

*Eugene-Springfield
Consolidated Annual
Performance & Evaluation
Report Fiscal Year - 2017
Executive Summary*



Consolidated Annual Performance
& Evaluation Report

————— *for* —————

Housing and Community Development

Eugene-Springfield 2017 Consolidated Annual Performance and Evaluation Report

Executive Summary

Introduction

This Consolidated Annual Performance Evaluation Report (CAPER) reviews the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funded activities undertaken by the Cities of Eugene and Springfield between July 1, 2016 and June 30, 2017 (City Fiscal Year 2017). It is the second of five annual reports describing Eugene’s and Springfield’s progress toward housing and community development objectives identified in the 2015 Eugene-Springfield Consolidated Plan and One-Year Action Plans.

The Cities of Eugene and Springfield each receive an annual entitlement allocation of CDBG funds directly from the U.S. Department of Housing and Urban Development (HUD). The City of Eugene also receives HOME funds from HUD on behalf of the Eugene-Springfield HOME Consortium. The City of Eugene is the lead agency in the HOME Consortium.

The 2017 CAPER evaluates the progress towards achieving the goals and strategies established in the 2015 Consolidated Plan and One- Year Action Plans to address the affordable housing, human service, and employment needs of low and moderate-income households in our community. A table from the 2015 Consolidated Plan that identifies the adopted Priority Needs, Affordable Housing Strategies, and Community Development Strategies is provided as Attachment A. Specific measures of progress and numeric five-year goals were established for each strategy. The following document summarizes progress under each of the identified strategies. Electronic copies of the 2015 Eugene-Springfield Consolidated Plan, annual Action Plans, and CAPERs are all available online at www.eugene-or.gov/hudconplan.

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Affordable Housing

The Eugene-Springfield Consolidated Plan identified four strategies to increase access to affordable housing for Eugene and Springfield residents including: 1) Increase the supply of affordable housing; 2) Rehabilitate existing housing stock affordable to low-income persons; 3) Provide down-payment assistance for homeownership; and 4) Remove barriers to affordable and supportive housing. Both jurisdictions have made progress toward their Affordable Housing Strategies using a combination of CDBG and HOME funds. Work undertaken in FY 2017 to accomplish each strategy is described briefly below.

Increase the Supply of Affordable Housing

The Cities of Eugene and Springfield advanced multiple strategies to increase the supply of affordable housing using both HOME and CDBG funds. Components of this strategy include: 1) development of affordable housing projects; 2) Acquisition of land for future affordable housing development; and 3) operating support for organizations engaged in affordable housing development. Outcomes in each of these areas are described below.

Housing Development

In summary, 77 units of affordable housing were created through completion of one new construction (Bascom Village II) and four acquisition projects (North Polk Street, Delta Court, J Street, and Shady Loop). Of the total, 15 units are for homeless persons and 11 units are for youth aging out of the foster care system.

Four additional projects with 59 affordable housing units are underway including The Monroe, River Road Apartments, Myrtlewood Apartments, and Youth House. These projects will be completed in future reporting periods.

Bascom Village Phase Two- This new construction project was developed by Housing and Community Services Agency of Lane County (HACSA). It includes 47 affordable housing units and one on-site manager unit. HACSA received HOME funds to support the development and the land that was purchased with CDBG funds. CDBG funds were also used to pay for the street infrastructure for the development. (Eugene)

Delta Court- Cornerstone Community Housing used HOME funds to acquire Delta Court, an 8 unit apartment building on Hunsaker Lane. The rehabilitated units serve as transitional housing for homeless families with children. (Eugene)

North Polk Street Apartments- Neighborhood Economic Development Corporation (NEDCO) acquired a 12 unit apartment building with HOME funds. The apartments were renovated with CDBG funds and other sources. 11 units are dedicated to housing very-low income youth aging out of foster care and is for an on-site manager. This is the first project of its kind in Oregon that meets the critical housing needs of youth aging out of foster care. (Eugene)

Resident Highlight: Delta Court



Sarah moved to Cornerstone's Delta Court property in the fall of 2016. Previously, she had fled an abusive partner and had been living on the street for several months. While living on the streets Sarah had found out she was pregnant and knew she needed to connect with services. Through Willamette Family Treatment and Looking Glass, she was able to address her addictions and was put on Lane County's Centralized Homeless Waitlist. Cornerstone was able to provide her with her own two bedroom apartment at Delta Court.

