

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

The Eugene-Springfield 2019/20 One-Year Action Plan describes specific housing and community development actions and activities proposed for the program year beginning July 1, 2019, and ending June 30, 2020 (City Fiscal Year 2020/Federal Program Year 2019). This is the fifth 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 submitted separately by the City of Springfield.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

The 2019/20 Action Plan will advance the following specific affordable housing and community development strategies in accordance with the 2015 Consolidated Plan. Affordable housing strategies include: 1) Increase the supply of affordable housing; 2) Rehabilitate existing housing stock affordable to low-income persons; and 3) Remove barriers to affordable and supportive housing. Community development strategies include: 1) Support a human services system to address the needs of homeless persons and special needs populations; and 2) Promote economic development and employment opportunities through the creation of jobs and business development. Attachment A provides additional information regarding the priority needs and strategies identified in the Action Plan.

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The Cities of Eugene and Springfield are partially through the fourth year of the 2015 Consolidated Plan. Eugene has made substantial progress toward every goal outlined in the Consolidated Plan. Funds were allocated to support additional outcomes in every strategy except one area.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

Citizen involvement is a critical part of the process to identify specific uses for federal funds and activities to be undertaken in 2019/20 Action Plan period. 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 12, 2019 based on a estimate of funding. A 30 – day public comment period commenced on March 17 and was completed on April 16, 2019. A public hearing was held by the HOME Consortium Governing Board on April 16, 2019. No comments were made during the public hearing and no written comments were received. The Governing Board approved the HOME allocation on April 16, 2019. 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 2019 HOME allocation at the April 1st meeting of the HPB. In addition, staff present and shares information about the Housing Request for Proposal process with interested parties through the HPB.

Eugene – CDBG Allocation Process

The Eugene The Eugene CDBG Advisory Committee reviewed and approved the draft recommendation for use of CDBG funds on March 13, 2019. A 30 – day public comment period commenced on March 19 and was completed on April 29, 2019. A public hearing was held by the Eugene CDBG Advisory Committee on April 2, 2019. No public comments were made during the public hearing and no written comments were received. The Advisory Committee made a final recommendation on April 2, 2019.

Eugene City Council reviewed and approved the Action Plan on May 28, 2019 as recommended.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

No comments were received during the public hearing or in writing regarding the use of HOME funds. No comments were received during the public hearing or in writing regarding the use of CDBG funds.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were not accepted.

7. Summary

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	EUGENE	Planning and Development Department
HOME Administrator	EUGENE	Planning and Development Department

Table 1 – Responsible Agencies

Narrative

Consolidated Plan Public Contact Information

Stephanie Jennings

Grants Manager

City of Eugene

99 West 10th Ave, Eugene, OR 97401

541-682-5529

stephanie.a.jennings@ci.eugene.or.us

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Eugene developed a multi-faceted approach to consult with the service providers, grant recipients, people served and the broad community.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Eugene, affordable housing providers, and human service agencies continue to work closely with multiple public health partners including Lane County Public Health, the United Way 100% Health Initiative, Trillium (the Coordinated Care Organization for Lane County), and PeaceHealth. All of these agencies have participated in the Lane County Community Health Assessment process that was completed earlier this year. These efforts have led to a better understanding of how access to stable affordable housing can improve the health of Lane County residents and reduce medical costs.

The City of Eugene and all of these agencies will be involved in the coming year in the development of the Community Health Improvement Plan. In addition, several agencies have created explicit health connections in their programs and projects. ShelterCare currently partners with PeaceHealth to offer a medical respite program for homeless persons. Cornerstone Community Housing, a Community Housing Development Organization (CHDO), has received grant funding to provide residents services to promote health and nutrition among its affordable housing residents. The City of Eugene is taking steps to involve public health professionals on its advisory committees. A public health professional joined the Eugene CDBG Advisory Board.

Lastly, Eugene works to ensure coordination of resident services for special needs and formerly homeless residents of affordable housing at the time of project funding and through ongoing project monitoring. Affordable housing providers are required to show they have appropriate partnerships in place with social services providers and others as part of the application process.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City of Eugene works closely with Lane County Human Services Commission and other Continuum of Care agencies to address the needs of homeless persons. Community development staff participate in the monthly Lane County Human Service Commission and Poverty and Homelessness Board meetings as

well as numerous special committees. Eugene also participates in numerous special initiatives to address homelessness among veterans, youth, families, and other populations. This ongoing communication has increased opportunities to include units targeted to homeless and special needs populations in larger affordable housing development as well as smaller projects targeted to specific populations who are homeless or at great risk of homelessness. This level of coordination is particularly important to align CDBG and HOME resources with others to facilitate the development of special needs and permanent supportive housing. In addition, multiple recipients of human service operations and capital facilities funds are part of the Continuum of Care.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The Consortium does not receive ESG funds.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	Cornerstone Community Housing
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Market Analysis Economic Development Anti-poverty Strategy
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Cornerstone Community Housing is a CHDO that provides affordable and special needs housing throughout Eugene and Springfield. CCH staff participate in Housing Policy Board meetings and were also consulted through direct conversation. This coordination resulted in clear understanding of the proposed uses of CDBG and HOME funds so CCH may align these resources with others to enable the development of affordable housing.
2	Agency/Group/Organization	NEDCO
	Agency/Group/Organization Type	Housing Community Development Financial Institution Neighborhood Organization

	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Needs - Unaccompanied youth Non-Homeless Special Needs Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	NEDCO is a CHDO that focuses on financial stability, homeownership, foreclosure prevention, special needs housing and community economic development. NEDCO recently formed Community Lending Works, a CDFI. NEDCO staff in Housing Policy Board meetings also provided testimony during one public hearing. This coordination resulted in clear understanding of the proposed uses of CDBG and HOME funds so NEDCO may align these resources with others to enable the development of affordable housing.
3	Agency/Group/Organization	ST VINCENT DE PAUL OF LANE COUNTY
	Agency/Group/Organization Type	Housing Services-Children Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>St. Vincent de Paul Society of Lane County (SVdP) is one of the most significant providers of affordable housing and human services in Lane County. SVdP staff participate in Housing Policy Board meetings and were also consulted through direct conversation. This coordination resulted in clear understanding of the proposed uses of CDBG and HOME funds so SVdP may align these resources with others to enable the development of affordable housing and provision of human services.</p>
4	<p>Agency/Group/Organization</p>	<p>Intergovernmental Housing Policy Board</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing PHA Services - Housing Services-homeless Services-Health Service-Fair Housing Services - Victims Other government - County Regional organization Planning organization Business and Civic Leaders</p>
	<p>What section of the Plan was addressed by Consultation?</p>	<p>Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth</p>

	<p>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</p>	<p>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 HOME allocation at the March meeting of the HPB. In addition, staff present and shares information about the Housing Request for Proposal process with interested parties through the HPB. This coordination resulted in clear understanding of the proposed uses of CDBG and HOME funds so affordable housing providers may align these resources with others to enable the development of affordable housing.</p>
5	<p>Agency/Group/Organization</p>	<p>Lane County Poverty and Homelessness Board & Continuum of Care</p>

Agency/Group/Organization Type	PHA Services - Housing Services-Children Services-Elderly Persons Services-Persons with Disabilities Services-Persons with HIV/AIDS Services-Victims of Domestic Violence Services-homeless Services-Health Services-Education Services-Employment Service-Fair Housing Services - Victims Health Agency Child Welfare Agency Publicly Funded Institution/System of Care Other government - State Other government - County Other government - Local Regional organization Business and Civic Leaders
What section of the Plan was addressed by Consultation?	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs Anti-poverty Strategy

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Eugene works closely with Poverty and Homelessness Board to address the needs of homeless persons. Community development staff participate in the monthly Lane County Human Service Commission and Poverty and Homelessness Board meetings as well as numerous special committees. This ongoing communication has increased opportunities align funding resources to address the needs of homeless persons.
7	Agency/Group/Organization	HOUSING AND COMMUNITY SERVICES AGENCY OF LANE COUNTY
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Housing and Community Services of Lane County is now known as Homes for Good and is the Public Housing Authority for Lane County. HFG provides affordable and special needs housing throughout Lane County. HFG staff participate in Housing Policy Board meetings and were also consulted through direct conversation. This coordination resulted in clear understanding of the proposed uses of CDBG and HOME funds so HFG may align these resources with others to enable the development of affordable housing.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Lane County	Multiple Strategic plan strategies support Continuum of Care goals to expand services and housing for people with special needs and people experiencing homelessness.
Envision Eugene	City of Eugene	Affordable housing goals align with Envision Eugene goals to expand affordable housing opportunities throughout Eugene.

