

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

HOME Accomplishments for Eugene:

Market District Commons was completed in FY 2021 by Homes for Good Housing Agency constructed 49 one and two-bedroom apartments for low-income households, and one on-site manager unit. Fifteen of the units will use Project Based Vouchers rental assistance to target veterans and persons with disabilities experiencing homelessness and persons with developmental and intellectual disabilities.

Five additional developments with 252 affordable housing units are under construction or just completed construction including:

- The Commons on MLK- Homes for Good constructed a four story, 51-unit apartment building. The building provides permanent supportive housing for persons experiencing homelessness, with supportive services available at all times. Construction was completed in February 2021 and the project continues to lease up.
- Iris Place - St. Vincent de Paul Society of Lane County, Inc. was awarded CDBG-acquired land and HOME development funds to construct a 52-unit affordable housing development. Construction will be complete in Fall 2021.
- The Nel - Homes for Good will construct a 45-unit apartment building in downtown Eugene. The building will provide permanent supportive housing for persons experiencing homelessness. Construction began in Spring of 2021.
- The Lucy - Cornerstone Community Housing will construct a 35-unit affordable housing development. Construction is anticipated to start in Summer of 2022.

HOME Accomplishments for Springfield:

- Hayden Bridge Landing - Homes for Good constructed a 69-unit development targeted to very low-income households. Construction recently completed and the project continues to lease up.

Three CHDOs were supported using HOME funds.

CDBG:

Rehabilitate Existing Housing Stock

- Ya-Po-Ah Terrace Retirement Apartments- In FY 2021, Evergreen Union Retirement Association (EURA) completed the rehabilitation of 221 units (plus one on-site manager unit) dedicated to people aged 62 years and older.
- Prairie View Apartments – began in FY 2021. Exterior improvements will preserve 64 units.

Emergency minor Home Repair Program- Assisted 14 households, benefiting 4 people with disabilities and 11 homes occupied by elderly people.

Remove Barriers to Affordable and Supportive Housing- Eugene continues to engage area affordable housing providers, staff the Housing Policy Board, and work with the Fair Housing Council of Oregon (FHCO). Eugene utilized CDBG-CV funds to support Springfield-Eugene Tenant Association hotline for tenants, and to FHCO to deliver trainings about COVID-19 impacts and housing discrimination.

Support Human Services System- Eugene provided \$320,000 in CDBG and \$720,000 in CDBG-CV funds to support Public Services through the Lane County Human Services Commission for additional support to Public Services in response to COVID-19. These funds were for housing stabilization services including access to emergency rental payment, case management, legal services to prevent eviction due to COVID-19, and expanded homeless services.

Capital Improvements to Public Facilities- Improvements to ShelterCare’s Homeless Medical Recuperation program facility were completed in July 2019. The project included replacing the roof, repairing damaged stucco, and adding insulation and an HVAC unit to the food storage room. Capital improvement projects at McKay Lodge (Looking Glass), and Whiteaker School Community Center (Head Start) are underway.

Economic Development- Using CDBG funds the City contracted with Lane Small Business Development Center (Lane SBDC) and using CDBG-CV funds the City contracted with Centro Latino Americano to conduct microenterprise training for low-income individuals.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee’s program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Administration	CDBG: \$/ HOME: \$	Other	Other	0	0		0	0	

Improve low-income neighborhoods	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	0	0.00%			
Improve low-income neighborhoods	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	2	0	0.00%			
Increase the supply of affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$/ HOME: \$	Rental units constructed	Household Housing Unit	400	49	12.25%	80	49	61.25%
Increase the supply of affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$/ HOME: \$	Homeowner Housing Added	Household Housing Unit	50	0	0.00%			

Increase the supply of affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$/ HOME: \$	Housing for Homeless added	Household Housing Unit	100	12	12.00%			
Increase the supply of affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$/ HOME: \$	Other	Other	2	1	50.00%			
Promote economic development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	150	9	6.00%	30	9	30.00%
Promote economic development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	25	0	0.00%	5	0	0.00%
Promote economic development	Non-Housing Community Development	CDBG: \$	Other	Other	150	26	17.33%	30	26	86.67%
Provide down payment assistance	Affordable Housing		Direct Financial Assistance to Homebuyers	Households Assisted	20	0	0.00%			
Provide rental assistance	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	20	0	0.00%			
Rehabilitate existing housing stock	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	350	221	63.14%	70	221	315.71%

