Eugene–Springfield
2022 Annual Action Plan

EXECUTIVE SUMMARY

ANNUAL ACTION PLAN
for Housing and Community Development
Eugene-Springfield One Year Action Plan

HUD Program Year 2022, City Fiscal Year 2023

The Eugene-Springfield 2022 One-Year Action Plan describes specific housing and community development actions and activities for the program year beginning July 1, 2022 and ending June 30, 2023. This is the third of five annual Action Plans that supplement the Eugene-Springfield 2020 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 HUD Program Year 2022, City Fiscal Year 2023 (PY22/FY23). The City of Eugene works with a CDBG Advisory Committee comprised 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 various evaluation committees and an Equity Panel that provide advisory guidance on specific programs.

There are several 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 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. Due to public health concerns related to the COVID-19 pandemic, the meetings and public hearings will be held in an online format with the option for community members to call in.

Eugene-Springfield HOME Consortium – HOME Allocation Process

The Eugene-Springfield HOME Consortium Governing Board reviewed and voted on the draft recommendation for the use of HOME funds on March 15, 2022. A 30-day public comment period commenced on March 19 and completed on April 19, 2022. No comments were received. A public hearing by the HOME Consortium Governing Board was held on April 19, 2022, and the Governing Board reviewed and voted unanimously to approve the HOME Allocation. A summary of the draft Eugene-Springfield HOME Consortium funding sources and uses is in Attachment B.

Eugene – CDBG Allocation Process

The Eugene CDBG Advisory Committee reviewed and approved the draft recommendation for use of CDBG funds on February 25, 2022. A 30–day written public comment period commenced on March 3 and completed on April 2, 2022. A public hearing was held during the Eugene CDBG Advisory Committee meeting on March 31, 2022. No written public comments were submitted, and no public hearing comments were received. A summary of the Eugene CDBG funding sources and uses is provided as Attachment C.
Goals and Strategies
The Eugene-Springfield 2020 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 this Action Plan as it relates to each strategy identified in the Eugene-Springfield 2020 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 five affordable housing goals are included in the Eugene-Springfield 2020 Consolidated Plan. In this Action Plan, HOME Consortium funds and Eugene CDBG funds are proposed to be allocated to three of the five housing goals. These goals and the strategies as well as the proposed funding amounts 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 – $1,422,118 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 – $75,712 in HOME funds will be provided for operating support to Community Housing Development Organizations (CHDOs) serving both cities.

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 order to maintain low rents for residents. In addition, renters with disabilities 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 $665,000 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 PY22/FY23. Services that will be provided will include operating a Fair Housing Hotline, outreach and education, and enforcement of fair housing laws.

- Intergovernmental Housing Policy Board – Eugene will continue to staff and hold regular 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 affirmative marketing plans with an emphasis on reaching Latinx households. Eugene will expand outreach efforts to the Latinx 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 Eugene-Springfield 2020 Consolidated Plan. These goals and the strategies are implemented with CDBG funds only. In this Action Plan, Eugene CDBG funds are proposed to be allocated to two community development goals. These goals and the strategies as well as the proposed funding amounts 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.

- Human Service Operations - Eugene will allocate $340,000 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.

- Human Service Capital Facilities – Eugene will allocate $331,651 for capital projects currently underway. The projects were previously allocated funds and additional funds are needed to help with an increase in construction costs. The projects include Head Start of Lane County,
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.

- Business Growth Loan Fund - Eugene will continue to operate its Business Growth Fund to provide loans to local businesses resulting in job creation or retention. An estimated $600,000 in CDBG funds received from business loan payments will be used for loans and project delivery costs.
## Attachment A. Affordable Housing Strategies to Address Priority Needs