Table 3 – Other local / regional / federal planning efforts

Narrative

AP-12 Participation - 91.401, 91.105, 91.200(c)

**1. Summary of citizen participation process/Efforts made to broaden citizen participation
Summarize citizen participation process and how it impacted goal-setting**

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	N/A	No written comments received	N/A	http://www.eugene-or.gov/hudconplan
2	Internet Outreach	Non-targeted/broad community	N/A	No written comments received.	N/A	http://www.eugene-or.gov/hudconplan
3	Public Meeting	Non-targeted/broad community	15	Review of CDBG programs and general discussion with CDBG Advisory Committee members.	No comments were not accepted	
4	Public Meeting	Non-targeted/broad community	10	Discussion and adoption of draft CDBG Allocation with CDBG Advisory Committee members.	No comments were not accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Non-targeted/broad community	10	Public hearing, discussion and adoption of final CDBG Allocation with CDBG Advisory Committee. No comments were received at the public hearing in support of the proposed allocation.	No comments were not accepted	
7	Public Meeting	Non-targeted/broad community	7	Discussion and adoption of draft HOME Allocation with HOME Consortium Governing Board.	No comments were not accepted	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Hearing	Non-targeted/broad community	8	Public Hearing, discussion and adoption of final HOME Consortium Governing Board. No comments were received during the public hearing.	No comments were not accepted	

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The resources the City will have within its control include CDBG and HOME funds, which are outlined below. Additional resources may be leveraged but they are not within the City's control.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,391,534	800,000	0	2,191,534	0	This is the Eugene CDBG allocation outlined in this Plan.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,215,155	300,000	333,682	1,848,837	0	This is the Consortium HOME allocation, outlined in this Plan

Table 2 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The Eugene-Springfield Home Consortium tracks HOME match contributions on a continual basis to ensure compliance with applicable HOME program regulations, which require a minimum 25% matching contribution. The following is a list of non-Federal public and private funding sources that are expected to be available for project development in both Eugene and Springfield

Bond Financing: For multi-family affordable housing and single family projects. A portion of the bonds issued by a state, local government, or housing development agency may be considered as HOME match.

Oregon Housing Trust Fund: Administered by the State of Oregon, eligible activities include pre-development, acquisition, construction and rehabilitation costs associated with low-income housing development. The full amount of Oregon Housing Trust Fund loans invested into the

project is eligible as HOME match.

Oregon Affordable Housing Tax Credit Program: Administered by the State of Oregon, this program provides below-market interest rates for low-income housing projects. The maximum interest rate reduction is approximately 4% below market, for a maximum term of 20 years. HOME match is calculated by applying the present discounted cash value to the total yield foregone by the lender.

Volunteer Labor: Area non-profit housing developers have been successful in utilizing volunteer labor in their developments. Architects, attorneys, and other professionals have also contributed their services to non-profit housing developments in Eugene. Volunteer labor is eligible as HOME match.

Private Contributions: Cash and materials have been contributed in the past by private businesses, lenders, corporations, and foundations to assist in the development of low-income housing in Eugene. It is expected that future contributions from private sources will continue to provide needed assistance. Private contributions are eligible as HOME match.

Other Federal Resources Used at the Local Level: Federal Low-income Housing Tax Credits are allocated by the State of Oregon and are used to subsidize rental housing developments that are affordable to persons with incomes below 60% AMI. Area projects have typically applied for the 9% tax credits in order to serve a lower-income population. The 9% tax credits are more desirable but statewide demand greatly exceeds available funding.

There are additional local subsidies for the development of affordable housing with the City of Eugene. These resources are described below:

City of Eugene System Development Charge Grants: In 1997, the Eugene City Council approved an exemption for System Development Charges (SDC) for affordable housing developments that serve low-income persons. The Eugene City Council established a base amount of \$115,000 and has approved inflationary increases each year in addition to the base amount. If not used, these exemptions can be carried forward and used in subsequent years. The local utility, Eugene Water and Electric Board, also offers a grant for Water SDCs of up to \$100,000 per year. These funds must be used in the year allocated and do not carry forward. These contributions are eligible as HOME match.

City of Eugene Property Tax Exemption: Affordable housing developments are eligible to receive a twenty-year exemption from property taxes. Generally based on the benefits provided to the community and the duration of the low-income housing commitment, property tax exemptions are eligible as HOME match. The amount of match credit is calculated as the current discounted cash value of the tax exemption. After the State

of Oregon extended the sunset date for this program, Eugene City Council followed suit in April 2011 by voting unanimously to extend the program at the local level. The program has been extended through the year 2020.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The City of Eugene has a history of utilizing public property for affordable housing. While no specific properties have been dedicated for future affordable housing, the City will continue to look for opportunities.

Discussion

<div class="WordSection1">An estimated \$300,000 in HOME program income will be received during this program year. This entire amount remaining will be carried forward and allocated in the next program year.</div>

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase the supply of affordable housing	2015	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG Projects Geographic Area HOME Projects Geographic Area	Renters Non-Homeless Special Needs Populations	CDBG: \$50,000 HOME: \$1,333,196	Rental units constructed: 110 Household Housing Unit Homeowner Housing Added: 2 Household Housing Unit Other: 1 Other
2	Rehabilitate existing housing stock	2015	2020	Affordable Housing Homeless Non-Homeless Special Needs	CDBG Projects Geographic Area	Renters Home Owners Homeless Non-Homeless Special Needs Populations	CDBG: \$541,534	Rental units rehabilitated: 70 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Remove barriers to affordable housing	2015	2020	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG Projects Geographic Area	Renters Home Owners Homeless Non-Homeless Special Needs Populations	CDBG: \$15,000	Other: 4 Other
4	Support human services system	2015	2020	Homeless Non-Homeless Special Needs	CDBG Projects Geographic Area	Renters Home Owners Homeless Non-Homeless Special Needs Populations	CDBG: \$580,000	Public service activities other than Low/Moderate Income Housing Benefit: 22000 Persons Assisted Other: 3 Other
5	Promote economic development	2015	2020	Non-Housing Community Development	CDBG Projects Geographic Area	Employment Opportunities Low-Income Areas & Areas of Slums and Blight	CDBG: \$580,000 HOME: \$0	Jobs created/retained: 40 Jobs Businesses assisted: 10 Businesses Assisted

Table 3 – Goals Summary

Goal Descriptions

1	Goal Name	Increase the supply of affordable housing
	Goal Description	<p>Housing affordability challenges illustrate that it is necessary to continue to add units to the stock of affordable housing. The Cities of Eugene and Springfield will use a combination of HOME and CDBG funds for land and development subsidies for new construction of affordable housing, as well as for assistance to non-profit sponsors to build capacity for new development. This strategy will address the priority needs of renters, homeless, and special needs populations. Selected measurements include rental units constructed, homeowner housing added, and number of sites acquired for future affordable housing development. The first two measurements were selected from HUD's standard list and the third is captured under "other".</p> <p>The total HOME Funding Allocated includes \$1,333,196 for Housing Development and \$60,757 for CHDO Operating Support. Previous CDBG funds have been allocated to purchase land for future affordable housing development. In addition, \$50,000 in CDBG funds has been allocated to purchase land for future affordable housing development.</p>
2	Goal Name	Rehabilitate existing housing stock
	Goal Description	<p>In addition to adding units, continued efforts are necessary to preserve existing rental and ownership housing for low-income persons. The Cities of Eugene and Springfield primarily use CDBG funds for this purpose, and use funds to provide assistance for minor home repairs and accessibility improvements. Additionally, the City of Eugene operates a Housing Revolving Loan Pool with CDBG funds for rental rehabilitation and owner rehabilitation loans. This strategy will address the priority needs of renters, home owners, the homeless, low-income areas, and special needs populations.</p>