Through case management from Looking Glass, regular visits from Cornerstone's Family Resource Navigator, and her own hard work, Sarah blossomed. Sarah is not limited or defined by the past, but rather with grace and strength, she moves to create the life she and her baby deserve.



J Street- St. Vincent de Paul Society of Lane County (SVdP) acquired J Street Apartments with HOME funds, a 9 unit building targeted to very low-income households. (Springfield)

Shady Loop - Mainstream Housing, Inc. used HOME funds to acquire a duplex located on Shady Loop. The rehabilitated units target homeless families including a member with developmental disabilities. (Springfield)

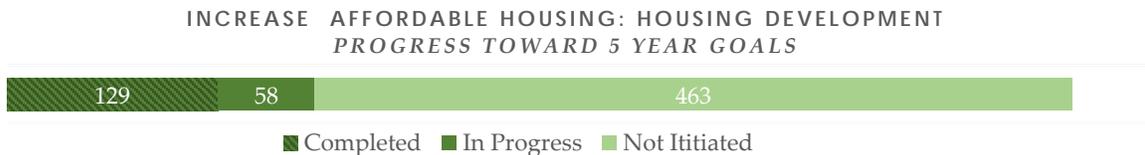
The Monroe – Liberty Housing Group LLC used HOME funds to acquire a 6 unit apartment building in the Whiteaker neighborhood. Veterans will be the target population for these two bedroom units. Rehabilitation is underway. (Eugene)

River Road Apartments – NEDCO used HOME funds to acquire a four unit apartment building that will be targeted to very-low income persons living with HIV/AIDS. Rehabilitation of the building is nearly complete. (Eugene)

Myrtlewood – SVdP was awarded HOME funds to construct the Myrtlewood on Main Street, a new 35-unit building to be targeted to low-income households. Of the total, 8 units will be targeted to households with developmentally disabled persons. (Springfield)

Youth House- SVdP was awarded HOME funds to acquire a former church building to provide 13 transitional housing units for homeless youth age 16-18 and one on-site manager unit. Construction to adapt the building for this purpose has commenced and will be completed in the next reporting period. (Eugene)

As shown in the progress chart below, Eugene and Springfield have made significant progress toward the Consolidated Plan goal of development 650 affordable housing units over a five year period. A total of 129 units over the past two years with 58 units underway.



Acquire Land for Future Affordable Housing Development

Eugene acquired one additional parcel on River Road to augment a parcel acquired during the previous reporting period. Addition of this parcel to the site will improve access options for the development.

Provide Operating Support for Community Housing Development Organizations (CHDO)

The Eugene-Springfield HOME Consortium used \$48,560 in HOME funds to provide operating support to Community Housing Development Organizations serving both cities. There are three active CHDOs serving the Eugene-Springfield area including St. Vincent de Paul Society of Lane County, Cornerstone Community Housing, and Neighborhood Economic Development Corporation.



Rehabilitate existing housing stock affordable to low-income persons

The Cities of Eugene and Springfield both made substantial progress towards homeowner and rental housing rehabilitation goals during this time period. In total, 75 households received emergency home repair and/or accessibility assistance during this time period. In addition, rehabilitation of four affordable rental housing developments was completed in Eugene preserving a total of 272 units.

Homeowner Rehabilitation Activity

Eugene Emergency Home Repair Program - Fifteen households received assistance through Eugene's emergency home repair and accessibility improvements program totaling \$ 53,009 in repairs preventing displacement. Of these, four homes are occupied by people with disabilities. (Eugene)

Springfield Emergency Home Repair Program – Sixty households received assistance through Springfield's emergency home repair program. Of these, 36 homes are occupied by homeowners who are elderly. The program provides up to \$5,000 every 5 years to very low-income property owners to correct conditions that create a threat to the health and safety of the occupants. (Springfield)

Rental Rehabilitation Activity

Olive Plaza - Olive Plaza, a 150 unit affordable housing development for very low income seniors, received a CDBG loan for relocation of residents while significant rehabilitation including seismic upgrades and accessibility improvement took place. Work was completed in September 2017. (Eugene)

North Polk Street Apartments- NEDCO renovated a 12 unit apartment building on North Polk Street using CDBG funds. These units are dedicated to housing very-low income youth aging out of foster care and include a unit for an onsite manager that provides wrap around services for the tenants in partnership with Looking Glass. (Eugene)



CDBG Advisory Committee Tour of North Polk Apartments

Delta Court- Cornerstone Community Housing used CDBG funds to renovate an 8 unit apartment building on Hunsaker Lane. These units are targeted as transitional housing for homeless families with children. (Eugene)

West Town on 8th - Cornerstone Community Housing used CDBG funds to repair construction defects that led to a failed roofing system. Rehabilitation was completed in FY 2017. These repairs preserved 102 affordable housing units in downtown Eugene. (Eugene)

EUGENE CDBG RENTAL REHABILITATION ACTIVITY PROGRESS TOWARD 5 YEAR GOALS



Provide down payment assistance for homeownership

Both Springfield and Eugene transitioned funding for their respective homebuyer assistance programs to CDBG from HOME as part of the 2015 Consolidated Plan.

