

Executive Summary

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

1. Introduction

The Eugene-Springfield 2021/22 One-Year Action Plan describes specific housing and community development actions and activities proposed for the program year beginning July 1, 2021 and ending June 30, 2022 (Federal Program Year 2021/City Fiscal Year 2022). This is the second 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 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 2021/22 Action Plan will advance the following specific affordable housing and community development strategies in accordance with the 2020 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.

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 second year of the 2020 Consolidated Plan. Eugene has made significant progress towards every goal outlined in the Consolidated Plan. Funds were allocated to support additional outcomes in every strategy except three areas.

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 PY 2021. 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 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 were 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 9, 2021. A 30-day public comment period commenced on March 12 and was completed on April 13, 2021. A public hearing by the HOME Consortium Governing Board was held on April 13, 2021, and the Governing Board reviewed and voted unanimously to approve the HOME Allocation on April 13, 2021.

Information about the HOME Allocation process, including details related to meetings, the public hearing, the written public comment period, and the draft allocation were posted on the City's website.

Eugene - CDBG Allocation Process

The Eugene CDBG Advisory Committee reviewed and approved the draft recommendation for use of CDBG funds on February 25, 2021. A 30-day written public comment period commenced on March 4 and was completed on April 3, 2021. A public hearing was held by the Eugene CDBG Advisory Committee on April 5, 2021. On April 5, 2021, the majority of the CDBG Advisory Committee voted to recommend the proposed CDBG allocation. One committee member opposed the allocation because he disagreed with the parallel and independent CDBG-CV3 draft allocation. Announcements for all CDBG Advisory Committee meetings, including the public hearing were sent to the interested parties list and included nearly 70 individuals.

Notification of the draft Annual Action Plan Summary, including written public comment period, meetings, and public hearings was sent to a Human Services Forum listserv managed by Lane County Health and Human Services, with nearly 400 human service providers, including those who serve low and moderate-income persons, homeless, immigrant service providers, survivors of domestic violence, homeless youth, the elderly, and other special needs populations.

Information about the CDBG Allocation process, including details related to HOME Governing Board and CDBG Advisory Committee meetings, the public hearing, the written public comment period, and the draft allocation were posted on the city's website.

Eugene City Council reviewed and approved the Action Plan on April 26, 2021 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 from the public regarding the proposed HOME allocation.

During the first public meeting, an affordable housing developer spoke in favor of the CDBG Rental Rehabilitation program to preserve existing affordable housing. Two written comments were received from affordable housing developers for the proposed Eugene CDBG allocation that supported the proposed uses, specifically referencing funds allocated for the Land Acquisition program and the Rental Rehabilitation program. During the public hearing for the CDBG allocation, one member of the public provided testimony regarding an affordable housing development that was unrelated to the proposed CDBG allocation.

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

No comments were not accepted.

7. Summary

The cities of Eugene and Springfield continue to make substantial progress towards the 5-year Consolidated Plan goals.

Information about HOME Governing Board and CDBG Advisory Committee meetings, the draft HOME and CDBG allocations, the public hearings, and the written comment periods are announced on the City of Eugene's website, in *The Register-Guard* newspaper, at Housing Policy Board, through interested various electronic parties lists, and through Lane County Health and Human Services listserv, which includes nearly 400 human service providers in our community.

Community members can access the newspaper, the website, and they are welcome to offer public comment at HOME Governing Board and CDBG Advisory Committee meetings and the public hearings. Prior to COVID-19, a paper copy of the draft Action Plan Summary was available for public review in our office. A paper copy now can be provided upon request, as the office is closed. Through all these forms of media, community members, which include minorities, non-English speaking persons and persons with disabilities have access and in each population category, are included on interested parties lists.

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

The Consolidated Plan was developed through extensive consultation with partner organizations and other stakeholders of the cities of Eugene and Springfield, as well as broad input from community members. Several intergovernmental and advisory committees—representing the cities, affordable housing providers, advocates and other key community stakeholders—played an integral role. The Consolidated Plan also incorporated valuable data and analysis from several recently published reports on demographic, housing, community, and economic development conditions and needs. Service providers also shared their insights through an online survey. Extensive public outreach was conducted to allow other community members to share their insights during the planning process through public hearings, an open-house, and online surveys. This section summarizes the extensive consultation and citizen outreach conducted both collectively and individually by the regional consolidated plan jurisdictions.