3	Goal Name	Remove barriers to affordable housing
	Goal Description	<p>Both the Cities of Eugene and Springfield seek opportunities to affirmatively further fair housing and also raise awareness of the housing needs of low- and moderate-income persons, so these may be considered in the development of related policies and regulations. This strategy will address the priority needs of renters, home owners, the homeless, and low-income areas. The selected measurement includes the number of fair housing events. This is not a standard measure and is captured under "other".</p> <p>The \$15,000 in CDBG funds will support a contract for fair housing services with Fair Housing Council of Oregon. This is considered an administrative expense under CDBG regulations. Other support is provided directly by City staff for support of fair housing and barrier removal activities.</p>
4	Goal Name	Support human services system
	Goal Description	<p>The Cities of Eugene and Springfield collaborate with Lane County to fund human service providers. This collaborative funding model uses available federal, state and local funds to efficiently support local agencies. The Human Services Commission is the intergovernmental body that guides the use of funds and oversees the activities of agencies receiving funds. In addition, both the Cities of Eugene and Springfield provide capital grants for public facilities operated primarily by nonprofit service providers. This strategy will address the priority needs of the homeless and special needs population. Selected measurements include Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit, Public service activities other than Low/Moderate Income Housing Benefit, and Number of Public Facilities Improved. The first two measurements were selected from HUD's standard list and the third is captured under "other".</p>
5	Goal Name	Promote economic development
	Goal Description	<p>The City of Eugene will use CDBG funds to undertake economic development activities resulting in job creation for low- and moderate-income households. The City of Eugene's Business Development Fund will continue to provide loans to local businesses resulting in job creation or retention. This Fund operates primarily with program income from previous business loans. Eugene will continue to use CDBG funds allocated in a previous year to continue support of microenterprise training for low- and moderate-income persons. This strategy will address the priority needs of increasing employment opportunities. Selected measurements include Jobs created/retained, Businesses assisted, and number of micro business trainees. The first two measurements were selected from HUD's standard list and the third is captured under "other".</p>

AP-35 Projects - 91.420, 91.220(d)

Introduction

The 2015 Consolidated Plan process has led to an emphasis on goals and strategies to meet the basic needs of low- and moderate-income households, including human services, housing, and jobs during the 2015-2020 period. The following narrative describes the proposed allocation of funds for (PY) 2019 as it relates to the goals identified in the Consolidated Plan.

Affordable housing goals are intended to address HUD program objectives to provide decent, safe, and affordable housing. A total of four affordable housing goals are included in the 2015 Consolidated Plan. These goals and the strategies Eugene and Springfield propose to undertake based on their allocation of CDBG and HOME funds in (PY) 2019 are described below.

Increase the supply of affordable housing: Both Eugene and Springfield will undertake activities to increase the supply of affordable housing with an emphasis on priority needs identified in the Consolidated Plan. Activities will include Housing Development and CHDO Operating Support using HOME funds. Eugene will utilize CDBG funds to support Land Acquisition for Affordable Housing and Acquisition of Existing Housing.

Rehabilitate existing housing stock affordable to low-income persons: Eugene will utilize CDBG funds to continue efforts to preserve existing rental and ownership housing for low-income persons. Funded programs include emergency home repairs and accessibility improvements, homeowner rehabilitation loans, and rental property rehabilitation loans.

Remove barriers to affordable and supportive housing: Eugene will seek opportunities to affirmatively further fair housing and also raise awareness of the housing needs of low- and moderate-income persons so these needs may be considered in the development of related policies and regulations.

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 2015 Consolidated Plan. These goals and the strategies Eugene propose based on their allocation of CDBG funds for (PY) 2019 are described below.

Support a human services delivery system to address the needs of homeless persons and special needs populations: 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 also directly funds improvements to human service

capital 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 through the Business Development Loan Fund and Microenterprise Training Program.

#	Project Name
1	HOME: Housing Development 2019
2	HOME: CHDO Operating Support 2019
3	HOME: Administration 2019
4	CDBG: Eugene Land Acquisition for Affordable Housing 2019
5	CDBG: Eugene Housing Rehabilitation 2019
6	CDBG: Eugene Public Services 2019
7	CDBG: Eugene Human Service Capital Facilities 2019
8	CDBG: Economic Development Activities 2019
9	CDBG: Eugene Administration 2019

Table 4 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The proposed priorities are consistent with the Strategic Plan and prioritize use of new entitlement funding for human services and affordable housing. The rationale for these priorities is described in detail in the Needs Assessment, Market Analysis, and Strategic Plan sections of the Consolidated Plan.

There are multiple barriers to addressing underserved needs including declining federal funding, increased regulatory complexity, and increasing community needs. Work continues with local, state, and federal partners to maintain or increase resources and develop partnerships for increasing access to human services and affordable housing.

AP-38 Project Summary
Project Summary Information

1	Project Name	HOME: Housing Development 2019
	Target Area	HOME Projects Geographic Area
	Goals Supported	Increase the supply of affordable housing
	Needs Addressed	Renters Home Owners Homeless Non-Homeless Special Needs Populations
	Funding	HOME: \$1,333,196
	Description	Eugene and Springfield allocated \$1,333,196 in HOME funds for Housing Development.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
2	Project Name	HOME: CHDO Operating Support 2019
	Target Area	HOME Projects Geographic Area
	Goals Supported	Increase the supply of affordable housing
	Needs Addressed	Renters Home Owners Homeless Non-Homeless Special Needs Populations
	Funding	HOME: \$60,757
	Description	Capacity building and general operating expenditures for local Community Housing Development Organizations to assist with developing housing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	

	Planned Activities	
3	Project Name	HOME: Administration 2019
	Target Area	HOME Projects Geographic Area
	Goals Supported	Increase the supply of affordable housing
	Needs Addressed	Renters Home Owners Homeless Non-Homeless Special Needs Populations
	Funding	HOME: \$154,884
	Description	General management, oversight and coordination of HOME grant programs. Budgeted amount includes 10 percent of new entitlement funds plus 10 percent of program income estimated to be received from the prior fiscal year.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
4	Project Name	CDBG: Eugene Land Acquisition for Affordable Housing 2019
	Target Area	CDBG Projects Geographic Area
	Goals Supported	Increase the supply of affordable housing
	Needs Addressed	Renters Home Owners Homeless Non-Homeless Special Needs Populations
	Funding	CDBG: \$50,000
	Description	Land acquisition for the future development of affordable housing.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Planned Activities	

	Location Description	
	Planned Activities	
5	Project Name	CDBG: Eugene Housing Rehabilitation 2019
	Target Area	CDBG Projects Geographic Area
	Goals Supported	Rehabilitate existing housing stock
	Needs Addressed	Renters Home Owners Homeless Non-Homeless Special Needs Populations
	Funding	CDBG: \$541,534
	Description	Funding for Eugene's housing rehabilitation and grant programs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
6	Project Name	CDBG: Eugene Public Services 2019
	Target Area	CDBG Projects Geographic Area
	Goals Supported	Support human services system
	Needs Addressed	Renters Home Owners Homeless Non-Homeless Special Needs Populations
	Funding	CDBG: \$330,000
	Description	Eugene Human Service Operations - Eugene will provide \$330,000 in CDBG funds to the Human Services Commission to support public services for low- and very low-income persons. A significant proportion of person 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.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
7	Project Name	CDBG: Eugene Human Service Capital Facilities 2019
	Target Area	CDBG Projects Geographic Area
	Goals Supported	Support human services system
	Needs Addressed	Renters Home Owners Homeless Non-Homeless Special Needs Populations
	Funding	CDBG: \$250,000
	Description	Eugene Human Service Capital Facilities - Eugene allocated CDBG funds will augment previously allocated CDBG funds to support improvements for multiple human service capital facility projects selected through a Request for Proposals. Any unused resources will be made available through a future Request for Proposals. These projects meet the CDBG definition for public services.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
8	Project Name	CDBG: Economic Development Activities 2019
	Target Area	CDBG Projects Geographic Area
	Goals Supported	Promote economic development
	Needs Addressed	Employment Opportunities Low-Income Areas & Areas of Slums and Blight
	Funding	CDBG: \$580,000

	Description	Eugene Business Growth Loan (formerly known as the Eugene Business Development Fund) - Eugene will continue to operate its Business Growth Fund to provide loans to local businesses resulting in job creation or retention. An estimated \$580,000 in program income will be used for loans and project delivery costs.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
9	Project Name	CDBG: Eugene Administration 2019
	Target Area	CDBG Projects Geographic Area
	Goals Supported	Increase the supply of affordable housing Rehabilitate existing housing stock Remove barriers to affordable housing Support human services system Promote economic development
	Needs Addressed	Renters Home Owners Homeless Non-Homeless Special Needs Populations Employment Opportunities Low-Income Areas & Areas of Slums and Blight
	Funding	CDBG: \$440,000
	Description	General management, oversight, and coordination of CDBG programs. Includes funding for indirect costs and fair housing services.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Eugene will not direct assistance to any geographic location within the City.

Geographic Distribution

Target Area	Percentage of Funds
CDBG Projects Geographic Area	
HOME Projects Geographic Area	

Table 5 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The needs in the City of Eugene are located throughout the community, and no area is identified as a priority for purposes of allocating funds for housing, public facilities or public services. There are three areas in Eugene consisting of more than 51% low- to moderate-income residents, and they include Highway 99, River Road area and areas near downtown. While there is no specific geographic priority proposed, these areas are all served through city-wide housing and community development programs. This information is depicted on a map in Section NA-10.