Rehabilitate existing housing stock	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	150	14	9.33%	30	14	46.67%
Remove barriers to affordable housing	Affordable Housing	CDBG: \$	Other	Other	20	8	40.00%	4	8	200.00%
Support human services system	Homeless Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	5371	26.86%			
Support human services system	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100000	14598	14.60%	20000	14598	72.99%
Support human services system	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Support human services system	Homeless Non-Homeless Special Needs	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	20	35	175.00%	20	35	175.00%
Support human services system	Homeless Non-Homeless Special Needs	CDBG: \$	Other	Other	5	2	40.00%	3	2	66.67%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan,

giving special attention to the highest priority activities identified.

Every project undertaken by the City of Eugene during FY 2021 with CDBG funds directly impacted the priority needs, identified in the 2020 Consolidated Plan: Renters, Homeowners, Homeless, Non-Homeless Special Needs Populations, and Employment Opportunities.

Rehabilitate Existing Housing Stock Eugene has made progress towards increasing and preserving affordable housing affordable to low- and moderate-income people and special needs populations. The two following rehabilitation projects were underway in FY 2021:

Ya-Po-Ah Terrace Retirement Apartments – EURA used CDBG funds for a substantial rehabilitation project to preserve 221 units (plus one on-site manager unit) for residents aged 62 years and older. Residents pay 30% of their income. Federal rent subsidies for 210 units are dedicated to low- and very low-income seniors who earn up to 50% of area median income. Construction was completed in FY 2021.

Prairie View Apartments– In FY 2021, Cornerstone Community Housing began exterior improvements at Prairie View Apartments, which provides 64 affordable units of various sizes to families, seniors, and disabled persons at or below 60% of area median income. The project is expected to be complete in FY 2022.

Emergency minor Home Repair and Accessibility Improvements Program assisted 14 households during the reporting year. Of these, 4 occupied by people with disabilities and 11 homes occupied by people who are elderly.

Capital Improvements to Public Facilities – The City of Eugene made progress on capital improvements to human service facilities approved by City Council as part of the FY 2016 Human Services Capital Facilities RFP. Rehabilitation of ShelterCare’s Homeless Medical Recuperation program facility was completed in FY 2020. Improvements included a new roof, repairs to damaged stucco, and adding new insulation and an HVAC unit to the food storage room. Due to the COVID-19 pandemic and staffing capacity, this project was not closed out in IDIS until FY 2021. In addition, work is underway at McKay Lodge (Looking Glass), and Whiteaker School Community Center (Head Start). Procurement for HVAC repair and roof replacement has started for McKay Lodge. Roof replacement and exterior repairs at Whiteaker School are complete. The kitchen at Whiteaker School will also be renovated and refinement of the scope of work and documents for procurement is in progress. These facilities serve thousands of people who are experiencing or at high risk of homelessness, people with disabilities, low- and very low- income households, and families each year.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	16,950	41
Black or African American	760	2
Asian	138	0
American Indian or American Native	448	0
Native Hawaiian or Other Pacific Islander	172	1
Total	18,468	44
Hispanic	3,261	5
Not Hispanic	16,969	42

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

As not all racial information is requested in the CR-10 table above, in total, 21,088 individuals were assisted with or by HOME and CDBG funds, including 2,400 who benefited from CDBG-CV funded programs or services.

Regarding CDBG, of the 221 units in the Ya-Po-Ah Terrace Retirement Apartments, 212 households completed the race and ethnicity information, while 9 did not disclose that information.

For HOME development, two households out of 49 total units in the Market District Commons did not report their racial or ethnic information. One household did not report a race category, but reported ethnicity as Hispanic. Two households reported race as American Indian or Alaska Native and White, which was not a choice on this screen.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,242,602	1,620,055
HOME	public - federal	2,229,557	1,588,545
Other	public - federal	2,221,350	680,249

Table 3 - Resources Made Available

Narrative

The resources made available are the resources we allocated in the PY20 Action Plan AP-15 Expected Resources for the year.

Other above for Resources Made Available includes \$365,173.32 of Section 108 & BEDI received and reported in IDIS during PY20 plus 1,856,177 of CDBG CV resources. Total of \$2,221,350.32.