Consolidated Plan Public Contact Information

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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 last 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 are involved 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 has taken steps to involve public health professionals on its advisory committees. A public health professional participated in 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 Services Commission and city staff participate in the Poverty and Homelessness Board meetings. Eugene also participates in multiple 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	DevNW (formerly 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?	DevNW is a CHDO that focuses on financial stability, homeownership, foreclosure prevention, special needs housing and community economic development. DevNW has formed Community Lending Works, a CDFI. DevNW staff participate in Housing Policy Board meetings. This coordination resulted in clear understanding of the proposed uses of CDBG and HOME funds so DevNW 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 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 Lead-based Paint Strategy</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

	<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 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 city staff participate in 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.</p>
6	<p>Agency/Group/Organization</p>	<p>LANE COUNTY HOUSING AUTHORITY</p>
	<p>Agency/Group/Organization Type</p>	<p>Housing PHA Services - Housing</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 Homelessness Strategy Non-Homeless Special Needs</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>Lane County Housing Authority, now known as Homes for Good, 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.</p>

7	Agency/Group/Organization	City of Eugene
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Other government - Local Grantee Department
	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 Market Analysis Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Community development staff consulted with program managers and leaders in the organization to discuss current affordable housing and community development needs. Discussion included EUGnet, a municipally owned fiber network in downtown Eugene.
8	Agency/Group/Organization	City of Eugene Planning Commission
	Agency/Group/Organization Type	Service-Fair Housing Other government - Local Grantee Department
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The Planning Commission received a Fair Housing training on July 14, 2020. Discussion included fair housing considerations in land use planning and City code.

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

Not applicable.

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 (Continuum of Care)	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.
2020 Point-in-Time Count	Lane County (Continuum of Care)	The Lane County Human Services Division conducts the annual Homeless Point-in-Time (PIT) count. The report is a useful tool in understanding homelessness and year-over-year trends in Lane County. The report is intended to further inform the Department of Housing and Urban Development, the Oregon Housing and Community Services, policymakers, and local housing and service providers related
City of Eugene Addressing Homelessness	Lane County (Continuum of Care)	The City of Eugene works closely with the Lane County Continuum of Care in identifying challenges, priorities, and addressing efforts related to homelessness within the community. The report is an overview of specific programming targeted at delivering solutions to homelessness needs. The report directly informs the homelessness components of the Needs Assessment and Market Analysis.
Housing Tools and Strategies	Eugene City Council	The Housing Tools and Strategies (HTS) team provides quarterly updates on the progress of items from the HTS Action Inventory. Action items include actions toward addressing the affordability, availability, and diversity of housing. The report informed the Housing Needs Assessment and housing components of the Market Analysis.

Table 3 – Other local / regional / federal planning efforts

Narrative

The City of Eugene developed a multi-faceted approach to consult with the service providers, grant recipients, people served and the broad community. The City also consults other local, regional, state, and federal planning effort when developing the Action Plan.

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**

For the HOME Allocation, a public meeting and public hearing were held on separate dates. The draft allocation was published in the local newspaper and on the City's website. For the CDBG Allocation, two public meetings and a public hearing were held on three separate dates. The draft allocation was published in the local newspaper and on the City's website.

In addition, the draft Action Plan Summary, which includes related public meeting and public hearing information, the draft allocations, and notification of the written public comment periods, was emailed to various interested parties' lists and to the Human Services Forum listserv managed by Lane County Health and Human Services, which includes over 400 service providers in the community. Written and public comments received were incorporated into the Action Plan.

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	No written comments received	N/A	N/A	http://www.eugene-or.gov/hudconplan
2	Internet Outreach	Non-targeted/broad community	No written comments received.	N/A	N/A	http://www.eugene-or.gov/hudconplan

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)
3	Public Meeting	Non-targeted/broad community	13	Review of CDBG programs and general discussion with CDBG Advisory Committee members. One affordable housing developer spoke in favor of the CDBG Rental Rehabilitation program to preserve existing affordable housing.	No comments were not accepted.	
4	Public Meeting	Non-targeted/broad community	15	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	20	Public hearing, discussion and adoption of final CDBG Allocation with CDBG Advisory Committee. One community member asked CDBG-related questions during his testimony. Two written comments were received that supported the proposed use of CDBG funds to make progress on the goals of increasing affordable housing and rental rehabilitation.	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)
6	Public Meeting	Non-targeted/broad community	7	Discussion and adoption of draft HOME Allocation with HOME Consortium Governing Board.	No comments were not accepted.	
7	Public Hearing	Non-targeted/broad community	7	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 cities of Eugene and Springfield each receive and administer its own CDBG funds from the U.S. Department of Housing and Urban Development (HUD). The Eugene-Springfield HOME Consortia, which is administered by the City of Eugene, also receives HOME funds. The table below summarizes the federal assistance and program income that each city anticipates will receive during the five-year strategic plan period. The jurisdictions partner, in varying degrees, with a number of housing developers, public service agencies and homeless shelter/housing providers to maximize CDBG and HOME resources and other public and private resources.