Discussion

Affordable Housing

AP-55 Affordable Housing - 91.420, 91.220(g)

Introduction

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	40
Special-Needs	50
Total	90

Table 6 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	90
Acquisition of Existing Units	0
Total	90

Table 7 - One Year Goals for Affordable Housing by Support Type

Discussion

The following projects are expected to be completed within the Action Plan period using HOME funds in Eugene and Springfield and CDBG funds in Eugene only.

Rental Rehabilitation Loan - Santa Clara Place (SVdP) received a Rental Rehabilitation Loan using CDBG funds. The project includes exterior improvements (painting). Santa Clara Place is comprised of 60 units at 50 percent of area median income. The 1, 2, and 3-bedroom units are suitable for families, seniors, and disabled persons. Of the total, it is estimated that 35 households will include persons with special needs.

Emergency Home Repair and Accessibility Improvements – The City of Eugene will make emergency and accessibility improvements using CDBG funds to 30 homes occupied by very low-income persons throughout Eugene. Of the total, it is estimated that 15 households will have one or more persons with special needs.

Additional projects impacting 443 affordable housing units are underway but are not expected to be completed until the following program year. These projects include Market District Commons (Homes for Good), Commons on MLK (Homes for Good), Hayden Bridge Meadows (homes for Good) and River

Road Affordable Housing (SVdP), and Ya-Po-Ah Terrace.

AP-60 Public Housing - 91.420, 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

Home for Good's strategies include aggressively pursuing additions to the housing supply through the use of government subsidies and incentives as well as public/private partnerships. Strategies underway include:

1. Enhanced Resident Services at The Oaks at 14th. This 54-unit project was brought online in the Spring of 2017 but significant time continued to be invested in this project as part of the Pay for Success/The Way Home Project to further increase the impact of the project.
2. \$6.1mm preservation project for Richardson Bridge through comprehensive rehabilitation. This 32-unit project that was built in 1992 as one of the State of Oregon's first Low Income Housing Tax Credit (LIHTC) projects. Capital needs assessment completed in 2015 indicated significant envelope and water intrusion issues Comprehensive rehabilitation completed in 2018 by securing competitive 9% LIHTC in 2016. 12 Public Housing to Project Based Housing Choice Voucher (PBV) Rental Assistance Demonstration (RAD) subsidy conversion as part of this rehabilitation.
3. \$2.1mm received in sales proceeds from 12 Scattered Site Public Housing Single Family Homes and Duplexes due to subsidy conversion described in previous bullet. These funds to be reinvested in new affordable housing or preserving existing affordable housing.
4. Purchased Glenwood Place a future affordable housing site.
5. \$3.75mm acquisition of new administrative headquarters on 100 W 13th.
6. \$4.3mm preservation project for Sheldon Village through comprehensive rehabilitation. This 78-unit project that was built in 2 phases in 2004 and 2005. Capital needs assessment completed in 2015 indicated significant envelope and water intrusion issues. Comprehensive rehabilitation underway and currently at 50% completion.
7. \$17mm new construction project the Market District Commons. This 50-unit project is the culmination of 6 years of pre-development planning and is a cornerstone of an unprecedented level of investment in downtown revitalization. Project to break ground in March of 2019. 15 Project Based Section 8 vouchers awarded to the project. These units will be prioritized for veterans experiencing homelessness and people with disabilities.
8. \$32mm Rental Assistance Demonstration Preservation through New Construction Project. This 122-unit project will be two different sites in one financial transactions. In summary we are building the new project and in parallel Homes for Good is selling 100 single family homes and duplexes that receive a Public Housing rental/operating subsidy and converting these subsidies to a Section 8 subsidy that will be place into 100 newly constructed units. The overall project will produce 122 units 49 of which will be in Eugene (Taney Place) and the balance of 73 will be in Springfield (Hayden Bridge Meadows).

9. \$13mm new construction project The Commons on MLK. This 51 unit project is a powerful partnership with Lane County to implement the priorities/goals of the Poverty and Homelessness Board. The project has received the following capital commitments - \$3mm from OHCS for a non-competitive housing first project, \$500k from Trillium, \$750k from the Federal Home Loan Bank, \$540k from the Oregon Health Authority, \$500k from Pacific Source, \$1.1mm from the City of Eugene and we have two outstanding requests of \$500k each from Kaiser and Peace Health. The project has received the following supportive services commitments - \$180k from Pacific Source and we have two outstanding requests of \$250k each from Kaiser and Pacific Source. 51 Project Based Section 8 vouchers are tentatively awarded to the project.
10. Partnership with U of O School of Architecture (OregonBILDs) to design and build the homes.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Homes for Good has a very active Resident Advisory Board, including representatives from each of our programs and communities. There are twelve active members on the board and they meet eight times annually to provide feedback and direction on agency policies and plans. Homes for Good has also expanded the services available to all of our residents including the expansion of our on-site resident services programming, growth of our Family Self-Sufficiency program and the development of a new role focused on supporting Section 8 voucher holders achieve housing stability and success. We have also strengthened our partnerships with agencies such as Sponsors, Cornerstone Community Housing, Senior & Disabled Services, Food for Lane County and others to bring much needed services directly to the communities where our families live. For our residents who are interested in homeownership, our partnership with NEDCO provides the opportunity for individuals to participate in homeownership classes and access to resources to start them on the road to homeownership.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

HACSA is not designated as troubled. N/A

Discussion

AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)

Introduction

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City of Eugene will continue to provide CDBG funds to support a human services delivery system to address the needs of homeless persons. These resources will directly fund the outreach to homeless persons, especially unsheltered and assessing their individual needs. Public service funds will support Catholic Community Services, Food for Lane County, The Relief Nursery, First Place Family Center, St. Vincent de Paul's Lindholm Center Singles Access Center, and Womenspace, a women's shelter. All of these agencies work with homeless persons and all conduct assessments of individual needs.

Through the Continuum of Care, several of these agencies participate in a coordinated entry system which provides an assessment, prioritization and referrals to housing programs in the Continuum of Care. The Continuum of Care includes housing programs for homeless households funded by HUD's Emergency Solutions Grant (ESG) and Continuum of Care (CoC) grant programs. Agencies that participate can complete a Comprehensive Assessment with the household and refer them to the Central Wait List. The assessment includes a prioritization tool that determines the rank of the household on the wait list. Lane County staff maintains the wait list and provide referrals to housing providers.

In addition to operating funds for these agencies that serve unsheltered persons, funds are awarded for capital projects to improve their physical capacity. These funds are awarded competitively, and priority will be to meet the needs of agencies serving homeless persons. Capital improvements were recently completed using CDBG funds to expand the capacity of the Lindholm Center Singles Access Center. In addition funding has been allocated through this plan and a substantial amendment to support multiple additional capital facilities projects that will expand capacity to reach and serve homeless persons.

Addressing the emergency shelter and transitional housing needs of homeless persons

Supporting a human services delivery system to address the needs of homeless persons will directly fund the emergency and transitional housing needs of homeless persons. Funds have historically been

awarded to First Place Family Center and Womenspace which provide emergency housing.

In addition to operating funds for these agencies that serve unsheltered persons, funds are awarded for capital projects to improve their physical capacity. These funds are awarded competitively, and priority will be to meet the needs of agencies serving homeless persons and special needs populations that are at significant risk of homelessness. In addition funding has been allocated through this plan and a substantial amendment to support multiple additional capital facilities projects that will expand or preserve emergency shelter beds and transitional housing units.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City of Eugene will continue to provide CDBG funds to support a human services delivery system to address the needs of homeless persons and help them find permanent housing more quickly. Public service funds will support to Catholic Community Services, Food for Lane County, The Relief Nursery, First Place Family Center, St. Vincent de Paul's Lindholm Center Singles Access Center, and Womenspace, a women's shelter. All of these agencies work with homeless persons and all conduct assessments of individual needs.

Through the Continuum of Care, several of these agencies participate in a coordinated entry system which provides an assessment, prioritization and referrals to housing programs in the Continuum of Care. The Continuum of Care includes housing programs for homeless households funded by HUD's Emergency Solutions Grant (ESG) and Continuum of Care (CoC) grant programs. Agencies that participate can complete a Comprehensive Assessment with the household and refer them to the Central Wait List. The assessment includes a prioritization tool that determines the rank of the household on the wait list. Lane County staff maintains the wait list and provide referrals to housing providers.

