

*Eugene-Springfield  
Consolidated Annual  
Performance & Evaluation  
Report Fiscal Year - 2018  
Executive Summary*



Consolidated Annual Performance  
& Evaluation Report

— *for* —

Housing and Community Development



# Eugene-Springfield 2018 Consolidated Annual Performance and Evaluation Report

## Executive Summary

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### 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, 2017 and June 30, 2018 (City Fiscal Year 2018). It is the third 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 2018 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. Attachment B reports the progress made towards the five-year goals during the first three years of this Consolidated Plan, July 1, 2015 through June 30, 2018. 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](http://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 2018 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, 17 units of affordable housing were created through the completion of two acquisition projects (River Road Apartments and Youth House). Four units are for persons living with HIV/AIDS and 13 units are for persons experiencing homelessness aged 16-18.

Two additional projects with 40 affordable housing units are underway including The Monroe and Myrtlewood Apartments. These projects will be completed in future reporting periods.

**River Road Apartments** – Neighborhood Economic Development Corporation (NEDCO) received HOME funds to acquire a four unit apartment building in the River Road neighborhood. The rehabilitated units are targeted to very low-income persons living with HIV/AIDS. (Eugene)

**Youth House** – St. Vincent de Paul Society of Lane County (SVdP) received HOME funds to acquire a former church building in the Southwest Hills neighborhood to provide 13 transitional housing units for homeless youth age 16-18 and one on-site manager unit. The renovated building includes studio apartments and common areas. (Eugene)

**The Monroe** – Liberty Housing Group, LLC received HOME funds to acquire a six unit apartment building in the Whiteaker neighborhood. Veterans will be the target population for these two bedroom units. Rehabilitation is nearly complete. (Eugene)



*Youth House, completed*

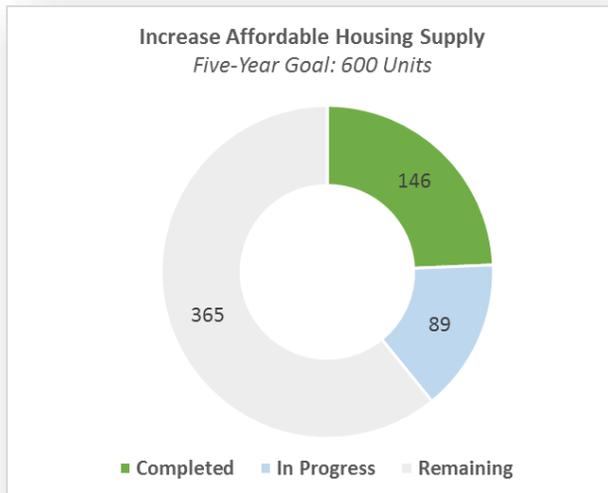


**Myrtlewood** – SVdP was awarded HOME funds to construct the Myrtlewood on Main Street. The new building will be 34 apartments for low-income households, eight of which will target households with developmentally disabled persons. There will also be one on-site manager unit. Construction is nearly complete. (Springfield)



*Myrtlewood Apartments, under construction*

**Market District Commons** – Homes for Good (the Public Housing Authority previously known as HACSA) was awarded HOME funds to construct Market District Commons at 6<sup>th</sup> Avenue and Oak Street in downtown Eugene. The building will be 49 apartments for low-income households and one on-site manager apartment in four floors above first floor commercial. Ten of the units will be targeted to homeless veterans. (Eugene)



*Rendering of Market District Commons*

*Eugene and Springfield have created 146 housing units over the past three years. With 89 units underway, the jurisdictions are achieving 40% of the five-year goal towards the development of 600 affordable housing units.*

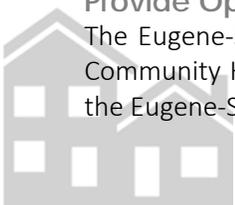
### Acquire Land for Future Affordable Housing Development

Eugene will offer the property located at 1505-1525 River Road to affordable housing developers through a competitive Request for Proposals process. This property was acquired in the last reporting period. The land will be offered in addition to HOME development funds and local resources. This future development is likely to result in the addition of 50-60 new affordable housing units.

The City of Springfield has prioritized identifying publicly-owned property for residential development. The City has identified a site in east Springfield and is in the process of making it available for future affordable housing development. CDBG funds have been allocated to help acquire and develop the property.

### Provide Operating Support for Community Housing Development Organizations (CHDO)

The Eugene-Springfield HOME Consortium used \$48,854 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 Cornerstone Community Housing, SVdP, and NEDCO.



