

Appendix B- Five Year Financial Forecast HIP Period (FY23-FY27)

The tables below show a five-year financial forecast of projected expenditures from existing sources across the housing continuum over the HIP period (FY23-FY27) as of November 2021. For each year, the funding sources are shown across the top and the projected expenditures by category of service are shown down the side. After the tables is an explanation of acronyms, funding sources, categories of service, and the assumptions made to create the projections shown in the tables

FY23		HIP yr 1	FY23									
			AHTF	CDBG	CDBG-CV	HOME	HARP	MUPTF Fee Rev	SDC Exemption	General Fund	CSI	Total - Known Sources
Homelessness	Prevention Services	Fair Housing		\$ 15,000	\$ -							\$ 15,000
		Emergency Minor Home Repair		\$ 75,000								\$ 75,000
		Direct Rent Assistance	\$ 100,000									\$ 100,000
		Direct Mortgage Assistance	\$ 215,000									\$ 215,000
		Housing Rehabilitation		\$ 762,167								\$ 762,167
	Social Services	Emergency Shelter						\$ 18,000		\$ 3,767,618	\$ 637,800	\$ 4,423,418
		Service Provider Facilities Improvements (SPFI)		\$ -								\$ -
		Public Services / Human Services		\$ 300,000	\$ 200,000					\$ 896,000	\$ 730,600	\$ 2,126,600
	Enforcement / Em. Response	Right of Way Cleanup/Parks Cleanup/Downtown Sanitation							\$ 844,337	\$ -	\$ -	\$ 844,337
			<i>subtotal Homelessness</i>	\$ 315,000	\$ 1,152,167	\$ 200,000	\$ -	\$ -	\$ 18,000	\$ -	\$ 5,507,955	\$ 1,368,400
Housing Development	Landbank		\$ -									\$ -
	Community Housing Development Org Operating				\$ 66,540	\$ 118,216						\$ 184,755
	Housing Development	\$ 1,015,588			\$ 994,691	\$ 1,437,506	\$ 42,000	\$ 245,300				\$ 3,735,085
		<i>subtotal Housing Development</i>	\$ 1,015,588	\$ -	\$ -	\$ 1,061,230	\$ 1,555,721	\$ 42,000	\$ 245,300	\$ -	\$ -	\$ 3,919,840
		Total	\$ 1,330,588	\$ 1,152,167	\$ 200,000	\$ 1,061,230	\$ 1,555,721	\$ 60,000	\$ 245,300	\$ 5,507,955	\$ 1,368,400	\$ 12,481,362

FY24		HIP yr 2	FY24									
			AHTF	CDBG	CDBG-CV	HOME	HARP	MUPTF Fee Rev	SDC Exemption	General Fund	CSI	Total - Known Sources
Homelessness	Prevention Services	Fair Housing		\$ 15,000	\$ -							\$ 15,000
		Emergency Minor Home Repair		\$ 75,000								\$ 75,000
		Direct Rent Assistance	\$ 100,000									\$ 100,000
		Direct Mortgage Assistance	\$ 215,000									\$ 215,000
		Housing Rehabilitation		\$ 102,820								\$ 102,820
	Social Services	Emergency Shelter						\$ 49,500		\$ 92,868	\$ 651,200	\$ 793,568
		Service Provider Facilities Improvements (SPFI)		\$ 676,985								\$ 676,985
		Public Services / Human Services		\$ 300,000	\$ -					\$ 896,000	\$ 750,300	\$ 1,946,300
	Enforcement / Em. Response	Right of Way Cleanup/Parks Cleanup/Downtown Sanitation							\$ 1,576,925	\$ -	\$ -	\$ 1,576,925
			<i>subtotal Homelessness</i>	\$ 315,000	\$ 1,169,805	\$ -	\$ -	\$ -	\$ 49,500	\$ -	\$ 2,565,793	\$ 1,401,500
Housing Development	Landbank		\$ -									\$ -
	Community Housing Development Org Operating				\$ 67,870	\$ 118,216						\$ 186,086
	Housing Development	\$ 1,015,588			\$ 1,011,885	\$ 1,437,506	\$ 115,500	\$ 252,700				\$ 3,833,178
		<i>subtotal Housing Development</i>	\$ 1,015,588	\$ -	\$ -	\$ 1,079,755	\$ 1,555,721	\$ 115,500	\$ 252,700	\$ -	\$ -	\$ 4,019,265
		Total	\$ 1,330,588	\$ 1,169,805	\$ -	\$ 1,079,755	\$ 1,555,721	\$ 165,000	\$ 252,700	\$ 2,565,793	\$ 1,401,500	\$ 9,520,862