Eugene Homebuyer Assistance Program - Eugene provided \$19,452.12 in CDBG funding to assist two households become homeowners. This program was launched as a pilot in October 2015 using CDBG funds. The program was suspended mid-way through FY 2017. Low-income households seeking to purchase had tremendous difficulty finding units that were both affordable and met CDBG quality requirements making this program ineffective.

Springfield Home Ownership Program - Springfield provided down-payment assistance to nine low income homeowners in FY 2017, through no interest deferred loans up to \$7,000. With a delayed start to the program in 2015, Springfield still has funds available for the program from FY 2016 and FY 2017 allocations.

Remove barriers to affordable and supportive housing

Both Eugene and Springfield seek opportunities to affirmatively further fair housing and raise awareness of the housing needs of low- and moderate income people.

Intergovernmental Housing Policy Board

The intergovernmental Housing Policy Board completed strategic work planning and integrated service providers as ex-officio members. The HPB made recommendations to City Council which led to code amendments to the City of Eugene Rental Housing Code, bolstering protections for renters and making the code permanent. The HPB also continued to advocate for both state and local policy changes to remove barriers to affordable housing and housing choice in FY 2017. In addition the HPB formed a task team which collaborated with City of Eugene staff on Fair Housing trainings and outreach.

Fair Housing

The City of Eugene engaged in fair housing work in collaboration with the Fair Housing Council of Oregon. Improvements were made in communication and coordination between City of Eugene staff and Fair Housing Council of Oregon leading to improved services for Eugene residents with complaints of illegal discrimination, a hotline for fair housing complaints was provided and investigations were conducted. In FY 2017, five fair housing trainings were held for staff, social service agencies, housing providers and community members. In April, to celebrate Fair Housing Month, two additional outreach events aimed at families with children were held in collaboration with the Eugene Public Library. These Fair Housing themed story times included readings by Mayor Vinis, crafts and the distribution of Fair Housing materials to families. One event was conducted in English at the Downtown Library and the other was conducted in Spanish at the Bethel Branch Library



Mayor Vinis at Fair Housing story time



Community Development

Springfield and Eugene also made significant progress toward their Community Development Strategies using CDBG funds. Accomplishments for human services, economic development, and improvements to low-income areas are described below.

Support a human services delivery system to address the needs of homeless persons and special needs populations

Both Eugene and Springfield continued investments in human service operations. In addition, Eugene completed one human service capital facility and continued preparatory work on four additional projects.

Human Service Operations

Eugene Human Services - Eugene provided \$350,000 in CDBG funds, in collaboration with the Lane County Human Services Commission which supported 27,734 low- and very low-income persons with critical social services. 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.

Springfield Human Services - Springfield provided \$109,704 in CDBG funds, in collaboration with the Lane County Human Services Commission which supported 12,359 low- and very low-income persons with critical social services in Springfield. Funded agencies include: Food for Lane County, The Relief Nursery, Catholic Community Services Service Center and G Street OASIS program, and Womenspace.

Human Services Capital Facilities

Lindholm Homeless Singles Access Center – During FY 2017, the City of Eugene completed a \$194,129 rehabilitation of the Lindholm Homeless Singles Access Center which is owned and operated by St. Vincent de Paul. This project included rehabilitation of showering and laundry facilities.

New Projects – Eugene released an RFP in FY 2016 that led to four new projects which were approved for funding by the CDBG Advisory Committee and City Council. These facilities serve over 11,000 low and moderate income people and people experiencing homelessness each year. The specific facilities selected to receive capital improvements include: Looking Glass – McKay Lodge, Head Start – Whiteaker School, ShelterCare – Homeless Medical Respite, and Catholic Community Services - Eugene Service Center. (Eugene) During FY 17 preparatory work was underway for these four projects including site visits, environmental reviews, final budgeting and developing bid proposals. Construction will begin in FY 2018.



