation in January 2016, and the Avago Technologies operations took on the Broadcom Limited name. The company was founded in 1961 as a semiconductor products division of Hewlett-Packard. Avago Technologies went public on NASDAQ (AVGO) in 2009. The merger of Avago and Broadcom created the second largest communications chip maker and fourth largest wireless chipmaker in the world.

Hynix Facility History: Hynix (formerly Hyundai) announced plans to build a \$1.3 billion, 1.2 million square-foot semiconductor manufacturing facility in 1995, began production in 1998, and grew to approximately 800 employees. In 2001, Hynix experienced a six-month layoff of approximately 600 employees during a \$156 million equipment retooling. Hynix reached peak employment of approximately 1,000, with an additional 300 plus contract workers. The annual payroll reached approximately \$54 million. The Hynix facility received enterprise zone property tax exemptions, but was still the largest generator of property taxes in Eugene prior to ceasing operations in 2008. Close to \$2 billion was invested in the facility during its operating life. Annual property taxes paid peaked in FY05 at over \$6 million, and the property paid over \$4 million in property taxes in its final year of operation. The facility has been vacant for over seven years, and is currently paying approximately \$590,000 in annual property taxes. Avago Technologies purchased the facility at auction in November 2015 for \$20 million.

RELATED CITY POLICIES

Envision Eugene Pillars

- Provide ample economic opportunities for all community members.
- Provide for adaptable, flexible and collaborative implementation.

Regional Prosperity Economic Development Plan

- By 2020, create 20,000 net new jobs in the chosen economic opportunity areas; reduce the local unemployment rate to, or below, the state average; and increase the average wage to, or above, the state average.
- Continue to work with property and business owners to expand, upgrade and construct state-of-the-art facilities.
- Pursue opportunities to expand and recruit businesses, ideas, and entrepreneurs into the region that can enhance existing businesses and the community.

COUNCIL OPTIONS

Information only.

CITY MANAGER'S RECOMMENDATION

No recommendation provided at this time. Options and recommendation will be provided at a future meeting to be scheduled later in May.

SUGGESTED MOTION

Information only.

ATTACHMENTS

A. Avago Enterprise Zone Authorization Application

FOR MORE INFORMATION

Staff Contact: Denny Braud, Community Development Director
Telephone: 541-682-5536
Staff E-Mail: denny.braud@ci.eugene.or.us

OREGON ENTERPRISE ZONE AUTHORIZATION APPLICATION

Complete form and submit to the local enterprise zone manager before breaking ground or beginning work at the site. Please type or print neatly.

APPLICANT

Enterprise Zone or Rural Renewal Energy Development Zone (where business firm and property will be located) West Eugene Enterprise Zone
County Lane
Name of Business Firm Avago technologies Wireless (U.S.A.) Manufacturing Inc. Telephone Number (970) 228-0371
Mailing Address 4380 Ziegler Road City Fort Collins State CO ZIP Code 80525
Location of Property (street address if different from above) 1830 Willow Creek Circle City Eugene State OR ZIP Code 97402
Map and Tax Lot Number of Site Contact Person Steve Wolley Title Senior Manager, Fort Collins Workplace Services
Map #18040420, Tax Lots: 00100, 00400, 00500, 01200, 01300, 01400, 009020 (see attached list)

My firm expects to first claim the standard property tax exemption in the following year(s): 2020, 2021, 2022, 2023, 2024
Check here if your firm has or has had another exemption in this enterprise zone. Note the first year of such exemption:
Check here that your firm commits to renew this authorization application. Renew this application on or before April 1 every two calendar years, until the tax exemption on qualified property is claimed.
Check here if you are requesting an extended abatement of one or two additional years of exemption. This is subject to minimum average annual "compensation" for employees and written agreement with local zone sponsor. Sponsor may request additional requirements.

Zone Manager Use Only (after written agreement but before authorizing firm):
County Average Annual Wage: \$ For Year Total Exemption Period: 4 or 5 Consecutive Years (check one)

BUSINESS ELIGIBILITY

Eligible Activity—Check all activities that apply to proposed investment within the enterprise zone:
Manufacturing Fabrication Bulk Printing Shipping Agricultural Production Energy Generation
Assembly Processing Software Publishing Storage Back-office Systems
Other—describe the activities that provide goods, products, or services to other businesses (or to other operations of your firm):
Check here if your business firm does or will engage in ineligible activities within the enterprise zone (such as retail sales, health care, professional services, or construction). Describe below (or in an attachment) these activities and their physical separation from "eligible activities" checked above:
Special Cases—Check all that apply:
Check here if a hotel, motel, or destination resort in an applicable enterprise zone.
Check here if a retail/financial call center. Indicate expected percent of customers in local calling area: %
Check here if a "headquarters" facility. (Zone sponsor must find that operations are statewide or regional in scope and locally significant.)
Check here if an electronic commerce investment in an e-commerce enterprise zone. (This also provides for an income tax credit.)

