

Executive Summary

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

1. Introduction

The Eugene-Springfield 2023/2024 Annual Action Plan describes specific housing and community development actions and activities proposed for the program year beginning July 1, 2023 and ending June 30, 2024 (Federal Program Year 2023/City Fiscal Year 2024). This is the fourth 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 Annual Action Plan describes specific actions to be undertaken in a particular year with federal funds. The content of the Annual 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 2023/2024 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 third 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 PY23/FY24. 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 a HOME Consortium Governing Board composed of the Mayors and elected officials to direct the use of HOME funds. There are various evaluation committees as well as an Equity Panel that provide advisory guidance on specific programs.

There are many 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. The HOME Consortium met in person. Due to public health concerns related to the COVID-19 pandemic, the first two CDBG Advisory Committee meetings were online. The third and fourth meetings, which included the public hearing, were hybrid, allowing for in-person, online, and telephone participation.

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 14, 2023. A 30-day public comment period commenced on March 19 and be completed on April 19, 2023. A public hearing by the HOME Consortium Governing Board was held on April 11, 2023, and the Governing Board approved the HOME Allocation.

Information about the HOME Allocation process, including details related to meetings, the public hearing, the written public comment period, and the draft allocation is posted on the City's website. The draft HOME Allocation and information about the Public hearing and written public comment period is provided in English and Spanish.

Eugene - CDBG Allocation Process

The Eugene CDBG Advisory Committee recommended the draft CDBG Allocation on March 3, 2023. A 30-day written public comment period was held March 7 - April 6, 2023. A public hearing was held during the Eugene CDBG Advisory Committee meeting on April 3, 2023, and the committee recommended a revised draft CDBG allocation. Announcements for all Advisory Committee meetings and the public hearing were sent to the interested parties lists and included over 85 individuals.

Notification of the draft Annual Action Plan and 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 over 450 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 are posted on the City's website. The draft CDBG Allocation and information about the public hearing and written public comment period is provided in English and Spanish.

Eugene City Council reviewed and voted unanimously to approve the Annual Action Plan on May 8, 2023.

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.

Comments from the meetings, written public comment received, and testimony provided at the public hearings are attached to the Annual Action Plan. They are also summarized in the Citizen Participation section of the Annual Action Plan on screen AP-12.

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 draft Annual Action Plan and draft Annual Action Plan Summary, the public hearings, and the written comment periods were announced in English and Spanish on the City of Eugene's website, the City of Eugene's Spanish website, sent to over 300 people who have joined various interested parties lists, published in *The Register-Guard* newspaper, shared with Housing Policy Board, sent through Lane County Health and Human Services listserv, which includes 450 human service providers in our community, and announced in Spanish during a weekly radio broadcast.

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. The draft Annual Action Plan and Draft Annual Action Plan Summary were available for public review at our office. A paper copy could be provided upon request. Through all these forms of media, community members, include minorities, non-English speaking persons, persons with disabilities, residents of affordable housing, and service providers have access and are encouraged submit written public comment or provide public testimony regarding the proposed uses of CDBG and HOME funds.

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

Genevieve Middleton

Affordable Housing Policy & Planning Manager

City of Eugene

99 W. 10th Ave, Eugene, OR 97401

541-682-5785

GMiddleton@eugene-or.gov

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, Trillium (the Coordinated Care Organization for Lane County), and PeaceHealth. All of these agencies are participating in the Lane County Community Health Assessment process that was started in PY23/FY24. These efforts will lead 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), regularly receives grant funding to provide on-site residents services to promote health and nutrition among its affordable housing residents.

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 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 Services - Narrowing the Digital Divide
	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 a CHDO and 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 communication regarding the operation of the HOME program. An extensive interested parties list is maintained for the HPB and meetings are typically attended by affordable housing providers and other interested parties. Staff share information about the Draft CDBG and HOME allocations and the Housing Request for Proposal process with interested parties through the HPB. This coordination results in clear understanding of the proposed uses of CDBG and HOME funds so affordable housing providers may align these resources with others to enable the development of affordable housing.</p>
5	<p>Agency/Group/Organization</p>	<p>Lane County Poverty and Homelessness Board & Continuum of Care</p>

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

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City of Eugene works closely with Poverty and Homelessness Board to address the needs of homeless persons. Community development staff participate in the Lane County Human Service Commission meetings 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.
6	Agency/Group/Organization	LANE COUNTY HOUSING AUTHORITY
	Agency/Group/Organization Type	Housing PHA Services - Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Homes for Good is the Public Housing Authority for Lane County. Homes for Good provides affordable and special needs housing throughout Lane County. Their staff participate in Housing Policy Board meetings and were also consulted through direct conversation. This coordination results 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.