FY25		HIP yr 3	FY25									
			AHTF	CDBG	CDBG-CV	HOME	HARP	MUPTFE Fee Rev	SDC Exemption	GF	CSI	Total - Known Sources
Homelessness	Prevention Services	Fair Housing		\$ 15,000	\$ -							\$ 15,000
		Emergency Minor Home Repair		\$ 75,000								\$ 75,000
		Direct Rent Assistance	\$ 100,000									\$ 100,000
		Direct Mortgage Assistance	\$ 215,000									\$ 215,000
		Housing Rehabilitation		\$ 96,455								\$ 96,455
	Social Services	Emergency Shelter						\$ 90,000		\$ 94,818	\$ 664,800	\$ 849,618
		Service Provider Facilities Improvements (SPFI)		\$ -								\$ -
		Public Services / Human Services		\$ 300,000	\$ -					\$ 896,000	\$ 770,800	\$ 1,966,800
	Enforcemnt / Em. Response	Right of Way Cleanup/Parks Cleanup/Downtown Sanitation								\$ 408,397	\$ -	\$ 408,397
			<i>subtotal Homelessness</i>	\$ 315,000	\$ 486,455	\$ -	\$ -	\$ -	\$ 90,000	\$ -	\$ 1,399,215	\$ 1,435,600
Housing Development	Landbank		\$ 701,292								\$ 701,292	
	Community Housing Development Org Operating				\$ 69,228	\$ -					\$ 69,228	
	Housing Development	\$ 1,015,588			\$ 1,029,422	\$ -	\$ 210,000	\$ 260,300			\$ 2,515,310	
		<i>subtotal Housing Development</i>	\$ 1,015,588	\$ 701,292	\$ -	\$ 1,098,650	\$ -	\$ 210,000	\$ 260,300	\$ -	\$ -	\$ 3,285,830
		Total	\$ 1,330,588	\$ 1,187,746	\$ -	\$ 1,098,650	\$ -	\$ 300,000	\$ 260,300	\$ 1,399,215	\$ 1,435,600	\$ 7,012,100

FY26		HIP yr 4	FY26									
			AHTF	CDBG	CDBG-CV	HOME	HARP	MUPTFE Fee Rev	SDC Exemption	General Fund	CSI	Total - Known Sources
Homelessness	Prevention Services	Fair Housing		\$ 15,000	\$ -							\$ 15,000
		Emergency Minor Home Repair		\$ 75,000								\$ 75,000
		Direct Rent Assistance	\$ 157,500									\$ 157,500
		Direct Mortgage Assistance	\$ 157,500									\$ 157,500
		Housing Rehabilitation		\$ 815,996								\$ 815,996
	Social Services	Emergency Shelter						\$ 142,500		\$ 96,904	\$ 679,400	\$ 918,804
		Service Provider Facilities Improvements (SPFI)		\$ -								\$ -
		Public Services / Human Services		\$ 300,000	\$ -					\$ 896,000	\$ 792,500	\$ 1,988,500
	Enforcemnt / Em. Response	Right of Way Cleanup/Parks Cleanup/Downtown Sanitation								\$ 414,742	\$ -	\$ 414,742
			<i>subtotal Homelessness</i>	\$ 315,000	\$ 1,205,996	\$ -	\$ -	\$ -	\$ 142,500	\$ -	\$ 1,407,646	\$ 1,471,900
Housing Development	Landbank		\$ -								\$ -	
	Community Housing Development Org Operating				\$ 70,612	\$ -					\$ 70,612	
	Housing Development	\$ 1,015,588			\$ 1,047,311	\$ -	\$ 332,500	\$ 268,100			\$ 2,663,499	
		<i>subtotal Housing Development</i>	\$ 1,015,588	\$ -	\$ -	\$ 1,117,923	\$ -	\$ 332,500	\$ 268,100	\$ -	\$ -	\$ 2,734,111
		Total	\$ 1,330,588	\$ 1,205,996	\$ -	\$ 1,117,923	\$ -	\$ 475,000	\$ 268,100	\$ 1,407,646	\$ 1,471,900	\$ 7,277,154