## 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 goal. In total, 88 households received emergency home repair and/or accessibility assistance.

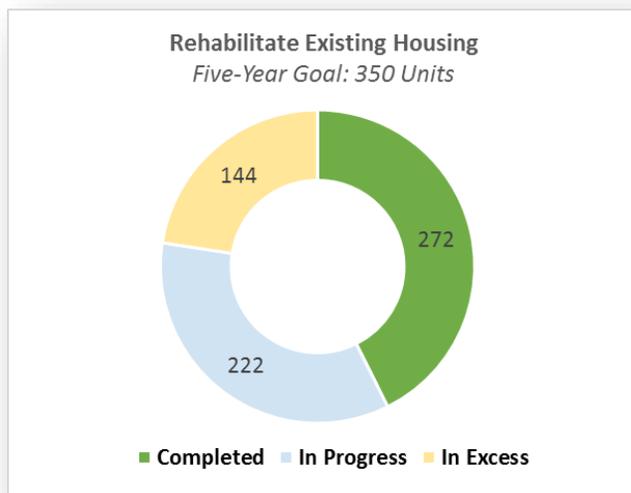
### Homeowner Rehabilitation Activity

Eugene Emergency Home Repair Program – A total of 24 households received assistance through Eugene’s emergency home repair and accessibility improvements program. Of these, 13 homes are occupied by people with disabilities and 17 homes are occupied by people who are elderly. The program provides up to \$5,000 every three years to very low-income property owners to correct conditions that create a threat to the health and safety of the occupants or could cause rapid deterioration to the structure. Assistance is also available to very low-income homeowners and tenants with disabilities to make accessibility improvements. (Eugene)

Springfield Emergency Home Repair Program – A total of 64 households received assistance through Springfield’s emergency home repair program. Of these, 48 homes are occupied by homeowners who are elderly. The program provides up to \$5,000 every five 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

Ya-Po-Ah Terrace Retirement Apartments, which is locally owned by Evergreen Union Retirement Apartments (EURA), consists of 222 units for people aged 62 years and older. Residents pay 30% of their income. Federal rent subsidies for 210 units are dedicated to low- and very low-income seniors who earn up to 50% of area median income. EURA has applied to the City of Eugene for a Rental Rehabilitation Loan to help fund the extensive project. The preservation is only possible with a combination of federal, state and local resources. Construction is expected to begin in FY 2019.



As shown above, using CDBG funds, Eugene has rehabilitated 272 housing units three years into the current Consolidated Plan. This is 78% of the five-year goal of rehabilitating 350 existing units.



Rendering of Ya-Po-Ah Terrace

With the future completion of Ya-Po-Ah Terrace, Eugene is expected to exceed the 5-Year Goal of rehabilitating 350 rental units by 144 units, for a total of 494 rental units, or 142% of the five-year goal.



## 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 – This program was launched as a pilot in October 2015 using CDBG funds. Due to local market conditions, 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 – Down-payment assistance was provided to eight low-income homeowners, through 0% 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 2017 and FY 2018 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 (HPB) completed strategic work planning. Two Task Teams were formed to: 1) Research a dedicated local source of funding for affordable housing and 2) Identify alternative housing types and barriers for low- and very low-income families. The HPB made recommendations to City Council on both topics and additional, city-wide work is underway. The HPB continued to advocate for state and local policy changes to remove barriers to affordable housing and housing choice. Eugene staff collaborated with community advocacy groups on fair housing strategies, trainings, and outreach.

### Fair Housing

Eugene engaged in fair housing work in collaboration with the Fair Housing Council of Oregon. The hotline for fair housing questions and complaints served as a useful resource for community members. Fair housing advocacy was provided and investigations were conducted.

A total of six fair housing trainings were held for staff, social service agencies, housing providers, and community members. One training was created for Spanish-speaking community members. A Spanish interpreter and equipment were available for language translation during the training.

To celebrate the 50<sup>th</sup> anniversary of the Fair Housing Act, Mayor Vinis proclaimed April as Fair Housing Month in Eugene. Also, an outreach event aimed at families with children was held in collaboration with the Eugene Public Library. This special event included fair housing themed books read by Mayor Vinis, crafts, and the distribution of fair housing materials in English and Spanish. Staff also exhibited at the University of Oregon's Off-Campus Housing Fair and provided fair housing education and bilingual resources.