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	1,481,184	795,000	154,215	2,430,399	6,764,022	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	1,304,697	150,000	0	1,454,697	4,814,091	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:

Since 2009, Springfield has waived related land use application fees for affordable housing on a project-by-project basis in order to encourage the construction of affordable housing. The housing must remain affordable for a period of time, often aligning with the HOME funding period of affordability. In 2016, Springfield revised the development code to make it easier to build an ADU. The City is also temporarily waiving the City’s system development changes for ADU’s through June 30, 2022.

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, 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, this program provides below-market interest rates for low-income housing projects. The max interest rate reduction is approximately 4% below market, for a max term of 20 years. HOME match is calculated by applying the present discounted cash value to the total yield foregone by the lender.

Eugene Affordable Housing Trust Fund: In May of 2019, the Eugene City Council passed an ordinance establishing a Construction Excise Tax for the City. The tax has created a dedicated source for the Affordable Housing Trust Fund, which 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.

Local Fees: In 1997/98, the Eugene City Council approved an exemption for System Development Charges (SDC) for non-profit sponsored low-income housing projects. 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. The local utility, EWEB, 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.

Property Tax Exemptions: 20-year exemptions from property taxes have been awarded by 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. Eugene and Springfield make this program available to low income rental housing developments.

Grants and Donations: Some developers fundraise or receive grants to support affordable housing development. The cash raised is eligible as HOME match.

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. The City of Springfield does not own many properties that are available for affordable housing development, but the City continues to work to identify potential properties that are well suited for affordable housing including land owned by other public agencies.

Discussion

The resources under the direct control of the two cities include the CDBG and HOME funding for affordable housing. This funding is used strategically to leverage other funds and volunteer contributions.

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	2020	2024	Affordable Housing Public Housing Homeless Non-Homeless Special Needs		Renter Needs Homelessness Needs Non-homeless Special Needs Populations	CDBG: \$676,184 HOME: \$1,309,227	Rental units constructed: 70 Household Housing Unit Other: 1 Other
2	Rehabilitate existing housing stock	2020	2024	Affordable Housing		Renter Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations	CDBG: \$390,000	Rental units rehabilitated: 70 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit
3	Remove barriers to affordable housing	2020	2024	Affordable Housing		Renter Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations	CDBG: \$15,000	Other: 4 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Support human services system	2020	2024	Homeless Non-Homeless Special Needs		Renter Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations	CDBG: \$434,215	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 4000 Persons Assisted Public service activities other than Low/Moderate Income Housing Benefit: 20000 Persons Assisted Other: 1 Other
5	Promote economic development	2020	2024	Non-Housing Community Development		Employment Opportunities	CDBG: \$480,000	Jobs created/retained: 30 Jobs Businesses assisted: 5 Businesses Assisted Other: 30 Other
6	Administration	2020	2024	Administration			CDBG: \$435,000 HOME: \$145,470	Other: 1 Other

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 acquisition and development subsidies for 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 for this year and the number of sites acquired for future affordable housing development. The first measurement was selected from HUD's standard list and the second is captured under "Other".</p> <p>The total HOME funds allocated includes \$1,309,227 for Housing Development and \$676,184 in CDBG for Land Acquisition, for a total of \$1,985,411 to work towards this goal.</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>Eugene seeks opportunities to affirmatively further fair housing and 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>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 and captured under the Administration goal. 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 Service Activities other than Low/Moderate Income Housing Benefit and Number of Public Facilities Improved. The first measurement was selected from HUD's standard list and the second, for the number of non-profit facilities improved is captured under "Other".</p> <p>The total CDBG funding Eugene allocated includes \$300,000 for Public Service Activities to support the provision of human services and \$134,215 for public facility improvements, for a total of \$434,215.</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 Growth Loan 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>
6	Goal Name	Administration
	Goal Description	<p>A portion of HOME and CDBG entitlement funds and program income may be used to support administrative costs including planning, monitoring, fair housing, and overhead costs. These activities support all of the goals identified in the Consolidated Plan. The measurement is captured as "Other."</p>