Other above for Amount Expended During Program Year includes \$366,183.10 of Section 108 repaid to HUD in PY20 plus 314,065.94 of CDBG CV expenditures. Total of \$680,249.04.

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

N/A

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Use of CDBG and HOME funds continue to leverage other funds, particularly on housing development projects and business loans. Leveraging resources significantly increases the impact and value of the local subsidy. Eugene and Springfield developments have been able to leverage additional Federal funds, State funds, private bank funds, private donations, and local general funds. A detailed description of resources used to support affordable housing projects is located in the HOME section of this report. The Eugene CDBG narrative section identifies other relevant resources.

The City of Eugene tracks HOME match contributions on a continual basis to ensure compliance with applicable HOME program regulations which require a minimum 25% matching contribution. At the end of FFY19, the Eugene-Springfield HOME Consortium had an excess match of \$8,590,422 to be carried forward to the next program year. The HUD CPD Waivers and Suspensions of the HOME Program requirements in response to the COVID-19 pandemic allowed HUD to issue a 100% reduction of match liability in FFY20 and FFY21. Market District Commons still contributed \$11,273, and this is the last year that development's HOME match would be reported. The Iris Place, Commons on MLK, and Hayden Bridge Landing development projects also reported some HOME match for a total of \$94,129. The excess match to be carried forward in FFY21 is \$8,684,551.

The following is a list of non-federal public and private funding sources that are typically available for project development:

City Systems Development Charges - In 1997/98, the City Council approved an exemption for System Development Charges (SDC) for non-profit sponsored low income housing projects. Initially, up to \$115,000 in SDCs could be exempted each year. That annual amount has appreciated over time. If not used, the amount available for exemptions can be carried forward. These funds are eligible as HOME match.

Property Tax Exemptions - Twenty-year exemptions from property taxes have been awarded by the City of Eugene on a project-by-project basis to low-income housing developments since 1990. 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.

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 Funds invested into the project is eligible as HOME match.

Oregon Housing General Housing Account Program (GHAP) - Administered by the State of Oregon and funded with documentary stamp revenue, the program provide grants to construct new housing, to acquire and/or rehabilitate existing structures, or to operate housing for low or very-low income households. The full amount of the GHAP funds 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.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	8,590,422
2. Match contributed during current Federal fiscal year	94,129
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	8,684,551
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	8,684,551

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
1942-Market District	08/24/2018	11,273	0	0	0	0	0	11,273
1962-Commons MLK	10/21/2019	0	0	10,663	0	0	0	10,663
1966-Hayden Bridge	11/27/2019	1,250	0	0	0	0	0	1,250
1973- Iris Place	08/19/2019	52,830	18,113	0	0	0	0	70,943

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
250,105	859,030	871,009	0	238,126

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	12,922,630	0	0	0	0	12,922,630
Number	2	0	0	0	0	2
Sub-Contracts						
Number	47	0	0	0	3	44
Dollar Amount	10,594,869	0	0	0	95,534	10,499,335
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	12,922,630	552,181	12,370,449			
Number	2	1	1			
Sub-Contracts						
Number	47	3	44			
Dollar Amount	10,594,869	95,534	10,499,335			

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		3		2,877,408		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		1		22,319		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	2	0	0	1	0	1
Cost	97,032	97,032	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	12	12
Number of Non-Homeless households to be provided affordable housing units	49	265
Number of Special-Needs households to be provided affordable housing units	240	7
Total	301	284

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	49	49
Number of households supported through Rehab of Existing Units	252	235
Number of households supported through Acquisition of Existing Units	0	0
Total	301	284

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

The City of Eugene has made substantial progress towards increasing affordable housing affordable to low- and moderate-income people and special needs populations. Market District Commons was completed in FY21 with 49 units. While short of the annual 80 units expected, five new construction developments are underway with HOME funds which will contribute an additional 252 units (Commons on MLK - 51 units, Hayden Bridge Landing – 69 units, Iris Place – 52 units, The Nel – 45 units, and The Lucy – 35 units). In addition, 66 new affordable rental units have been proposed on a property acquired

with CDBG funds for a total of 318 new units underway. Regarding rehabilitation, Eugene rehabilitated 14 units in the Emergency Home Repair program and 221 units in the Rental Rehabilitation program, for a total of 235 units.