*Mayor Vinis at Fair Housing Story Time*

Springfield dedicated time and efficiently used university student interns to help address this strategy. Fair housing documents were created for dissemination to local residents and landlords, and are available on the City's website. Also, an outreach strategy was developed to further educate residents and landlords about fair housing, beginning in FY 2019.



## Community Development

Springfield and Eugene 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 continued preparatory work on four human service capital facilities 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 24,995 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 \$72,935 in CDBG funds to the Lane County Human Services Commission which supported 10,611 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 Womenspace.

#### Human Services Capital Facilities

In FY 2016, Eugene released a Request for Proposals that led to four new capital facility 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.

Looking Glass, McKay Lodge – provides male, juvenile ex-offenders while providing housing, meals, and access to an array of human services, health care, and education.

Head Start, Whiteaker School Community Center – serves low- and extremely low-income children and their families.

ShelterCare, Homeless Medical Recuperation program – provides emergency housing, meals, and wrap around services to people being discharged from hospitals who would otherwise be homeless.

Catholic Community Services, Eugene Community Service Center – is the largest distributor of food boxes among 150 Food for Lane County partners. Emergency housing vouchers, rapid-rehousing, and other self-sufficiency programs are among the additional services provided to community members in need.

Of the four capital facility projects, three environmental reviews were completed. Further investigative work was performed, partnership opportunities were explored and finalized, and more detailed work progressed on project specifications. Additional funds were allocated through the HUD 2018 Action Plan for three of the four projects. At the end of FY 2018, three of the four projects executed grant agreements and projects were in the final stages of preparing bid documents. Construction will begin in FY 2019. (Eugene)



## Promote Economic Development and Employment Opportunities through the Creation of Jobs and Business Development

Significant progress was made in Eugene’s economic development activities as described below.

### Eugene Business Development Fund/Emerging Business Loan Program

Eugene continued to operate its Business Development Fund, and provided four loans totaling \$887,500, which are projected to result in the creation of twenty three jobs for low-income people to the following local businesses: Elegant Elephant Baking Corporation, Fire & Rod, LLC dba The Wheel Apizza Pub, WildCraft Cider Works, Inc., and Shelton-Turnbull Printers, Inc. Additionally, there are applications totaling \$895,000 in underwriting which if approved, will fund in FY 2019.



*The Wheel Apizza Pub, New Haven Style Pizza*



*Elegant Elephant Baking Co, a Gluten-Free Bakery*

### 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. A total of 60 people who are either business owners or seeking to start a business were trained.

Springfield Microenterprise Training – During this reporting period, Springfield did not allocate funds to this program.

## Make Strategic Investments to Improve Low-Income Neighborhoods and Other Areas Exhibiting Conditions of Slums and Blight

The Cities of Eugene and Springfield did not allocate funds to support this strategy during this reporting period.





## Attachment A

### Eugene Springfield 2015 Consolidated Plan – Priority Needs and Strategies Tables

#### 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 overcrowding, 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 overcrowding, 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>

*For the purposes of the 2015 Consolidated Plan, HUD provided data from the 2007-2011 Census ACS for the cost burden data above.*



## Affordable Housing Strategies to Address Priority Needs and Five-Year Goals

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 to Address Priority Needs and Five-Year Goals

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





## Attachment B

### Affordable Housing Strategies and Five-Year Goals Progress Report: July 1, 2015 – June 30, 2018

Strategy	Priority Needs Addressed	Possible Examples	Measurements	HOME Consortium	Eugene CDBG	HOME & Eugene CDBG Progress Completed
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	146
			Number of CHDO's Assisted	4		3
			Housing for homeless added	20		21
			Number of sites acquired		2	1
			Homeowner housing added		10	-
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	272
			Number of home owner units rehabilitated		150	62
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	6
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	20
			Maintain fair housing services		Yes	Yes
			Update Fair Housing Plan		Yes	-



**Community Development Strategies and Five-Year Goals  
Progress Report: July 1, 2015 – June 30, 2018**

Strategy	Priority Needs Addressed	Possible Examples	Measurements	HOME Consortium	Eugene CDBG	HOME & Eugene CDBG Progress Completed
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 service activities		110,000	72,729
			Number of public facilities improved		15	1
			Number of transitional or emergency beds added		20	-
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	70
			Businesses assisted		50	12
			Micro business trainees		300	140
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		-	-
			Number of projects completed		2	1
			Persons assisted with public facility activity		5,000	1,850