AP-35 Projects - 91.420, 91.220(d)

Introduction

The 2020 Consolidated Plan process 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 2020-2024 period. The following narrative describes the proposed allocation of funds for (PY) 2021 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 five affordable housing goals are included in the 2020 Consolidated Plan. These goals and the strategies Eugene and Springfield propose to undertake based on their allocation of CDBG and HOME funds in (PY) 2021 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. CDBG funds will be utilized to Eugene Land Acquisition for Affordable Housing. One site will be purchased for future affordable housing development.

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 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 2020 Consolidated Plan. These goals and the strategies Eugene propose based on their allocation of CDBG funds for (PY) 2021 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. Previously allocated funds will be used to support the Microenterprise Training Program.

#	Project Name
1	HOME: Housing Development 2021
2	HOME: CHDO Operating Support 2021
3	HOME: Administration 2021
4	CDBG: Eugene Land Acquisition for Affordable Housing 2021
5	CDBG: Eugene Housing Rehabilitation 2021
6	CDBG: Eugene Public Services 2021
7	CDBG: Eugene Human Service Capital Facilities 2021
8	CDBG: Economic Development Activities 2021
9	CDBG: Eugene Administration 2021

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 affordable housing, rehabilitation, and human services. 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 2021
	Target Area	
	Goals Supported	Increase the supply of affordable housing
	Needs Addressed	Renter Needs Homelessness Needs Non-homeless Special Needs Populations
	Funding	HOME: \$1,243,992
	Description	Eugene and Springfield allocated \$1,243,992 in HOME funds for Housing Development.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	A Request for Proposals will be released in August to support affordable housing development projects in Eugene and Springfield. The amount of CHDO set-aside is described in the Request for Proposals. It is estimated that these resources could support up to 80 units of affordable housing and will be targeted to households earning 60% of AMI and below. Given that projects have not yet been selected more detailed information is not yet available. Resources may be prioritized through the RFP for housing for people experiencing homelessness, special needs populations, lower income levels, or for particular city-owned properties. Multiple current projects are underway and described under AP-55 however these reflect uses of funds received in previous years.
	Location Description	Consortium wide.
	Planned Activities	Eugene and Springfield allocated \$1,243,992 in HOME funds for Housing Development. A Request for Proposals will be released in August to support affordable housing development projects in Eugene and Springfield.
2	Project Name	HOME: CHDO Operating Support 2021
	Target Area	
	Goals Supported	Increase the supply of affordable housing
	Needs Addressed	Renter Needs Homelessness Needs Non-homeless Special Needs Populations
	Funding	HOME: \$65,235

	Description	Capacity building and general operating expenditures for local Community Housing Development Organizations to assist with developing housing. The measurements selected are for each Community Housing Development Organization (CHDO) and are under "Other."
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	CHDO Operating Support expands the capacity of organizations rather than specific families. Estimates for the number of and type of families that will benefit is reported under the Housing Development project and AP-55.
	Location Description	Consortium wide.
	Planned Activities	Capacity building and general operating expenditures for local Community Housing Development Organizations to assist with developing housing.
3	Project Name	HOME: Administration 2021
	Target Area	
	Goals Supported	Administration
	Needs Addressed	
	Funding	HOME: \$145,470
	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. The unit of measurement for Administration is selected as "Other."
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	HOME Administration supports the administration of all HOME activities. Estimates for the number of and type of families that will benefit is reported under the Housing Development project and AP-55.
	Location Description	Consortium wide.
	Planned Activities	General management, monitoring, oversight and coordination of HOME grant programs.
4	Project Name	CDBG: Eugene Land Acquisition for Affordable Housing 2021
	Target Area	

	Goals Supported	Increase the supply of affordable housing
	Needs Addressed	Renter Needs Non-homeless Special Needs Populations
	Funding	CDBG: \$676,184
	Description	Land acquisition for the future development of affordable housing.
	Target Date	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	The number of households served depends on the size of property acquired, and the zoning of the site (how many units are allowed on the property.) At least 51% of units would be targeted to households earning no more than 80% of area median income. Properties would be offered through a Request for Proposals process.
	Location Description	Properties acquired would be within the Eugene city limits.
	Planned Activities	Land acquired would be developed as affordable rental or homeownership housing.
5	Project Name	CDBG: Eugene Housing Rehabilitation 2021
	Target Area	
	Goals Supported	Rehabilitate existing housing stock
	Needs Addressed	Renter Needs Homelessness Needs Non-homeless Special Needs Populations
	Funding	CDBG: \$390,000
	Description	Eugene uses CDBG funds to provide assistance for rental housing rehabilitation, as well as emergency minor home repairs and accessibility improvements for homeowners.
	Target Date	6/30/2023