In addition, the City of Eugene will continue to preserve and expand the supply of affordable housing so there are more units available for people and families transitioning from homelessness. As previously described, these projects are reviewed at the time of funding to ensure appropriate service partnerships

are in place to support special needs populations.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

The City of Eugene is working internally and externally to build systems and resources to prevent homelessness and help people successfully move from publicly funded institutions and systems of care to stable housing. At a systemic level, the City of Eugene is engaged in health care reform, youth homelessness prevention, and community justice reform efforts.

The City of Eugene will continue to support specific projects to expand housing opportunities for these populations. The City recently provided HOME funds to create 13 transitional housing units targeted to homeless youth in high school. Two current human service capital facilities projects will preserve transitional housing for individuals discharged from hospitals and youth correction facilities.

Discussion

As described in AP-55, the following activities will help address the housing and supportive service needs of non-homeless populations who need affordable housing.

The following projects are expected to be completed within the Action Plan period using HOME funds in Eugene and Springfield and CDBG funds in Eugene only.

Rental Rehabilitation Loan - Santa Clara Place (SVdP) received a Rental Rehabilitation Loan using CDBG funds. The project includes exterior improvements (painting). Santa Clara Place is comprised of 60 units at 50 percent of area median income. The 1, 2, and 3-bedroom units are suitable for families, seniors, and disabled persons. Of the total, it is estimated that 35 households will include persons with special needs.

Emergency Home Repair and Accessibility Improvements – The City of Eugene will make emergency and accessibility improvements using CDBG funds to 30 homes occupied by very low-income persons throughout Eugene. Of the total, it is estimated that 15 households will have one or more persons with

special needs.

Additional projects impacting 443 affordable housing units are underway but are not expected to be completed until the following program year. These projects include Market District Commons (Homes for Good), Commons on MLK (Homes for Good), Hayden Bridge Meadows (Homes for Good) and River Road Affordable Housing (SVdP), and Ya-Po-Ah Terrace.

Also, in 2018, the City of Eugene and Lane County contracted with Technical Assistance Collaborative to conduct a shelter feasibility study and homeless services system analysis (https://www.eugene-or.gov/DocumentCenter/View/45881/TAC-Report_Final). The two jurisdictions met on May 13, 2019, and are discussing an implementation plan regarding the recommendations of the feasibility study.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Eugene will continue to staff the Housing Policy Board (HPB) as a forum to identify and address barriers to affordable housing. The City of Eugene passed an ordinance in April 2019, creating a Construction Excise Tax that will be placed into an Affordable Housing Trust Fund. Eugene plans to supplement the funds annually. Planning is underway to address the distribution of the funds. In addition, over the next year, HPB will address issues relating to the Eugene rental housing code, rental tenant protections, inclusionary zoning, and other policy issues. In addition, staff plan to commence the Fair Housing planning process. Lastly, Eugene staff continue to work closely with other City staff in planning and building permits to ensure affordable housing projects do not encounter any barriers to development.

Discussion

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

Through its funding allocation, implementation of its housing programs, and continued collaboration with the City of Springfield and Lane County, Eugene will enhance coordination between public and private housing and social service agencies, develop institutional structure, and reduce the number of poverty-level families. Springfield will also strive to address obstacles to meeting underserved needs, foster and maintain affordable housing, and reduce lead-based paint hazards.

Actions planned to address obstacles to meeting underserved needs

Eugene will continue efforts to reach out to other stakeholders and partners to better address the needs of underserved persons. For example, there has been ongoing outreach to landlords to help those with housing assistance identify units they may rent. The Housing Policy Board will continue to serve as a forum for identifying obstacles and identifying actions to address those challenges.

Actions planned to foster and maintain affordable housing

Eugene will continue to use both CDBG and HOME funds to help preserve assisted affordable housing units that are currently a part of the affordable housing inventory. Staff expect to continue conversations with major affordable housing providers to identify project preservation needs. As part of these conversations, staff will also engage with other funders of affordable housing to identify other resources to preserve this stock. The City of Eugene will continue to utilize CDBG funds to support the rehabilitation of its affordable housing stock. Projects that are underway or recently completed include the rehabilitation of Olive Plaza (150 units of senior affordable housing), WestTown on 8th (102 units of affordable housing), Yapoah Terrace (210 units of senior affordable housing), and Santa Clara Place (60 units of affordable housing).

Actions planned to reduce lead-based paint hazards

Eugene will utilize CDBG to support rehabilitation of both homeowner and rental housing that may

contain lead-based paint hazards.

Actions planned to reduce the number of poverty-level families

Eugene continues to collaborate with Lane County and the City of Springfield in regional efforts to reduce the number of poverty level families through participation on the Intergovernmental Human Services Commission and Poverty and Homelessness Board. Eugene continues to provide financial support of human service agency operations through the Human Services Commission. In addition, the City of Eugene utilizes CDBG funds to provide business loans and microenterprise training that result in the creation of jobs available to low-income persons.

Actions planned to develop institutional structure

Eugene will continue to collaborate with non-profit affordable housing developers and community agencies, public agency partners, and private industry to develop and operate projects and programs to deliver the outcomes associated with the goals of this Action Plan. In addition, Eugene is engaged in efforts to connect affordable housing and community development activities to emerging institutional structures around homelessness, public health, financial stability, and early education.

Actions planned to enhance coordination between public and private housing and social service agencies

Eugene will continue to staff the Intergovernmental Housing Policy Board that brings together public officials from Eugene and Lane County as well as local public and private housing agencies. Eugene continues to participate in the Poverty and Homelessness Board that includes social service agencies.

Discussion

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	95.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(I)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Not applicable

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

Not applicable

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable

Attachments

Citizen Participation Comments

Eugene Springfield Action Plan - Citizen Comments

2020 HOME Allocation – Public Hearing, April 16, 2019

No comments were made during the public hearing and no written comments were received during the public notice period.

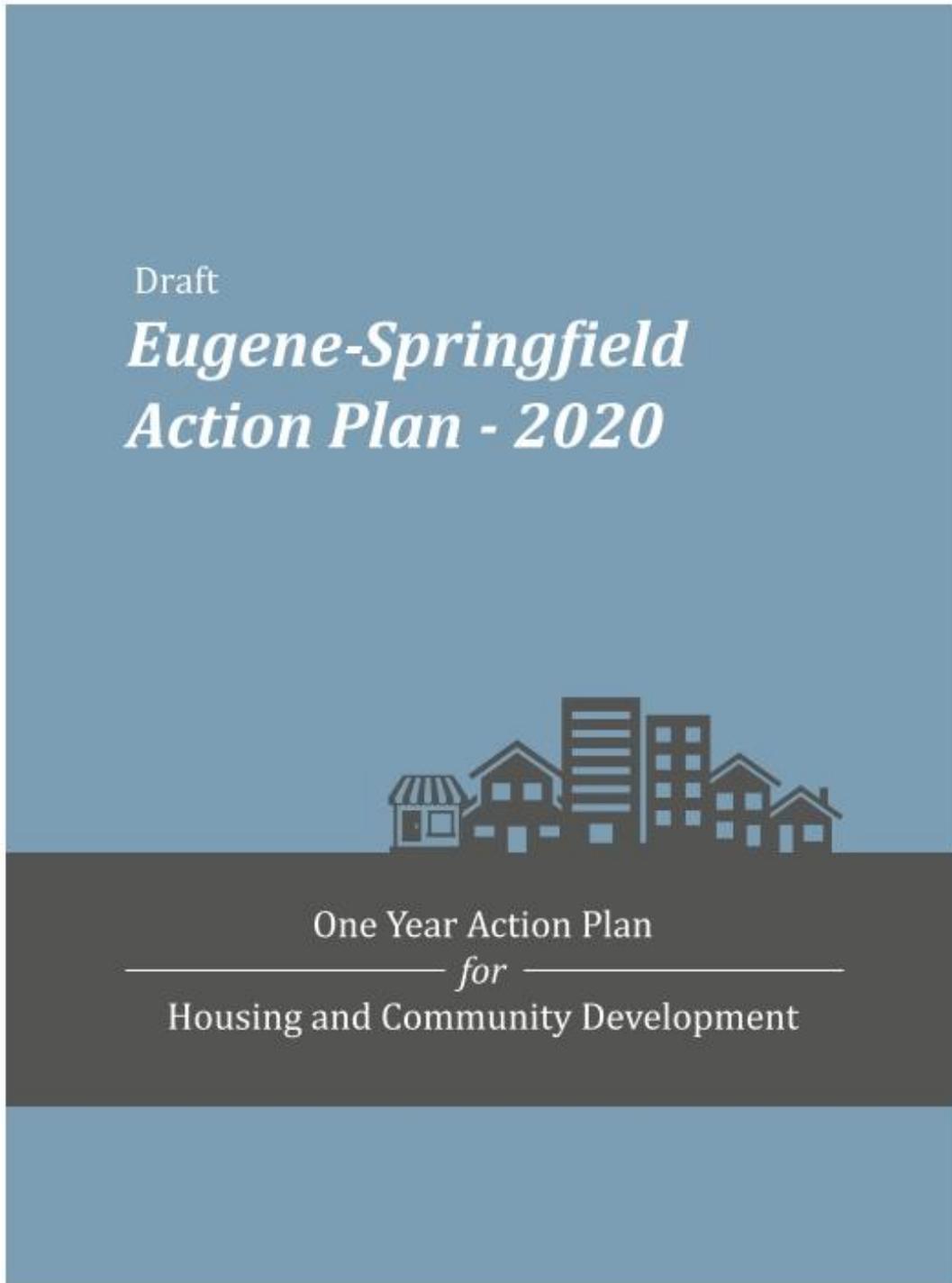
2020 CDBG Allocation – Public Hearing, April 2, 2019

No comments were made during the public hearing and no written comments were received during the public notice period.