During the Action Plan, some of the data for the one-year goals was inputted incorrectly. In the first table above, the CDBG Rental Rehabilitation project at Ya-Po-Ah Terrace included 221 units for elderly persons, plus one on-site manager unit. The elderly persons and on-site manager were inputted as special needs, when 221 units are actually non-homeless, and the manager unit should not have been counted. The actuals include Homeless: 12 (Market District Commons), NonHomeless: 265 (34 Market District Commons, 10 Emergency Minor Home Repair, and 221 Ya-Po-Ah Terrace), and Special Needs: 7 (3 Market District Commons, 4 Emergency Minor Home Repair), for a total of 301 units. The actuals were 284 units. The difference included fewer rehabilitation units through the Emergency Minor Home Repair Program than expected, due to the pandemic (including the Stay-At-Home Order, limited contact with clients, limited access to contractors due to labor shortage).

Discuss how these outcomes will impact future annual action plans.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	139	27
Low-income	86	16
Moderate-income	10	6
Total	235	49

Table 13 – Number of Households Served

Narrative Information

For the purposes of reporting, extremely low-income is units for households earning 30% of AMI and below, low-income is 50% of AMI and below, and moderate-income is 80% of AMI and below. A spreadsheet showing the breakdown of these units by affordability level is available if further information is needed. All of the “moderate-income” households assisted with HOME funds were 60% AMI and below. Most of the households that benefited from the Emergency Home Repair program were extremely low- and low-income, with one household that was up to 80% AMI. Ya-Po-Ah Terrace Retirement Apartments preserved and enhanced 137 extremely-low income and 75 low-income and 9 moderate-income households through the Rental Rehabilitation program.

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

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

The City of Eugene provides annual funding to the Lane County Human Services Commission (HSC) for programs that support homeless and low-income individuals and families. A significant proportion of persons served by these agencies are homeless or at-risk of homelessness. Partnering agencies include Food for Lane County, The Relief Nursery, Catholic Community Services, St. Vincent de Paul, and Womenspace.

In addition to these HSC contracts facilitated by Lane County, in 2020 the City of Eugene engaged in direct outreach to unsheltered individuals both through a street outreach pilot project and via City staff in to provide basic needs support, COVID health and safety information, and connections to services. Based on the success of the street outreach pilot and the continuing need for outreach and basic needs support for unsheltered persons in Eugene, the City of Eugene and Lane County will be collaborating on an outreach contract with a social service provider in FY 2022 utilizing CDBG-CV3 funding.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City of Eugene provides CDBG funding to St. Vincent de Paul's First Place Family Shelter and the Annex shelter to help homeless families with children access emergency housing. HOME funds are being used to construct Market District Commons (Homes for Good Housing Agency) and The Commons on MLK (Homes for Good Housing Agency). Of the 49 units at Market District Commons, 15 will be using Project Based Vouchers rental assistance to target veterans and persons with disabilities experiencing homelessness. The Commons on MLK will provide permanent supportive housing for persons experiencing homelessness with supportive services available at all times. Construction for both developments is underway. Funding for emergency and transitional housing for survivors of domestic violence is provided through annual CDBG contributions to Womenspace. Improvements to human service facilities, with the use of CDBG and other leveraged community resources, also directly provide access to emergency and transitional housing and referral services to connect those in need.

In 2018, the City of Eugene and Lane County hired Technical Assistance Collaborative (TAC) to conduct a Public Shelter Feasibility Study and Homeless Service System Analysis in Lane County. TAC presented their final report during a Joint Lane County Board of Commissioners and Eugene City Council meeting in January 2019. Following the meeting, a steering committee including electeds, staff, and nonprofit representatives was formed to advise on the implementation of the recommendations. In FY 2020, Eugene and Lane County hired a Joint Housing and Shelter Strategist to implement the strategies in the TAC report. Money has been allocated to purchase a modular "sprung" shelter, invest in a mobile

outreach team, and establish a landlord outreach program. Additional funds were allocated in a contingency fund to support implementation of the recommendations.

The City also implements Winter Warming and Emergency Shelter Strategies in the winter, including supporting Egan Warming Centers in partnership with Springfield and Lane County via the Human Services Commission partnership. In June 2020, The City opened its first microsite, which is a location that provides transitional shelter to a small group of individuals experiencing homelessness. Up to six Conestoga huts or tents are allowed per site. The site is managed by a nonprofit social service provider.