<p>Estimate the number and type of families that will benefit from the proposed activities</p>	<p>This strategy will address the priority needs of renters, home owners, the homeless, low-income areas, and special needs populations.</p> <p><u>Rental Rehabilitation Loan Program</u>: Prairie View Apartments, (Cornerstone Community Housing) will use CDBG funds is to preserve the affordable housing asset of 36 units (35+1 Staff Unit), which includes 2 accessible units, during Prairie View Phase I. This project includes new Hardie plank siding on all exposed elevations, replacement of damaged sheathing, and properly flashing window and door openings where siding is removed. Prairie View Apartments, Phase II which includes 28 units, 2 of which are accessible, is also expected to be completed in this Action Plan period, which will address additional construction defects. All households at Prairie View Apartments earning 60% AMI and less, with the exception of the staff unit.</p> <p><u>Emergency Home Repair and Accessibility Improvements</u> – 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 who are disabled and/or elderly.</p> <p>It is also estimated these resources will support 30 homeowner households.</p>												
<p>Location Description</p>	<p>City of Eugene.</p>												
<p>Planned Activities</p>	<p>Eugene uses CDBG funds to provide assistance for rental housing rehabilitation, as well as emergency minor home repairs and accessibility improvements for homeowners.</p>												
<p>6</p>	<table border="1"> <tr> <td data-bbox="235 1310 544 1367"> <p>Project Name</p> </td> <td data-bbox="544 1310 1430 1367"> <p>CDBG: Eugene Public Services 2021</p> </td> </tr> <tr> <td data-bbox="235 1367 544 1423"> <p>Target Area</p> </td> <td data-bbox="544 1367 1430 1423"> </td> </tr> <tr> <td data-bbox="235 1423 544 1480"> <p>Goals Supported</p> </td> <td data-bbox="544 1423 1430 1480"> <p>Support human services system</p> </td> </tr> <tr> <td data-bbox="235 1480 544 1577"> <p>Needs Addressed</p> </td> <td data-bbox="544 1480 1430 1577"> <p>Homelessness Needs Non-homeless Special Needs Populations</p> </td> </tr> <tr> <td data-bbox="235 1577 544 1633"> <p>Funding</p> </td> <td data-bbox="544 1577 1430 1633"> <p>CDBG: \$300,000</p> </td> </tr> <tr> <td data-bbox="235 1633 544 1848"> <p>Description</p> </td> <td data-bbox="544 1633 1430 1848"> <p>Eugene Human Service Operations - Eugene will provide an estimated \$300,000 in CDBG funds to the Human Services Commission to support public services for low-, very low-income, and moderate-income persons. A significant proportion of person served by these agencies are homeless or at-risk of homelessness.</p> </td> </tr> </table>	<p>Project Name</p>	<p>CDBG: Eugene Public Services 2021</p>	<p>Target Area</p>		<p>Goals Supported</p>	<p>Support human services system</p>	<p>Needs Addressed</p>	<p>Homelessness Needs Non-homeless Special Needs Populations</p>	<p>Funding</p>	<p>CDBG: \$300,000</p>	<p>Description</p>	<p>Eugene Human Service Operations - Eugene will provide an estimated \$300,000 in CDBG funds to the Human Services Commission to support public services for low-, very low-income, and moderate-income persons. A significant proportion of person served by these agencies are homeless or at-risk of homelessness.</p>
<p>Project Name</p>	<p>CDBG: Eugene Public Services 2021</p>												
<p>Target Area</p>													
<p>Goals Supported</p>	<p>Support human services system</p>												
<p>Needs Addressed</p>	<p>Homelessness Needs Non-homeless Special Needs Populations</p>												
<p>Funding</p>	<p>CDBG: \$300,000</p>												
<p>Description</p>	<p>Eugene Human Service Operations - Eugene will provide an estimated \$300,000 in CDBG funds to the Human Services Commission to support public services for low-, very low-income, and moderate-income persons. A significant proportion of person served by these agencies are homeless or at-risk of homelessness.</p>												