Promote economic development and employment opportunities through the creation of jobs and business development

Both jurisdictions made significant progress in their respective economic development activities as described below.

Eugene Business Development Fund/Emerging Business Loan Program

Eugene continued to operate its Business Development Fund, and provided three loans projected to result in the creation of eight jobs for low-income people to the following local businesses: Two Scotts dba Claim 52 Brewing, MycoLogical Natural Products, LTD, and Mental Mansion, LLC.

Microenterprise Training

Eugene Microenterprise Training – NEDCO was selected through an open request for proposals in May of 2015 to conduct microenterprise training on behalf of the City of Eugene. In FY 2017 60 people who are either business owners or seeking to start a business were trained.

Springfield Microenterprise Training – Funds were allocated in program year 2014 for microenterprise training. Those funds continued to be available in program year 2016, and NEDCO assisted six low-income Springfield residents seeking to start a business, and eight low-income business owners currently located in Springfield.



NEDCO Sprout! Restaurant Incubator Participant

Make strategic investments to improve low-income neighborhoods and other areas exhibiting conditions of slums and blight

While the City of Eugene did not allocate funds to support this strategy during FY 2017, progress was made on completing one project from the 2010 Consolidated Plan toward this goal.

Charnel-Mulligan Neighborhood Park Rehabilitation - Eugene allocated \$200,000 for rehabilitation of the Charnel-Mulligan Neighborhood Park that is located in a low-income neighborhood. Construction was completed in May 2017. (Eugene)

NEDCO Sprout! Code Improvements –Springfield allocated \$142,500 in grant funds to NEDCO for the repair of Sprout! located downtown in Springfield’s HUD-approved slum and blight redevelopment area. Repairs include a needed fire suppression system. The project was completed in March 2017. (Springfield)

Neighborhood Improvements – Springfield allocated a total of \$278,199 toward improvements of a three block alleyway in a low-income neighborhood used as a path to Willamette Park and Two-Rivers-Dos Rios Elementary School. Improvements included paving the alleyway, adding pedestrian signage, installing a pedestrian flashing beacon on Centennial Boulevard to connect the alleyway to an existing multi-use path, and improving the streetlights in the surrounding neighborhood to increase safety. The project was nearing completion in June 2017. (Springfield)



Attachment A

Eugene Springfield 2015 Consolidated Plan – Priority Needs and Strategies Tables

Priority Needs Table

Priority Need	Explanation
<p>Renters - Low and very low income people need increased access to quality affordable rental housing</p>	<ul style="list-style-type: none"> • A significant majority of low-income renters spend more than 30% of their income on housing costs (Eugene–76%, Springfield–74%) • A significant majority of low-income renters experience overcrowding, substandard housing, or a housing cost burden (Eugene–78%, Springfield–76%) • A large percentage of low-income renters spend more than 50% of their income on housing costs (Eugene–51%, Springfield–34%)
<p>Home Owners - 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"> • A significant majority of low-income owners experience overcrowding, substandard housing, or a housing cost burden (Eugene – 76%, Springfield – 57%) • A significant majority of low-income owners spend more than 30% of their income on housing costs (Eugene–64%, Springfield–56%) • A large percentage of low-income owners spend more than 50% of their income on housing costs (Eugene–40%, Springfield–31%)
<p>Homeless - 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"> • A total of 11,668 homeless individuals were served in FY 2014 by agencies funded by Lane County. • 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. • The definition of homeless for purposes of this Plan includes people who are “doubled-up”.
<p>Non-Homeless Special Needs Populations - 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"> • Special needs populations need additional support as it relates to affordable housing, human services, and employment opportunities.
<p>Employment Opportunities - 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"> • Between 2007 and 2010, Lane County lost nearly 18,000 jobs. • The loss of jobs combined with the subsequent recession, have widened the gap between employed wages and housing costs.
<p>Low-Income Areas & Areas of Slums and Blight – 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"> • 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. • 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.



Affordable Housing Strategies Table

Strategy	Priority Needs Addressed	Possible Examples	Measurements	HOME Consortium	Eugene CDBG	Springfield CDBG
Increase the supply of affordable housing (Consortium HOME and CDBG)	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 (CDBG)	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 (CDBG)	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 (CDBG)	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



Community Development Strategies Table

Strategy	Priority Needs Addressed	Possible Examples	Measurements	HOME Consortium	Eugene CDBG	Springfield CDBG
Support a human services delivery system to address the needs of homeless persons and special needs populations (CDBG)	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 (CDBG)	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 (CDBG)	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