Addressing the emergency shelter and transitional housing needs

In 2020 the City of Eugene provided funding to support numerous emergency shelter and transitional housing programs including St. Vincent de Paul's First Place Family Shelter, New Dawn - formerly known as Dusk to Dawn (a year-round safe-sleeping program for adults), Looking Glass Station 7 (youth shelter), the city's Rest Stop program (Conestoga huts for homeless adults, including peer support), and the Overnight Parking Program (homeless adults). The City also contributes to Winter Warming and Emergency Shelter Strategies in the winter, including supporting Egan Warming Centers in partnership with Springfield and Lane County via the Human Services Commission. In response to the COVID-19 pandemic the City also supported the expansion of several non-congregate options including new Designated Temporary Shelter Sites (sanctioned tent and vehicle sites with basic needs support for unsheltered adults), new microsites (transitional shelter for individuals experiencing homelessness. Up to six Conestoga huts or tents are allowed per site and the site is managed by a nonprofit social service provider), 5 new Rest Stop locations (as well as new navigation services support from Lane County) and additional capacity in the Overnight Parking program. HOME and other city funds were provided to support the construction of Market District Commons and The Commons on MLK (both Homes for Good Housing Agency). At Market District Commons, 15 units utilize Project Based Vouchers rental assistance to target veterans and persons with disabilities experiencing homelessness. The Commons on MLK provides 51 units of permanent supportive housing for persons experiencing homelessness including supportive services. Funding for emergency and transitional housing for survivors of domestic violence is provided through annual CDBG contributions to Womenspace. Improvements to human service facilities, with the use of CDBG and other leveraged community resources, also directly provide access to emergency and transitional housing and referral services to connect those in need. In FY 2020, Eugene and Lane County also hired a Joint Housing and Shelter Strategist to implement the homeless system recommendations made by the Technical Assistance Collaborative (TAC) in 2019. One of the TAC recommendations, a new 75-bed low barrier emergency shelter, is a collaborative project between Lane County and the City of Eugene and will be opening in July 2022.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after 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); and, receiving assistance from public or private agencies that

address housing, health, social services, employment, education, or youth needs

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

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Homes for Good of Lane County is the second largest Housing Authority in Oregon. Homes for Good is committed to providing safe, affordable, and energy-efficient housing for families and individuals, elderly citizens and persons with disabilities, whose income qualifies for Homes for Good's programs. Homes for Good provides housing and supportive services to over 5,000 Lane County families a year through its Section 8 Rental Assistance Program, Public and Affordable housing programs, as well as Resident Services and Energy Conservation. The Homes for Good Energy Services program is weatherizing around 300 homes each year for low-income renters and property owners. Homes for Good also operates a Family Self Sufficiency program. Homes for Good is an active Real Estate Developer and owns 1,685 housing units across Lane County.

Housing Stock

With nearly 65% of the public housing portfolio over 50 years old and most of the remainder over 30 years old, Homes for Good is balancing the need to provide additional low-income housing units with the need for significant expenditures for building envelope and site rehabilitation, as well as energy efficiency upgrades.

In October 2015, Homes for Good conducted a Green Physical Needs Assessment (GPNA) that has identified property deficiencies and provided recommendations for energy conservation measures, accessibility needs, and approach to marketability/livability. The Capital Fund Team prioritized their workload and 5 year plan capital projects plan based on the GPNA findings and the condition of the project envelopes. In 2021 Homes for Good will conduct new GPNAs on the entire portfolio.

In 2016 the Agency initiated the first phase of a Multi-Phase RAD transaction. This RAD transaction will allow Homes for Good to dispose of 112 inefficient public housing scattered site units. The first phase of this multi-phase transaction converted 12 units into RAD Project Based Vouchers in the Richardson Bridge Apartments. This project was completed in September of 2018. The 12 scattered sites were sold in mid-2018. Homes for Good is in the process of converting the subsidies from remaining 100 units into newly constructed affordable housing in two projects including 49 units at Taney Place in Eugene and 70 units at Hayden Bridge Meadows in Springfield. These two developments are currently under construction and will be completed in the Spring of 2021 and sale of the 100 units is underway. The Agency is also studying the feasibility of converting the remaining public housing portfolio through the RAD process.