EMPLOYMENT IN THE ENTERPRISE ZONE (see worksheets on last page)

Do not count temporary, seasonal, construction, FTE, part-time jobs (32 hours or less per week), or employees working at ineligible operations.
Existing Employment—My business firm's average employment in the zone over the past 12 months is 0 jobs.
New Employees—Hiring is expected to begin on (date or month and year): April 2016
Hiring is expected to be completed by (month and year): September 2019
Estimated total number of new employees to be hired with this investment is: 229

Commitments—By checking all boxes below, you agree to the following commitments as required by law for authorization:
By April 1 of the first year of exemption on the proposed investment in qualified property, I will increase existing employment within the zone by one new employee or by 10 percent, whichever is greater.
My firm will maintain at least the above minimum level as an annual average employment during the exemption period.
When the exemption claim is also filed by April 1 following each calendar year of exemption, total employment in the zone will not have shrunk by 85 percent at one time or by 50 percent twice in a row, compared to any previous year's figure.
My firm will comply with local additional requirements as contained in: (1) a written agreement for an extended agreement, (2) zone sponsor resolution(s) waiving required employment increase, or (3) an urban enterprise zone's adopted policy, if applicable.
My firm will verify compliance with these commitments, as requested by the local zone sponsor, the county assessor or their representative, or as directed by state forms or administrative rules.
My firm will enter into a first-source hiring agreement before hiring new eligible employees. (This mandatory agreement entails an obligation to consider referrals from local job training providers for eligible job openings within the zone during at least the exemption period.)

OREGON EMPLOYMENT OUTSIDE THE ENTERPRISE ZONE

Check only those that apply:

- Check here if your firm or a commonly controlled firm is, or will be, closing or curtailing operations in the state **beyond 30 miles of the zone's boundary**. Indicate timing, location, number of any job losses, and relationship to the proposed enterprise zone investment:

- Check here if you are transferring any operations into the zone from site(s) **within 30 miles of the zone boundary** (existing businesses only): My firm's average employment at the site(s) over the past 12 months is _____ jobs.
- Check here if your firm commits to increase the combined employment at the site(s) (within 30 miles) and in the zone to 110 percent of the existing combined level by April 1 and on average during the first year of exemption.

PROPOSED INVESTMENT IN QUALIFIED PROPERTY

Anticipated Timing—Enter dates or months/years

Action	Site and Building & Structures			Machinery and Equipment		
	Preparation	Construction*	Placed in Service	Procurement**	Installation	Placed in Service
To commence or begin on	9/2016	6/2017	9/2019	1/2017	1/2018	9/2019
To be completed on	6/2017	6/2018		1/2018	3/2019	

* And/or new reconstruction, additions to, or modifications of existing building(s) or structure(s).
 ** May precede application by up to three months.

Special Issues:

- Check here for building/structure acquired/leased for which construction, reconstruction, additions, or modifications began prior to this application (attach executed lease or closing documents).
- Check here for **Work-in-Progress** tax exemption for qualified property that is not yet placed in service and is located on site as of January 1. (Attach description and list of such probable property. See "Special Issues Worksheet," on the last page.)

Qualifying Property: Estimates of cost (please attach a preliminary list of machinery and equipment).

Type of Property		Number of Each/Item	Expected Estimated Value	Check if any item will be Leased
Real Property	Building or structure to be newly constructed		\$ 10,000,000	<input type="checkbox"/>
	New addition to or modification of an existing building/structure		\$ 90,000,000	<input type="checkbox"/>
	Heavy or affixed machinery and equipment		\$ 298,000,000	<input type="checkbox"/>
Personal Property Item(s) Costing:	\$50,000 or more		\$ 1,000,000	<input type="checkbox"/>
	\$1,000 or more (E-commerce zone or used exclusively for tangible production)		\$ 1,000,000	<input type="checkbox"/>
Total Estimated Value of Investment			\$ 400,000,000	

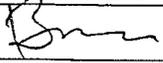
Additional Description: In addition to what is explained elsewhere, briefly comment below (or in an attachment) on the scope of your investment, the particular operations and output that are planned, and the intended uses of the qualifying property.

See attached CONFIDENTIAL Additional Description

DECLARATION

I declare under penalties of false swearing [ORS 305.990(4)] that I have examined this document and attachments, and to the best of my knowledge, they are true, correct, and complete. If any information changes, I will notify the zone manager and the county assessor and submit appropriate written amendments. I understand that my business firm will receive the tax exemption for property in the enterprise zone, only if my firm satisfies statutory requirements (ORS Chapter 285C) and complies with all local, Oregon, and federal laws that are applicable to my business.

MUST BE SIGNED BY AN OWNER, COMPANY EXECUTIVE, OR AUTHORIZED REPRESENTATIVE OF THE BUSINESS FIRM

Signature  Date 4/21/16

Title (if not an owner or executive, attach letter attesting to appropriate contractual authority)

Local enterprise zone manager and county assessor must approve this application (with Enterprise Zone Authorization Approval, form 150-303-082)

EUGENE CITY COUNCIL

AGENDA ITEM SUMMARY



Work Session: Housing and Homelessness Update

Meeting Date: May 11, 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 an update on City efforts related to housing and homelessness.

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 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 City 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

Staff Contact: Mia Cariaga
Telephone: 541-682-5408
Staff E-Mail: mia.cariaga@ci.eugene.or.us



helping people • changing lives

**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