	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20,000 persons will be assisted with public service activities.
	Location Description	City of Eugene
	Planned Activities	Fund non-profit services through the Human Services Commission.
7	Project Name	CDBG: Eugene Human Service Capital Facilities 2021
	Target Area	
	Goals Supported	Support human services system
	Needs Addressed	Homelessness Needs Non-homeless Special Needs Populations
	Funding	CDBG: \$134,215
	Description	Eugene Human Service Capital Facilities - Eugene allocated CDBG funds that will augment previously allocated CDBG funds to support improvements for two human service capital facility projects previously 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	6/30/2025
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5835 low-mod residents will benefit from the Whiteaker Head Start Community Center, that provides an array of community services that benefit all residents of a defined service area. Approximately 35 presumed benefit population of non-homeless, ex-offender youth males will benefit from the improvements made at Looking Glass McKay Lodge.

	Location Description	<p>One project is a non-profit facility, the Whiteaker Head Start Community Center, located at 21 N. Grand Street in Eugene, that provides an array of community services that benefit all residents of a defined service area, which is primarily residential. While some work has been completed previously, the next improvement includes a kitchen renovation that will increase service capacity in peak periods at the center and to include expanded space to house a walk-in freezer/cooler unit.</p> <p>The second project, Looking Glass McKay Lodge, is located at 2517 MLK Jr. Blvd. in Eugene, that provides treatment to the presumed benefit population of non-homeless, ex-offender youth males.</p>
	Planned Activities	Eugene Human Service Capital Facilities - Eugene allocated CDBG funds that will augment previously allocated CDBG funds to support improvements for two human service capital facility projects previously 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.
8	Project Name	CDBG: Economic Development Activities 2021
	Target Area	
	Goals Supported	Promote economic development
	Needs Addressed	Employment Opportunities
	Funding	CDBG: \$480,000
	Description	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 Growth Loan Fund will continue to provide loans to local businesses resulting in job creation or retention. This loan operates primarily with program income from previous business loans. Eugene will support microenterprise training for low- and moderate-income persons from a previous allocation. This strategy will address the priority needs of increasing employment opportunities. An estimated \$480,000 in program income will be used for loans and project delivery costs.
	Target Date	6/30/2023
	Estimate the number and type of families that will benefit from the proposed activities	An estimated five businesses will be supported, and 30 jobs will be created or retained. Funds previously allocated will support micro-enterprise trainees. The first two measurements were selected from HUD's standard list and the third is captured under "Other."

	Location Description	Businesses throughout Eugene.
	Planned Activities	Eugene will continue to operate its Business Growth Fund to provide loans to local businesses resulting in job creation or retention.
9	Project Name	CDBG: Eugene Administration 2021
	Target Area	
	Goals Supported	Remove barriers to affordable housing Administration
	Needs Addressed	Renter Needs
	Funding	CDBG: \$450,000
	Description	General management, oversight, and coordination of CDBG programs. Includes funding for indirect costs and fair housing services. The measurement for Administration is counted as "Other" (1) and the measurement for fair housing activities are also counted as "Other" (4).
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Eugene will contract with Fair Housing Council of Oregon to provide an estimated four fair housing trainings to Eugene residents and service providers.
	Location Description	City of Eugene.
	Planned Activities	Eugene will contract with Fair Housing Council of Oregon to provide an estimated four fair housing trainings to Eugene residents and service providers.

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

N/A

Geographic Distribution

Target Area	Percentage of Funds

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

See above.

Affordable Housing

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

Introduction

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 - Prairie View Apartments, (Cornerstone Community Housing). This CDBG funded activity is to preserve the affordable housing asset of 36 units (35+1 Staff Unit), including 2 accessible units, as part of Prairie View Phase I. All units are occupied by households earning 60% AMI or less (except for the staff unit). This project includes new Hardie plank siding on all exposed elevations, replacement of damaged sheathing, and properly flashing window and door openings where siding is removed. Prairie View Apartments, Phase II, includes 28 units, 2 of which are accessible, is also expected to be completed in this Action Plan period and will address additional construction defects.

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 who are disabled and/or elderly.

Housing Development - The Commons on MLK (Homes for Good) will create 51 studio apartments for people experiencing homelessness and support services available on-site all hours every day. The development will be a ‘housing first’ permanent supportive housing model.