FY27		HIP yr 5	FY27									
			AHTF	CDBG	CDBG-CV	HOME	HARP	MUPTF Fee Rev	SDC Exemption	General Fund	CSI	Total - Known Sources
Homelessness	Prevention Services	Fair Housing		\$ 15,000	\$ -					\$ -		\$ 15,000
		Emergency Minor Home Repair		\$ 75,000						\$ -		\$ 75,000
		Direct Rent Assistance	\$ 157,500							\$ -		\$ 157,500
		Direct Mortgage Assistance	\$ 157,500							\$ -		\$ 157,500
		Housing Rehabilitation		\$ 83,145						\$ -		\$ 83,145
	Social Services	Emergency Shelter						\$ -		\$ 99,133	\$ 695,000	\$ 794,133
		Service Provider Facilities Improvements (SPFI)		\$ 751,298						\$ -		\$ 751,298
		Public Services / Human Services		\$ 300,000	\$ -					\$ 896,000	\$ 815,600	\$ 2,011,600
	Enforcement / Em. Response	Right of Way Cleanup/Parks Cleanup/Downtown Sanitation								\$ 421,521	\$ -	\$ 421,521
			<i>subtotal Homelessness</i>	\$ 315,000	\$ 1,224,443	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,416,654	\$ 1,510,600
Housing Development	Landbank		\$ -						\$ -		\$ -	
	Community Housing Development Org Operating				\$ 72,025	\$ -			\$ -		\$ 72,025	
	Housing Development	\$ 1,015,588			\$ 1,065,557	\$ -	\$ -	\$ 276,100	\$ -		\$ 2,357,245	
		<i>subtotal Housing Development</i>	\$ 1,015,588	\$ -	\$ -	\$ 1,137,582	\$ -	\$ -	\$ 276,100	\$ -	\$ -	\$ 2,429,270
		Total	\$ 1,330,588	\$ 1,224,443	\$ -	\$ 1,137,582	\$ -	\$ -	\$ 276,100	\$ 1,416,654	\$ 1,510,600	\$ 6,895,967

Acronyms & Terminology	Name	Funding Details, Definitions & Assumptions
AHTF	Affordable Housing Trust Fund	<p>In 2016, Oregon Legislature passed Senate Bill 1533 authorizing Oregon cities and counties to establish a construction excise tax (CET) on commercial and residential improvements. The tax applies to all improvements which result in a new structure, additional square footage to an existing structure, or addition of living space to an existing structure. In May 2019, the City Council passed Ordinance No. 20609 establishing the tax in Eugene. The tax creates a dedicated source of funding for affordable housing, called the Affordable Housing Trust Fund. This fund will pay for projects and programs that increase availability and access to owner- and renter-occupied housing that is affordable to lower income community members (100% AMI and below).</p> <p>For the HIP period, staff assumed no annual escalation of revenue and assumed that the General Fund would continue to make annual contributions to the AHTF. Staff modeled allocation of the annual expenditures based on the FY22 allocation with a 75/25 split between housing development and direct assistance. The “housing development” row for the AHTF column also includes the required contribute to the State for direct homeownership assistance within Eugene (15% of residential CET collected).</p> <p>The units forecast in Appendix C is based on the AHTF RFPs supporting both rental and homeownership development with an estimate result of the AHTF supporting 222 rental units and 100 homeownership units coming online during the HIP period. Although projects will be awarded AHTF resources in FY26 and FY27 RFPs, no units from those projects will come online before the end of the HIP period.</p>
ARPA Funds	American Rescue Plan Act	<p>The American Rescue Plan Act of 2021 is a \$1.9 trillion coronavirus rescue package designed to facilitate recovery from the devastating economic and health effects of the COVID-19 pandemic. The City will receive \$3.5M in ARPA funding from the State to support the City's temporary shelter expansion, which is not included in the tables above because the funding is in FY22. The City will receive an additional direct allocation of \$35.9M. This allocation will be received in two tranches of \$17.9M with the first half received on June 1, 2021, and the second half to be provided in June 2022. From the first allocation, during FY22 Supplemental Budget Council designated approximately \$3.6M toward unhoused Camping Response, \$5.3M toward Safe Sleep Sites (including the \$3.5M allocation from the State), and \$1.9M for other Unhoused Community Response Services. Council also allocated an initial investment in City Fee Assistance for Income Qualified Housing of \$2,287,000.</p>
CDBG	Community Development Block Grant	<p>The Community Development Block Grant (CDBG), one of the longest-running programs of HUD (the U.S. Department of Housing and Urban Development), funds local community development activities with the stated goal of providing affordable housing, anti-poverty programs, and infrastructure development. Programs are aimed to improve the lives of low-and moderate-income individuals. For the above tables, staff modeled allocation of the annual entitlement to</p>