In early 2017, Homes for Good contracted with Johnson Controls, Inc. to conduct an energy audit of all Homes for Good's public housing units, with the exception of the units destined to be disposed of under RAD. HUD's Energy Performance Contracting (EPC) program will allow Homes for Good to complete energy saving measures in the public housing units with borrowed funds and to repay the debt with a frozen HUD subsidy. The total project is approximately \$4.5M and includes such things as lighting

fixtures, water fixture aerators, low flow toilets, irrigation wells, windows, etc. The project is currently underway and is expected to be completed in early 2021.

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

The Resident Advisory Board is made up of residents from our different housing complexes and programs who meet monthly to assist in the development of policies and procedures that affect residents. Six complexes have active resident groups who utilize staff to assist them in setting up programs, classes, and events at their complexes to build a sense of community and help residents gain access to resources to stabilize their lives and move forward.

Homes for Good is promoting homeownership as an option to residents of public housing scattered sites and is working with interested residents to utilize our Section 8 Home Ownership program if they qualify. Homes for Good resident services staff is partnering with DevNW a local non-profit to provide homeownership classes to eligible public housing residents. To date 10 scattered site public housing residents have purchased either their home or another home

Actions taken to provide assistance to troubled PHAs

Homes for Good has not been identified as a troubled PHA.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken 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. 91.220 (j); 91.320 (i)

The City of Eugene continues to identify and implement strategies to remove and ameliorate barriers for the development of affordable and supportive housing. The City continues to actively engage area affordable housing providers and coordinate the Intergovernmental Housing Policy Board. There are an array of City programs designed to encourage in-fill and offset the costs of developing affordable housing. Specific policies include: the Controlled Income and Rent density bonus of up to 150% of normal density in R-1 zoned areas; allowing accessory dwellings up to 800 square feet on R-1 zoned properties, significantly reduced parking requirements for senior and special needs housing, a low income rental property tax exemption, and a system development charge grant program for affordable housing.

In March 2019, Eugene City Council directed staff to work with the Housing Policy Board to identify potential programs and policies to increase renters protections. The Renter Protections Committee was formed to identify tools and strategies to protect renters and prevent displacement in Eugene. The committee met seven times and identified recommendations for HPB including: support a tenant hotline, provide education for renters and landlords, provide rent assistance, and add rental protection City ordinances. The recommendations are expected to go to City Council in the next reporting period.

In May 2019, the City passed an ordinance establishing a construction excise tax in Eugene. The tax created a dedicated source of funding for affordable housing, called the Affordable Housing Trust Fund. The fund will support housing development projects and direct assistance programs that increase availability and access to affordable owner and renter occupied housing.

The City of Eugene is in the process of implementing a variety of Planning and Development projects. These include establishing Urban Reserves to prioritize land for future growth beyond Eugene's urban growth boundary, creating a Growth Monitoring Program that will regularly track development and use of land, and developing a parcel-specific land use diagram. Additionally, the City is implementing a suite of state housing laws to reduce barriers to building housing across all areas of the city. These laws include House Bill 2001, Senate Bill 458, and House Bill 2003. House Bill 2001 requires large cities in Oregon, including Eugene, to allow the development of "middle" housing including duplexes, triplexes, fourplexes, townhomes, and cottage clusters in all residentially zoned areas—including single-family zones. Senate Bill 458 allows those middle housing developments to be subdivided for purposes of ownership. House Bill 2003 then requires cities to develop a plan for tracking and achieving more affordable housing. Furthermore, the City will update the Housing chapter of the Comprehensive Plan to include language and policies that encourage equitable distribution of housing types.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

In addition to maximizing benefit with existing dollars, the City of Eugene continues to participate in collaboration and coordination with affordable housing partners, human service agencies, Lane County, the State of Oregon and HUD.

On March 10, 2021, Council reviewed the City's plan to draft the Housing Implementation Pipeline (HIP), which will set out the City's internal workplan over the next five years. It will create a policy framework connecting funding sources and actions, while clearly showing how actions meet goals identified across the housing continuum. The HIP will incorporate the City's existing tools and goals and identify opportunities to create new goals and explore implementation of new tools towards achieving housing affordability.

This work comes directly from the Housing Tools and Strategies action inventory work that was developed in 2019. Staff have been meeting throughout the spring and summer to identify areas of improvement for existing policies to be more aligned with the goal of increasing housing affordability and supply while also identifying gaps and creating a timeline for exploration of new policies. Staff anticipates presenting a first draft of the HIP to Council in the Fall of 2021.