Two letters in support of the CDBG Allocation were sent to Mayor Lucy Vinis and Eugene City Council. They were received after the public comment period ended.

The first letter dated May 24, 2019, was from Terrence R. McDonald, Executive Director of St. Vincent de Paul Society of Lane County, Inc. Mr. McDonald wrote in support of replenishing funds for the CDBG Rental Rehabilitation Loan program. He explained that these funds are useful for mid-scale improvements like replacing roofs and exterior painting. He noted that the loan program helps preserve existing affordable housing in the community.

The second letter, dated May 28, 2019, was from Amy Cabbage, Director of Real Estate Management at Cornerstone Community Housing. She wrote in favor of supporting the replenishment of the funds into the CDBG Rental Rehabilitation Loan program. Ms. Cabbage noted that it's significantly less expensive to maintain affordable housing than it is to replace it. Amy reviewed and supported the draft One-Year Action Plan.



Eugene-Springfield One-Year Action Plan - Fiscal Year 2020

The Eugene-Springfield 2020 One-Year Action Plan describes specific housing and community development actions and activities for the program year beginning July 1, 2019 and ending June 30, 2020 (City Fiscal Year 2020). This is the fifth 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 2020. 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 12, 2019. A 30-day public comment period commenced on March 17 and was completed at noon on April 16, 2019. A public hearing by the HOME Consortium Governing Board was held on April 16, 2019. No comments were made during the public hearing and no written comments were received. The Governing Board approved the HOME allocation on April 16, 2019. A summary of the Eugene-Springfield HOME Consortium funding sources and uses is provided as Attachment B.

The proposed HOME allocation is also provided to the Intergovernmental Housing Policy Board, which is a forum for ongoing communication with affordable housing advocates and developers. 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 2020 HOME allocation at the Housing Policy Board meeting on April 1, 2019. No public comments were made during the meeting.

Eugene – CDBG Allocation Process

The Eugene CDBG Advisory Committee reviewed and approved the draft recommendation for use of CDBG funds on March 13, 2019. A 30-day public comment period commenced on March 19 and was completed at 5:00 p.m. on April 17, 2019, and no written comments were received. Staff presented the proposed FY 2020 HOME allocation at the Housing Policy Board meeting on April 1, 2019. No public comments were made during the meeting.

A public hearing was held by the Eugene CDBG Advisory Committee on April 2, 2019. No comments were made during the public hearing and no written comments were received. The Advisory Committee made a final recommendation on April 2, 2019. 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 allocation of Consortium HOME funds and Eugene CDBG funds for FY 2020 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 C 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 2020, HOME Consortium funds and Eugene CDBG funds are proposed to be allocated to three of the four housing goals. These goals and the strategies as well as the proposed funding for FY 2020 are described below.

Increase the supply of affordable housing – Both HOME and Eugene CDBG will support increasing the supply of affordable housing with an emphasis on priority needs identified in the Consolidated Plan.

- **Housing Development** –\$1,333,196 in HOME funds will support 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** - \$60,757 in HOME funds will be provided for operating support to Community Housing Development Organizations (CHDOs) serving both cities.
- **Land Acquisition for Affordable Housing** – Eugene will use \$50,000 in CDBG funds to support activities related to acquiring a landbank site. Eugene intends to purchase land specifically for future development of affordable housing. The future 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, Eugene will continue efforts to preserve existing rental and ownership housing for low-income persons using CDBG funds. This program offers funds to nonprofits and private owners of rental units to finance a variety of improvements with loans at below-market interest rates and flexible terms. In addition, renters with disability needing accommodation can apply for grants or loans for accessibility improvements. The demand for housing rehabilitation and preservation remains strong in Eugene and the need for rental rehabilitation and home repairs is increasing as our existing housing stock ages. Eugene will use \$541,534 in CDBG funds to support rehabilitation of affordable rental units, emergency home repairs, and accessibility improvements for low-income homeowners, and project delivery costs.

Remove barriers to affordable and supportive housing – Eugene seeks opportunities to affirmatively further fair housing and 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 will continue to support fair housing activities to their residents in FY 2020. Services that will be provided will include operating a 24-hour Fair Housing Hotline, outreach and education, and enforcement of fair housing laws.
- **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 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 2020, 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 2020 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 will allocate \$330,000 in CDBG funds to the Human Services Commission to support public services for low- and very low-income persons. The amount allocated is estimated and is contingent on receiving program income from the prior year. If the program income is less than estimated, the amount allocated to fund Human Service Operations will be reduced. 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 will use \$250,000 for capital projects at critical human service facilities. These funds will be combined with previously allocated CDBG funds to support four projects selected through a Request for Proposals (RFP) process. This RFP targeted permanent structures where services are provided to primarily low-income, special needs populations, or persons experiencing homelessness. Projects selected through the RFP include a day access/food box distribution center, short-term transitional housing for homeless persons recovering medical issues, an early childhood facility, and transitional housing for homeless ex-offender youth. 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. Project must meet the CDBG definition of public facilities and meet a CDBG National Objective. It is anticipated all funds will be expended on the selected projects. If any funds remain they will be offered through the next RFP process.

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 Growth Fund to provide loans to local businesses resulting in job creation or retention. An estimated \$550,000 in CDBG funds will be used for loans and project delivery costs.
- **Eugene Microenterprise Training** - Eugene will allocate \$30,000 in CDBG funds for microenterprise training to benefit low-income business owners or person seeking to start a business.

Attachment A.

Eugene – Springfield 2015 Consolidated Plan Strategies to Address Priority Needs

Strategy	Priority Needs Addressed	Possible Examples	Measurements	Eugene/ Springfield HOME Consortium	Eugene CDBG	Springfield CDBG
Increase the supply of affordable housing (Consortium HOME and Community Development Block Grant)	Renters, Home Owners, Homeless, Special Needs	Land Acquisition. Development of new rental housing. Operating Support for Community Housing Development Organizations	Number of rental units constructed, reconstructed, acquired or preserved	600	50	
			Number of CHDO's Assisted	4		
			Housing for homeless added	20		
			Number of sites acquired		2	1
			Homeowner housing added		10	5
Rehabilitate existing housing stock affordable to low-income persons (Community Development Block Grant)	Renters, Homeless, Special Needs, Low-Income Areas, Home Owners	Continue and expand publicly supported rehabilitation and accessibility improvements.	Number of rental units rehabilitated		350	5
			Number of home owner units rehabilitated		150	200
Provide down payment assistance for home ownership (Community Development Block Grant)	Home Owners	Assist low-income residents with the first time purchase of a home.	Households assisted with direct assistance to home buyers		10	50
Remove barriers to affordable and supportive housing (Community Development Block Grant)	Renters, Home Owners, Homeless, Low Income Area Non Homeless Special Needs	Support programs that assure housing opportunities are provided without discrimination. Support Housing Policy Board. Update Fair Housing Plan.	Maintain Housing Policy board		Yes	Yes
			Number of fair housing events		20	5
			Maintain fair housing services		Yes	Yes
			Update Fair Housing Plan		Yes	Yes

Strategy	Priority Needs Addressed	Possible Examples	Measurements	Eugene/ Springfield HOME Consortium	Eugene CDBG	Springfield CDBG
Support a human services delivery system to address the needs of homeless persons and special needs populations (Community Development Block Grant)	Homeless, Special Needs	Fund capital improvements to facilities owned by non-profits. Fund non-profit services through the Human Services Commission.	Persons assisted with public facility activities		25,000	5,000
			Persons assisted with public service activities		110,000	65,000
			Number of public facilities improved		15	4
			Number of transitional or emergency beds added		20	5
Promote economic development and employment opportunities through the creation of jobs and business development (Community Development Block Grant)	Employment Opportunities	Provide below market financing to local businesses creating or retaining jobs. Provide micro-enterprise training and development opportunities.	Jobs created or retained		200	5
			Businesses assisted		50	1
			Micro business trainees		300	55
Make strategic investments to improve low income neighborhoods and other areas of slums and blight (Community Development Block Grant)	Renters, Owners, Homeless, Special Needs, Low Income Areas and Slums & Blight, Employment Opportunities	Provide financing for activities which eliminate slums and blight, including acquisition, clearance, rehab and historic preservation and economic development activities.	Businesses assisted with façade treatment or building rehab			2
			Number of projects completed		2	2
			Persons assisted with public facility activity		5,000	6,000

Attachment B.