Hayden Bridge Landing (Homes for Good) will create 69 one, two, and three-bedroom units for people earning no more than 60% of area median income and one on-site manager unit. The development will include a community building, and outdoor common area including a playground.

Iris Place (St. Vincent de Paul Society of Lane County, Inc.) will create 52 one, two, and three-bedroom units for people earning no more than 50% of area median income and one on-site manager unit. The development will include a community building, and outdoor common area including a playground.

Additional projects impacting 105 affordable housing units are underway but are not expected to be completed until a future program year. These projects include The Nel (Homes for Good), Pheasant Court 2 (Motdge, Inc.), and The Lucy (Cornerstone Community Housing.)

One Year Goals for the Number of Households to be Supported	
Homeless	51
Non-Homeless	185
Special-Needs	29

One Year Goals for the Number of Households to be Supported	
Total	265

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	172
Rehab of Existing Units	93
Acquisition of Existing Units	0
Total	265

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

Discussion

See above, Introduction, for specific projects and related units. These one-year goals include Affordable Housing Development, the Rental Rehabilitations Loan program, and the Emergency Minor Home Repair program.

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

Introduction

The Lane Livability Consortium released a report outlining the needs of affordable housing residents including residents of public housing. The greatest needs expressed included increased access to affordable units, improved sense of security and safety, increased food security, health care and legal assistance, financial literacy education, living wages, and affordable public transit.

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. \$33 mm RAD Conversion – Under the Rental Assistance Demonstration Program Homes for Good is converting 100 units of aging scattered site public housing into two new apartment communities of 117 total units which will continue the rental subsidy under the Section 8 platform. These new apartment communities Sarang (49 units in Eugene) and Hayden Bridge Landing (70 units) are located next to schools and transit and will provide on-site resident services. Construction on the replacement units will be complete in June of 2021
2. \$16mm 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, including 15 Project Based Section 8 vouchers awarded to the project. These units have been prioritized for veterans experiencing homelessness and people with disabilities. Construction is completed in late 2020.
3. \$13mm 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. It provides Permanent Supportive Housing using the Housing First Model. The project used 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 were awarded to the project. The project completed construction in early 2021 and is currently leasing up.
4. The Keystone – Is a 15-unit Permanent Supportive Housing project that targets homeless families. It is currently in construction and is expected to be completed in the fall of 2021.
5. Legion Cottages - Partnership with U of O School of Architecture (OregonBILDs) to design and build 4 tiny homes for homeless veterans in Cottage Grove. This project was completed in early 2021.

6. The Nel- Is a 45-unit Permanent Supportive Housing Project located in downtown Eugene which will serve homeless individuals. It will break ground in the summer of 2021 and be complete in the summer of 2022.

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

Homes for Good has been working closely with existing residents that live in the current scattered sites to make homeownership a possibility. To date 3 families have purchased their homes with at least 5 more families currently working towards that goal.

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

Homes for Good is not designated as troubled. N/A

Discussion

See above.

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

Introduction

Many of the activities the City will support and/or carry out during Program Year 2021-2022 are intended to assist LMI households at the greatest risk of becoming homeless, to provide support and services to individuals experiencing homelessness, and to increase the supply of affordable housing.

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 Food for Lane County and The Relief Nursery. An RFP will be conducted by the Continuum of Care (Lane County) this spring for access centers and domestic violence services. These agencies work with homeless persons and all conduct assessments of individual needs.

Through the Continuum of Care (CoC), these agencies participate in a coordinated entry system which provides an assessment, prioritization and referrals to housing programs in the CoC. The CoC includes housing programs for homeless households funded by HUD's Emergency Solutions Grant (ESG) and other 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 is given to meet the needs of agencies serving 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, and there will be an RFP this spring for day access centers and domestic violence services.

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.

The Commons on MLK (Homes for Good) will create 51 studio apartments for people experiencing homelessness and support services available on-site all hours every day. The development will be a 'housing first' permanent supportive housing model.

In April 2021, Eugene City Council approved an ordinance to create more safe and lawful places for people to sleep, including "safe parking" and "safe tent" sites that could provide options for individuals to legally park their vehicles or sleep in tents. The ordinance is part of an overarching strategy to address the impacts of unsheltered homelessness.

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 Food for Lane County and The Relief Nursery. These agencies work with homeless persons and all conduct assessments of individual needs. As mentioned above, the Continuum of Care will conduct an RFP this spring for day access centers and domestic violence services.