During the reporting period, the City convened an Equity Panel comprised of local non-profit cultural service agencies. The Equity Panel convenes twice monthly to discuss and offer feedback on citywide topics, including housing, homelessness, and social service needs.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

The City of Eugene evaluates and reduces lead-based paint hazards for all CDBG and HOME projects in accordance with applicable requirements, though given the nature of the City's programs no houses were specifically made lead-free. Eugene places information concerning the applicability and compliance with lead rules in all files, and includes checklists to ensure compliance. For projects completed in FY 2021, lead activities included presumption or testing of disturbed components. In all instances where the Lead Safe Housing Rule is applicable, lead was presumed or tested, and a Lead Safe Work Practices (LSWP) certificate was obtained, LSWP were utilized and clearance achieved as required per 24 CFR part 35. In all instances of non-residential rehabilitation, lead is presumed or tested and all guidelines are followed for compliance as required by applicable federal EPA and state regulations.

In Eugene, for Homeowner units rehabilitated in the Emergency minor Home Repair and Accessibility Improvements program, for the units built before 1978, and where the paint would be disturbed, the project was kept under \$5,000 and within DeMinimis levels.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

The City of Eugene actively participates in the Lane County Human Services Commission and provides

CDBG and general fund dollars to agencies which serve and seek to reduce the number of poverty level families in the region. The City also participates in the advisory Lane County Poverty and Homelessness Board comprised of multiple government and private sector partners collaborating to evaluate policy and further recommendations to reduce poverty and homelessness. City supported economic development activities, including loans and microenterprise training, contribute to the creation of jobs available to low and moderate income people in Eugene, employment being a key factor in reducing poverty.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

The City of Eugene actively collaborates with other governmental agencies and private housing and social service agencies by staffing and participating in the intergovernmental Housing Policy Board, participation in the Lane County Human Services Commission, and by participating on the Poverty and Homelessness Board. During the reporting period the City convened an Equity Panel comprised of local non-profit cultural service agencies. The Equity Panel convenes twice monthly to discuss and offer feedback on citywide topics, including housing, homelessness, and social service needs.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

The City participates actively in coordinating between and collaborating with public and private housing and social service agencies. The Intergovernmental Housing Policy Board includes social service and housing providers and they continued robust participation during FY 2021. During FY 2021 the City also participated in the Lane County Homelessness and Poverty Board and the Human Services Commission which provides an ideal opportunity to coordinate between multiple public and private agencies.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

In order to uphold its commitment to affirmatively further fair housing and meet its federal obligation to engage in fair housing planning, Eugene completed a process in 2020 that involved comprehensive data collection, consultations with public and private agencies, and extensive community engagement. The result of this process was a document which examines laws, demographics related to population, housing and housing choice called the Analysis of Impediments to Fair Housing Choice, referred to as the City's Fair Housing Plan.

In FY 2021, the City of Eugene engaged in activities to address the impediments to fair housing choice.

Fair Housing Activities - Eugene contracted with the Fair Housing Council of Oregon (FHCO), a private non-profit agency. In FY 2021, FHCO provided intake and referrals for housing consumers, a hotline for landlords and property managers, and delivered four fair housing trainings which reached 185 people including the Eugene Planning Commission, Eugene realtors, post-secondary students, and Affordable

Housing Providers.

In response to COVID-19, Eugene recognized that members of protected classes under fair housing law were experiencing disproportionate impacts related to COVID-19 and on federally protected classes. CDBG-CV resources were used for additional fair housing trainings and fair housing services for members of protected classes. Fair Housing Council of Oregon was contracted with and provided four COVID-19 related trainings about illegal housing discrimination and impacts from the pandemic. Trainings were delivered to the Springfield Eugene Tenant Association, service providers disbursing emergency rent assistance, immigrant service providers/advocates, and other service providers. Additionally, Eugene supported the Springfield Eugene Tenant Association (SETA), a new local tenant hotline to take calls from members of protected classes. Calls included, but were not limited to, allegations of housing discrimination, questions about the eviction moratorium, and reasonable accommodation. In the most recent report, SETA noted that based on self-reports, they heard from people with disabilities, elders, voucher holders, families with children, racial and ethnic minorities, LGBTQIA+ persons, and survivors of domestic violence who are experiencing discrimination. The majority of all callers had questions related to COVID-19, many of whom were low-income and resided in Eugene.