Eugene – Springfield HOME Consortium

FY 2020 HOME Funding Allocation Summary

Sources of Funding

FY 2020 HOME Consortium Entitlement Grant	\$ 1,215,155
Program Income	
Program Income Received in FY 2019 (Estimated)	\$ 333,682
Program Income Expected in FY 2020 (Estimated)	\$ 300,000
Total Sources	\$ 1,848,837

Uses of Funding

Housing Development	\$ 1,333,196
CHDO Operating Support	\$ 60,757
Administration	
(10% New HOME Funds + 10% Program Income received in FY 2019)	\$ 154,884
Carry Forward to FY 2020 (Program Income Expected in FY 2020)	\$ 300,000
Total Uses	\$ 1,848,837

Eugene-Springfield One Year Action Plan – City Fiscal Year 2020

Attachment C.

Eugene Community Development Block Grant FY 2020 Funding Allocation Summary

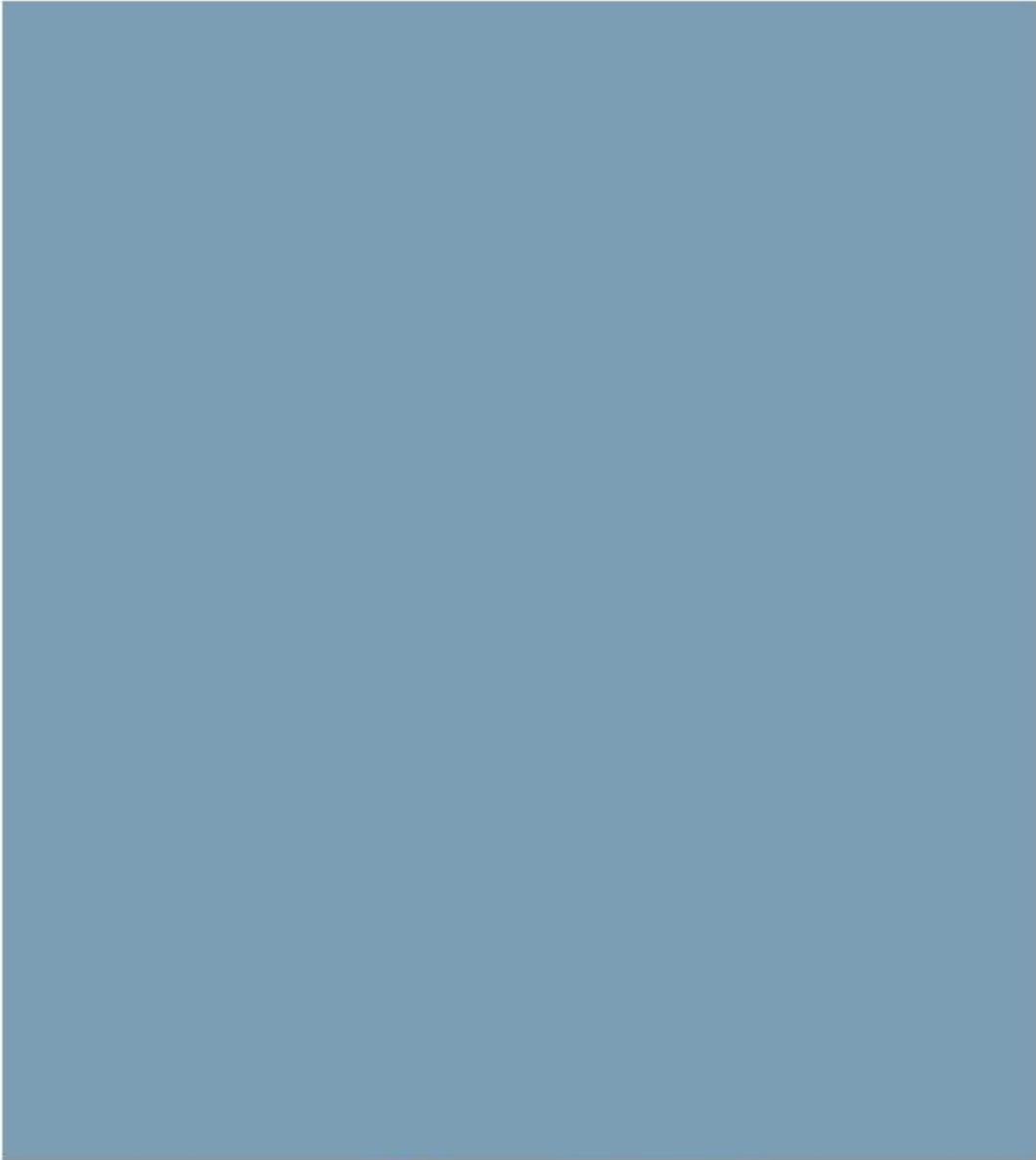
Sources of Funding

FY 2020 CDBG Entitlement Grant (Estimated)	\$ 1,391,534
Program Income	
FY 2020 Business Development Fund (Estimated)	\$ 550,000
FY 2020 Housing Rehabilitation Fund (Estimated)	\$ 250,000
Total Sources	\$2,191,534

Uses of Funding

Increase the Supply of Affordable Housing	
Land Acquisition	\$ 50,000
Rehabilitate Existing Housing	\$ 541,534
Support the Human Services Delivery System	
Human Services Operations	\$ 330,000
Human Service Capital Facilities	\$ 250,000
Economic Development	
Business Development Loan Fund and Project Delivery	\$ 550,000
Microenterprise Training	\$ 30,000
Administration	\$ 440,000
Total Uses	\$ 2,191,534

Eugene-Springfield One Year Action Plan – City Fiscal Year 2020



Application for Federal Assistance SF-424

16. Congressional Districts Of:
 * a. Applicant: * b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
 * a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="2,101,000.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="50,000.00"/>
* g. TOTAL	<input type="text" value="2,101,000.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?
 a. This application was made available to the State under the Executive Order 12372 Process for review on:
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.
 c. Program is not covered by E.O. 12372.

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
 Yes No
 If "Yes", provide explanation and attach:

21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)
 ** I AGREE
 ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: * First Name:
 Middle Name:
 * Last Name:
 Suffix:
 * Title:
 * Telephone Number: Fax Number:
 * Email:

* Signature of Authorized Representative:  * Date Signed:

Application for Federal Assistance SF-424		
*1. Type of Submission: <input type="checkbox"/> Pre-application <input checked="" type="checkbox"/> Application <input type="checkbox"/> Change/Corrected Application	*2. Type of Application: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision	*3. Location, when appropriate (line(s)): <input type="text"/> *4. Other (Specify): <input type="text"/>
*5. Date Received: 01/27/2017	*6. Application Year: 16-17-18-19-20	
*8a. Federal Entity Identifier: 53-1000000	*8b. Federal Award Identifier: <input type="text"/>	
State Use Only:		
*9. Date Received by State: <input type="text"/>	*7. State Application Identifier: <input type="text"/>	
9. APPLICANT INFORMATION:		
*a. Legal Name: <input type="text"/>		
*b. Employer/ taxpayer Identification Number (EIN) No: 00-0000000	*c. Organization DUNS: E312573019000	
d. Address:		
*Street: 55 West 100th Avenue	<input type="text"/>	
*City: Engle	<input type="text"/>	
*State: OR	OR OREGON	
*Country: USA, UNITED STATES	<input type="text"/>	
*Zip / Postal Code: 97101-3000	<input type="text"/>	
e. Organizational Unit:		
*Department Name: Administration Services	*Division Name: Administration Services	
f. Name and contact information of person to be contacted on matters involving this application:		
*Prefix: Mr.	*First Name: Stephen	<input type="text"/>
*Middle Name: A	<input type="text"/>	
*Last Name: Matajaga	<input type="text"/>	
*Suffix: <input type="text"/>	<input type="text"/>	
*Title: Principal Analyst	<input type="text"/>	
Organizational Affiliation:		
*City of Origin: <input type="text"/>	<input type="text"/>	
*Telephone Number: 503-694-1270	*Fax Number: 503-694-1274	
*Email: stephen.matajaga@cityofengle.gov		