Through the Continuum of Care (CoC), several of these agencies participate in a coordinated entry system which provides an assessment, prioritization and referrals to housing programs in the CoC. The CoC includes housing programs for homeless households funded by HUD's Emergency Solutions Grant (ESG) and 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. Utilizing HOME funds, The Commons on MLK (Homes for Good) will create 51 studio apartments for people experiencing homelessness and support services available on-site all hours every day. The development will be a 'housing first' permanent supportive housing model. The City is working with Lane County and Homes for Good to align resources to support additional projects.

In addition, one Human Service Capital Facility improvement project underway will preserve transitional housing for individuals discharged from youth correction facilities. The second Human Service Capital Facility project underway in PY21/FY22 is Whiteaker Head Start Community Center, Head Start of Lane County. The center serves low- and extremely low-income children, their families, and provides services to the surrounding community. At this location, Head Start provides early childhood education, 4,000 meals per month, family education, and other supports to children and their families.

Recently, in PY 20/FY 21, the City allocated local Affordable Housing Trust Fund resources for rent assistance (\$350,000) and mortgage assistance (\$150,000) in the form of grants, for low- and moderate-income households to remain in their homes and prevent homelessness. In addition, during the same time, Eugene used CDBG-Coronavirus funds via Lane County Human Services Commission by increasing agency capacity for individuals and families to access emergency rent assistance. The goal was to prevent homelessness in response to COVID-19.

Discussion

In response to COVID-19, Eugene has made significant progress to expand shelter for unhoused persons. Last spring, the City deployed several Designated Temporary Shelter Sites in community center parking lots. In the summer, the City worked to transition these sites to an ongoing microsite and rest stop expansion effort that could continue to support people in non-congregate shelter environments. Microsites and rest stops provide temporary shelter in sleeping units such as Conestoga huts or other types of vehicles as defined by City code. The sites offer basic shelter, a supported community environment, and connections to services and housing through one-on-one navigation support. In the fall, city council approved five new Rest Stop sites, each in a different neighborhood, and four new city-supported microsites, totaling 99 new non-congregate shelter units. The city utilized federal CARES

funds and local general fund resources and Community Safety Initiative funds. These residents will receive housing navigation assistance through the Continuum of Care.

The City continues to collaborate with Lane County to implement recommendations from the Homeless Services System Analysis provided in the Technical Assistance Collaborative (TAC) report in 2019. Planning work for a low-barrier emergency shelter continues, including the identification of a potential site. The Joint Shelter & Housing Strategist, funded by the City and County, continues to implement system-wide planning, engagement, and coordination to support the implementation of all the strategies of the TAC Report and move our community closer to making homelessness rare, brief, and one-time.

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

Introduction

The 2020 Consolidated Plan identified barriers to affordable housing, including the lack of available affordable housing.

The City recognizes the impact of high housing costs on residents, working on several initiatives expanding affordable housing stock throughout the City and is taking multiple actions including creation of the Affordable Housing Trust Fund and retooling the Accessory Dwelling Unit (ADU) policy to increase development.

Eugene continues to monitor and promote these and other activities that support development of additional affordable housing options. In addition, the City continues to allocate and further leverage Federal grants to preserve affordable housing.

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 continues to staff the intergovernmental Housing Policy Board (HPB), which serves 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 is placed into an Affordable Housing Trust Fund. Eugene plans to supplement the funds annually. These funds are supporting affordable housing development projects, along with direct rent and mortgage assistance. HPB continues to explore issues relating to the Eugene Rental Housing Code, rental tenant protections and other policy issues. In addition, Eugene completed an Analysis of Impediments to Fair Housing Choice as part of the 2020 Consolidated 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, offering education through Fair Housing trainings and technical assistance with Fair Housing Council of Oregon.

The City of Eugene completed the Housing Tools & Strategies project to identify and mitigate barriers to the development of needed housing. There are multiple actions in progress related to land use, process efficiencies, and housing opportunities. Actions related to housing opportunities include allocation of the Affordable Housing Trust Fund resources, expanding Eugene's landbanking program, researching potential policies and programs related to renters' protections, and reviewing short-term rental

regulations.

Discussion

The City continues to assess and address barriers to Affordable Housing.

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. One rehabilitation project underway to preserve existing affordable housing is Prairie View Apartments, owned by Cornerstone Community Housing. There are two phases to this project, both which are expected to be completed in PY21/FY22, which will address construction defects.

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

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.

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.

Not applicable.

Attachments



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