		include focusing spending on purchase of an additional landbank property, two years of rental rehab investments, and two years of Service Provider Facility Improvement (SPFI) investments. The actual allocations in those years will be subject to the Consolidated Plan and the normal allocation process, which includes the CDBG-Advisory Committee, public comment period, and Council action.
Acronyms & Terminology	Name	Funding Details, Definitions & Assumptions
CDBG-CV	Community Development Block Grant - Coronavirus	In March 2020, the federal CARES Act (Coronavirus Aid, Relief, and Economic Security Act) included a special allocation of CDBG funding to help local communities prevent, prepare, and respond to coronavirus. This CDBG-CV funding was a separate grant from the entitlement CDBG grants the City receives on an annual basis from HUD. Council approved the allocation of CV funding in two allocations (CV1 on July 27, 2020 and CV3 on April 26, 2021).
General Fund		General Fund in the tables above is for social services, including human services contribution and emergency shelter.
HOME	Home Investment Partnership Program	<p>The HOME Investment Partnership Program is a federal program administered by HUD to expand affordable housing opportunities for low-income persons. Eugene and Springfield receive HOME funds jointly as the Eugene-Springfield HOME Consortium.</p> <p>For the above tables, staff modeled a 2% annual escalation in grant revenue and an allocation of the annual entitlement based on the FY22 allocation with 15% for Community Housing Development Organization funding and administration, and the remainder for housing development (split 76% for Eugene and 24% for Springfield). The units forecast in Appendix C is based on the HOME RFPs focusing on PSH in two years of the HIP period. The actual allocations and RFP focuses will be subject to the Consolidated Plan and the normal allocation process, which includes public comment and action by the HOME Consortium Governing Board.</p>
HOME-ARP (HARP)	HOME Investment Partnership Program – American Rescue Plan	In response to the COVID-19 pandemic, the American Rescue Plan Act of 2021 provided \$5 billion through the HOME Investment Partnership Program to the jurisdictions that qualified for FY21 HOME funds. Jurisdictions may use the one-time funds to expand housing opportunities specifically for people experiencing homelessness, at imminent risk of homelessness, and other vulnerable populations. Eugene and Springfield will receive approximately \$4.7M HARP funds jointly through the Eugene-Springfield HOME Consortium. The units forecast in Appendix C is based on the HARP RFPs focusing on two PSH RFPs. The actual focus of those RFPs and the timing will be determined by the HOME Consortium Governing Board. Before the HARP funds can be offered through an RFP process, Eugene and Springfield must engage in an allocation process that includes public comment, consultation with specific stakeholders, and development of an allocation plan to be approved by HUD in 2022. The HOME Consortium may expend HARP funds through September 2030.
Housing Development		This funding category in the tables above includes purchase of landbank property with CDBG funds, Community Housing Development Organization operating with HOME funds, and contributions to the construction of new units with funding from the

		AHTF, HOME, SDC Exemption, existing Downtown Urban Renewal, and fee revenue from MUPTTE projects.
Acronyms & Terminology	Name	Funding Details, Definitions & Assumptions
MUPTTE Fee Revenue	Fee Revenue from Multi-Unit Property Tax Exemption (MUPTTE) Projects	<p>MUPTTE fee revenue is a combination of a specific project requirement (a “payment in lieu of affordable housing” for the HUB on Broadway, totaling \$1.03M). For the above tables, staff modeled revenue payments from the HUB with 30% of the funds focused on unhoused/unsheltered and 70% of the funds focused on Affordable Housing development.</p> <p>Although not forecasted, it is possible that during the HIP period, this funding source could also include revenue from the programmatic requirement (fees collected from projects that choose to meet the MUPTTE’s moderate-income housing requirement by paying back 10% of their total MUPTTE 10-year benefit).¹</p>
SDC Exemption	Low-Income Housing SDC Exemption Program	SDC Exemption in the tables above include the amounts for the existing Low-Income Housing SDC Exemption program. The State enabled local governments to exempt Affordable Housing developments from paying Systems Development Charges (SDCs) during the building permitting process. City SDCs are exempted through the program up to a set cap. (See page 21.) SDCs from other agencies, such as MWMC and EWEB are not included in this City exemption.
Social Services		This funding category in the tables above includes emergency shelter, human services funding (including Human Services Commission contributions), and Service Provider Facility Improvements (SPFI). Staff modeled allocation of the CDBG annual entitlement to include focusing spending on two years of SPFI investments. (See the “CDBG” section above for more info.)

¹ The MUPTTE program is a State-enabled tool designed to incentivize the development of multi-family housing in city centers and along transit corridors. MUPTTE allows new multi-family projects (5 or more units) to avoid property taxes on the value of new residential construction for up to 10 years. The property continues to generate taxes for the land value during the exemption period. In Eugene, Council has authorized the use of MUPTTE in the downtown area. The Gordon Lofts fee revenue is slotted to go to the 1059 Willamette mixed-income housing project.