Application for Federal Assistance SF-424

8. Type of Applicant (Select Applicant Type):
 State or Local Government
 Private Non-Profit Organization
 Private Business
 Other (Specify): _____

9. Name of Federal Agency:
 DE Department of Housing and Urban Development

10. Catalog of Federal Domestic Assistance Number:
 A-12345
 C-DA I ds:
 Housing Development Partnership Program / HOME Program

11. Funding Opportunity Number:
 H-123456789
 Title:

12. Competition Identification Number:

 Title:

13. Areas Affected by Project (Cities, Counties, States, etc.):

14. Descriptive Title of Applicant's Project:
 Housing Development Partnership Program

Attach supporting documents as specified in agency field office:

Application for Federal Assistance SF-424

16. Congressional Districts Of:
 * a. Applicant: * b. Program/Project:

Attach an additional list of Program/Project Congressional Districts if needed:

17. Proposed Project:
 * a. Start Date: * b. End Date:

18. Estimated Funding (\$):

* a. Federal	<input type="text" value="1,240,897.00"/>
* b. Applicant	<input type="text"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text"/>
* f. Program Income	<input type="text" value="531,484.00"/>
* g. TOTAL	<input type="text" value="1,840,897.00"/>

* 19. Is Application Subject to Review By State Under Executive Order 12372 Process?
 a. This application was made available to the State under the Executive Order 12372 Process for review on
 b. Program is subject to E.O. 12372 but has not been selected by the State for review.
 c. Program is not covered by E.O. 12372

* 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
 Yes No
 If "Yes", provide explanation and attach:

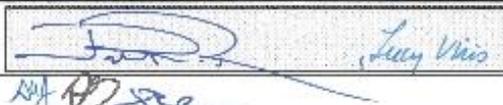
21. *By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 28, Section 1001)
 ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency award instructions.

Authorized Representative:

Title: * First Name:
 Middle Name:
 * Last Name:
 Suffix:

* Title:
 * Telephone Number: Fax Number:
 * Email:

* Signature of Authorized Representative:  * Date Signed:

ASSURANCES - CONSTRUCTION PROGRAMS

OMB Form 4240-1008
Expiration Date: 10/28/2012

Public reporting burden for this collection of information is estimated to average 15 minutes per response, including time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions for reducing this burden, to the Office of Management and Budget, Paperwork Reduction Project (0343-0042), Washington, DC 20503.

PLEASE DO NOT RETURN YOUR COMPLETED FORM TO THE OFFICE OF MANAGEMENT AND BUDGET, SEND IT TO THE ADDRESS PROVIDED BY THE SPONSORING AGENCY.

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the Awarding Agency. Further, certain Federal assistance awarding agencies may require application cards to add additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant, I certify that the applicant:

- | | |
|--|--|
| <p>1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capacity (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of project described in this application.</p> <p>2. Will give the awarding agency, the Comptroller General of the United States and, if appropriate, the State, the right to examine all records, books, papers, or documents related to the assistance; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.</p> <p>3. Will not dispose of, modify the use of, or change the terms of the real property title or other interest in the site and facilities without permission and instructions from the awarding agency. We record the Federal awarding agency directives and will include a covenant in the title of real property acquired, in whole or in part with Federal assistance funds to assure non-discrimination during the useful life of the project.</p> <p>4. Will comply with the requirements of the assistance awarding agency with regard to the drafting, review and approval of construction plans and specifications.</p> <p>5. Will provide and maintain competent and adequate engineering supervision at the construction site to ensure that the complete work conforms with the approved plans and specifications and will furnish progress reports and such other information as may be required by the assistance awarding agency or State.</p> <p>6. Will initiate and complain the work within the applicable time frame after receipt of approval of the awarding agency.</p> <p>7. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.</p> | <p>8. Will comply with the Intergovernmental Personnel Act of 1975 (42 U.S.C. §§4733-4755) relating to prescribed standards of merit systems for programs funded under one of the 19 statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 C.F.R. 300, Subpart F).</p> <p>9. Will comply with the Lead-Based Paint Poisoning Prevention Act (42 U.S.C. §§4901 et seq.) which prohibits the use of lead-based paint in construction or rehabilitation of residential structures.</p> <p>10. Will comply with all Federal statutes relating to non-discrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 U.S.C. §§1681-1699), and 1863-1866; which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. §794), which prohibits discrimination on the basis of handicap; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. §§6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Control and Treatment Act of 1972 (P.L. 92-255), as amended relating to non-discrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (P.L. 91-616), as amended relating to non-discrimination on the basis of alcohol abuse or dependence; (g) §§523 and 527 of the Public Health Service Act of 1972 (42 U.S.C. §§200 dd-3 and 200 ce-5), as amended relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII of the Civil Rights Act of 1968 (42 U.S.C. §§3601 et seq.), as amended, relating to non-discrimination in the sale, rental, or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to the application.</p> |
|--|--|

Previous Edition Usable

Authorized for Local Reproduction

Standard Form 4240 (Rev. 7-87)
Prescribed by GSA FPMR (41 CFR) 101-11.6

11. Will comply, or has already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (P.L. 91-848) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal and federally-assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
12. Will comply with the provisions of the Hatch Act (5 U.S.C. §§1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
13. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. §§275a to 276a-7), the Copeland Act (40 U.S.C. §276c and 18 U.S.C. §874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. §§327-333) regarding labor standards for federally-assisted construction subagreements.
14. Will comply with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
15. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11980; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. §§1451 et seq.); (f) conformity of Federal actions to State (Clean Air) implementation Plans under Section 175(c) of the Clean Air Act of 1955, as amended (42 U.S.C. §§7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended (P.L. 93-523); and, (h) protection of endangered species under the Endangered Species Act of 1973, as amended (P.L. 93-205).
16. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. §§1271 et seq.) related to protecting components or potential components of the national wild and scenic rivers system.
17. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. §470), EO 11595 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. §§466a-1 et seq.).
18. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act Amendments of 1995 and OMB Circular No. A-133, 'Audits of States, Local Governments, and Non-Profit Organizations.'
19. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations, and policies governing this program.
20. Will comply with the requirements of Section 105(g) of the Trafficking Victims Protection Act (TVPA) of 2000, as amended (22 U.S.C. 7104) which prohibits grant award recipients or a sub-recipient from: (1) Engaging in severe forms of trafficking in persons during the period of time that the award is in effect (2) Procuring a commercial sex act during the period of time that the award is in effect or (3) Using forced labor in the performance of the award or subawards under the award.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL <i>Lucy Vinos</i>	TITLE Mayor, City of Miami
APPLICANT ORGANIZATION City of Miami	DATE SUBMITTED June 5, 2019

SF-4240 (Rev. 7-87) Back

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan – It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

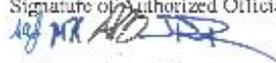
Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-111, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction --The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with Community Development Block Grant, HOME, Emergency Solutions Grant, and Housing Opportunities for Persons With AIDS funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 135.

Lucy Vitar
 Signature of Authorized Official

 Mayor, City of Eugene
 Title

6/3/19
 Date

Specific Community Development Block Grant Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR Parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by ITED.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include CDBG-assisted activities which the grantee certifies are assigned to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional CDBG Certification).

2. Overall Benefit. The aggregate use of CDBG funds, including Section 108 guaranteed loans, during program year(s) 2019 [a period specified by the grantee of one, two, or three specific consecutive program years], shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period.

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108 loan guaranteed funds, by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individual's engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

OPTIONAL Community Development Block Grant Certification

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Lucy Viles
Signature of Authorized Official
[Signature]
Mayor, City of Eugene
Title

6/3/19
Date

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, Subparts A, B, J, K and R.

Compliance with Laws -- It will comply with applicable laws.

Lucy Vizio
Signature of Authorized Official
Lucy Vizio
Mayor, City of Eugene
Title

6/2/19
Date

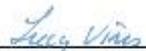
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If it plans to provide tenant-based rental assistance, the tenant-based rental assistance is an essential element of its consolidated plan.

Eligible Activities and Costs -- It is using and will use HOME funds for eligible activities and costs, as described in 24 CFR §§92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in §92.214.

Subsidy layering -- Before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing.



Signature of Authorized Official


Mayor, City of Eugene
Title

6/3/19
Date

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING CERTIFICATION:

Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.