<table>
<thead>
<tr>
<th>Strategy/Goal</th>
<th>Priority Needs Addressed</th>
<th>Possible Examples</th>
<th>Measurements</th>
<th>HOME Consortium</th>
<th>Eugene CDBG</th>
<th>Springfield CDBG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Increase the supply of affordable housing (HOME and CDBG)</td>
<td>Renters, Homeowners, Homeless, Special Needs</td>
<td>Land Acquisition. Development of new rental housing. Operating Support for Community Housing Development Organizations.</td>
<td>Number of housing units constructed, reconstructed, acquired or preserved</td>
<td>400</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Number of CHDOs assisted</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Housing for homeless added</td>
<td>100</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Number of sites acquired</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Rehabilitation existing housing stock affordable to low-income persons (CDBG)</td>
<td>Renters, Homeless, Special Needs, Low-Income Areas, Homeowners</td>
<td>Continue and expand publicly supported rehabilitation and accessibility improvements.</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Number of rental units rehabilitated</td>
<td>350</td>
<td>5</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Number of homeowner units rehabilitated</td>
<td>150</td>
<td>300</td>
<td></td>
</tr>
<tr>
<td>Provide down payment assistance for homeownership (CDBG)</td>
<td>Homeowners</td>
<td>Assist low-income residents with the first-time purchase of a home.</td>
<td>Households assisted with direct assistance to home buyers</td>
<td>20</td>
<td>20</td>
<td></td>
</tr>
<tr>
<td>Provide rental assistance for housing stability and homelessness prevention (HOME)</td>
<td>Renters</td>
<td>Assist low-income residents to remain in stable housing.</td>
<td>Households provided rental assistance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Remove barriers to affordable and supportive housing (CDBG)</td>
<td>Renters, Homeowners, Homeless, Low-Income Area Non-Homeless Special Needs</td>
<td>Support programs that assure housing opportunities are provided without discrimination. Support Housing Policy Board. Update Fair Housing Plan.</td>
<td>Maintain Housing Policy board</td>
<td></td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Number of fair housing events</td>
<td>20</td>
<td></td>
<td></td>
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<tr>
<td></td>
<td></td>
<td></td>
<td>Maintain fair housing services</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Update Fair Housing Plan</td>
<td>✓</td>
<td>✓</td>
<td></td>
</tr>
</tbody>
</table>
**Attachment A. Community Development Strategies to Address Priority Needs**

<table>
<thead>
<tr>
<th>Strategy</th>
<th>Priority Needs Addressed</th>
<th>Possible Examples</th>
<th>Measurements</th>
<th>Eugene CDBG</th>
<th>Springfield CDBG</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support a human services delivery system to address the needs of homeless persons, special needs, and other low-income populations (CDBG)</td>
<td>Homeless, Special Needs</td>
<td>Fund capital improvements to facilities owned by non-profits.</td>
<td>Persons assisted with public facility activities</td>
<td>20,000</td>
<td>5,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fund non-profit services through the Human Services Commission.</td>
<td>Persons assisted with public service activities</td>
<td>100,000</td>
<td>60,000</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fund job training.</td>
<td>Number of public facilities improved</td>
<td>5</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Fund housing stability counseling and assistance.</td>
<td>Number of transitional or emergency beds added</td>
<td>20</td>
<td>5</td>
</tr>
<tr>
<td>Promote economic development and employment opportunities through the creation of jobs and business development (CDBG)</td>
<td>Employment Opportunities</td>
<td>Provide below market financing to local businesses creating or retaining jobs.</td>
<td>Jobs created or retained</td>
<td>150</td>
<td>5</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Provide micro-enterprise training, and development opportunities.</td>
<td>Businesses assisted</td>
<td>25</td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Micro business trainees</td>
<td>150</td>
<td>5</td>
</tr>
<tr>
<td>Make strategic investments to improve low-income neighborhoods and other areas of slums and blight (CDBG)</td>
<td>Renters, Owners, Homeless, Special Needs, Low-Income Areas and Slums &amp; Blight, Employment Opportunities</td>
<td>Provide financing for activities which eliminate slums and blight, including acquisition, clearance, rehab and historic preservation and economic development activities, infrastructure and public facility improvements.</td>
<td>Businesses assisted with façade treatment or building rehab</td>
<td></td>
<td>1</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Number of projects completed</td>
<td>2</td>
<td>2</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Persons assisted with public improvement activity</td>
<td>5,000</td>
<td>5,000</td>
</tr>
</tbody>
</table>
Sources of Funding

PY 2022 HOME Consortium Entitlement Grant (HUD Published) $ 1,514,256

Program Income

Program Income Received in PY 2021 (Estimated) $ 150,000
Program Income Expected in PY 2022 (Estimated) $ 100,000

Total Sources $1,764,256

Uses of Funding

Housing Development $ 1,422,118
CHDO Operating Support $ 75,712
Administration (10% New HOME Funds + 10% Program Income received in PY 2021) $ 166,426
Carry Forward to PY 2023 (Program Income Expected in PY 2022) $ 100,000

Total Uses $1,764,256
Attachment C.
Draft Eugene Community Development Block Grant
PY 2022 Funding Allocation Summary

Sources of Funding

PY 2022 CDBG Entitlement Grant (HUD Published) $1,439,651

Program Income
PY 2022 Business Growth Loan Fund (Estimated) $ 600,000
PY 2022 Housing Rehabilitation Fund (Estimated) $ 315,000

Unallocated Program Income $ -

Total Sources $2,354,651

Uses of Funding

Rehabilitate Existing Housing $ 665,000
Support the Human Services Delivery System $ 340,000
服务提供者设施改进 (SPFI) $ 331,651

经济开发 $ 600,000

管理 $ 418,000

Total Uses $ 2,354,651