It is also notable that the City of Eugene provides significant community support for housing related concerns and discrimination complaints through the City's Human Rights and Neighborhood Involvement Office.

Housing Accessibility Improvements - Eugene continues to operate its housing rehabilitation and emergency home repair programs. Many rehabilitation projects include some aspect of accessibility, adaptability, or visitor accessibility. Rental property owners who utilize rental rehabilitation loans are required to make at least 5% of the units accessible to the extent feasible. Each property is assessed relative to its existing features, and accessibility guidelines are applied as practicable.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The City of Eugene conducts regular monitoring of HUD program activities in accordance with the CDBG Policies and Procedures manual. A project manager is assigned to each Federally-funded project, who reviews a project for compliance throughout the implementation of the project. City staff review the status of CDBG contracts and performance throughout the year and work directly with sub recipients to address any concerns or issues.

Public Service monitoring is conducted in conjunction with the Lane County Human Services Commission (HSC). Both Lane County and each subrecipient of public services funds are monitored by Eugene and Springfield on an annual basis. For non-HSC contracts, City staff reviews the status and performance of their CDBG-contract on an ongoing basis and works directly with the agency to address any concerns or issues.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Community members are provided with reasonable notice and multiple opportunities to comment on performance reports through announcing the CAPER and 15-day public comment period in The Register-Guard newspaper, posting on two pages of the City of Eugene website, at Housing Policy Board, and to over 430 community members through various Community Development interested parties lists. In addition, the CAPER was sent through Lane County's Human Services Forum to 203 recipients, and through the City's Human Rights and Neighborhood Involvement distribution lists. Notification was sent directly to the City's Equity Panel's 18 members to representatives from numerous agencies serving BIPOC (Black, Indigenous, People of Color) community members and community members with disabilities. Prior to COVID-19, a paper copy of the CAPER and Executive Summary were available for public review in our office. As our office is currently closed to the public due to COVID-19, a paper copy could be provided upon request. Through all of these forms of media and communication, service providers and community members, which include minorities, non-English speaking persons, and

persons with disabilities have access and are included in our interested parties lists and are encouraged to provide feedback on the CAPER.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

No changes

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

As the lead entity of the HOME Consortium, Eugene performs inspections for Eugene and Springfield HOME properties. Monitoring information is collected annually related to income and rent compliance, and financial capacity information for developments with ten or more HOME units. On-site inspections of affordable rental units are conducted on a one-, two-, and three-year cycle based on a risk analysis and previous monitoring performance. City of Eugene uses the HUD Uniform Physical Conditions Standards (UPCS) for physical inspections. The Eugene-Springfield HOME Consortium is actively participating in the Streamlining Compliance Initiative (SCI), which is a partnership between the HOME Consortium and Oregon Housing and Community Services (OHCS). Developments identified as having both HOME and Low-Income Housing Tax Credits (LIHTCs) are monitored jointly by City of Eugene and OHCS.

Tenant eligibility and rent monitoring was performed for all properties in the HOME affordability period. HUD issued a memo outlining Availability of Waivers and Suspensions of the HOME Program Requirements in Response to the COVID-19 Pandemic on April 10, 2020. Eugene submitted a request for waiver of the On-Site Inspections of HOME-assisted Rental Housing through the waiver period. HUD approved the waiver request and no on-site inspections were performed during the waiver period. The waiver was extended through September 30, 2021. No properties received physical inspections or on-site file inspections during FY 2021.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

HOME Program income was earned by Springfield in repayments to their SHOP down payment assistance program, as beneficiaries paid back the loans. Eugene earned HOME Program Income from the HAP downpayment assistance program and incremental payments on HOME loans for developments within their HOME affordability periods. Eugene also received a \$700,000 repayment of an interim construction loan for Market District Commons.

Describe other actions taken to foster and maintain affordable housing. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 91.320(j)

Through the HOME consortium the Cities of Eugene and Springfield continue to build capacity of Community Housing Development Organizations (CHDOs) through annual operating support. Springfield and Eugene expended \$63,998 in HOME funds for operating support to CHDOs serving both cities. There are three active CHDOs serving the Eugene-Springfield area: St. Vincent de Paul Society of Lane County, Inc. (SVDP), Cornerstone Community Housing (Cornerstone), and DevNW. The Consortium monitored and recertified each CHDO prior to entering into an operating support contract. The Consortium expects to certify three CHDOs in the next fiscal year.