7	Agency/Group/Organization	City of Eugene
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide Agency - Managing Flood Prone Areas Agency - Management of Public Land or Water Resources Agency - Emergency Management 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 federal funding for broadband, including the City's strategies for utilizing HOME Investment Partnerships American Rescue Plan Program (HOME-ARP), American Rescue Plan Act (ARPA), and Infrastructure Investment and Jobs Act (IIJA) funds to improve service to residents; the Housing Implementation Pipeline, an internal 5-year work plan for the City organization to coordinate current and future City resources, goals, and priorities across the housing continuum from people experiencing homelessness to overall housing supply; and the City of Eugene's Natural Hazard Mitigation Plan and Climate and Hazards Vulnerability Assessment (which includes managing flood prone area and public water resources) and the City's Climate Action Plan 2.0.	

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. Two Eugene Planning Commissioners served on the Eugene CDBG Advisory Committee for the PY23/FY24 allocation process.
9	Agency/Group/Organization	Lane Council of Governments
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons Services-Persons with Disabilities Services-Employment Services - Narrowing the Digital Divide Regional organization Planning organization
	What section of the Plan was addressed by Consultation?	Economic Development

	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City consulted with Lane Council of Governments (LCOG) regarding their work on a regional broadband strategic plan. Community Development staff assisted in the RFP and selection process for LCOG's consultant on the project. LCOG staff have played key roles in reviewing the work product of the City's broadband consultant, Tilson Technologies. LCOG also facilitates regular coordination meetings between agencies across the region, ensuring that the City and partner agencies are aware of funding opportunities and that different agencies in the region will work together to prioritize projects to maximize regional connections.
10	Agency/Group/Organization	Eugene Water & Electric Board
	Agency/Group/Organization Type	Services - Narrowing the Digital Divide Regional organization
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City regularly consults with Eugene Water and Electric Board (EWEB) to discuss telecommunications infrastructure in and around Eugene. The City funded the construction of an open-access fiber network in the downtown, running fiber through existing underground electrical conduit. The City consults with EWEB to connect new buildings in the network's boundaries, including a new affordable housing development (the Nel, developed by Homes for Good). EWEB was also interviewed by the City's broadband consultant as part of their project to fully describe the community's broadband landscape. The information they provided will help current and future partners utilize existing infrastructure and plan improvements effectively.
11	Agency/Group/Organization	Comcast
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers

	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City confirms with Comcast that it is conducting outreach to low-income households, so those households are aware of the Internet Essentials and the Affordable Connectivity Program (ACP). Prior to the ACP, the City confirmed that Comcast informed households about the Emergency Broadband Benefit (EBB).
12	Agency/Group/Organization	Emerald Broadband
	Agency/Group/Organization Type	Services - Broadband Internet Service Providers Services - Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	The City's broadband consultant, Tilson Technologies, has interviewed Emerald about their broadband offerings in Eugene and their recommendations for making it easier for ISPA's to operate in our marketplace. Their input, where appropriate, will influence Tilson's recommendations for changes to City policy, infrastructure development, and other improvements to broadband access for residents.

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. Since 2020, Lane County created and utilizes a data dashboard called the Homeless By-Name List, a more accurate accounting of individuals who have accessed homeless services.
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.
Housing Implementation Pipeline	City of Eugene	The Housing Implementation Pipeline (HIP) is an internal 5-year work plan for the City organization to coordinate current and future City resources, goals, and priorities across the housing continuum from people experiencing homelessness to overall housing supply. Action items include actions toward addressing the affordability, availability, and diversity of housing.

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Natural Hazard Mitigation Plan	City of Eugene- City of Springfield	Multiple Strategic plan strategies support The 2020 Natural Hazard Mitigation Plan goals including; minimize economic losses and strengthen the economic well-being of the Eugene-Springfield Metro Area, maintain and enhance current spirit of collaboration, communication, and coordination among non-governmental organizations, integrate local natural hazard mitigation strategies into significant community-wide plans.

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.

In PY21/FY22 staff met with the Equity Panel, a pilot program derived from the City’s Climate Action Plan work, to consider and discuss topics related to sustainability and climate, housing and homelessness and transportation. The Equity Panel was comprised of eight local human services and social justice organizations who advised staff on programs related to Transportation, Housing, and Climate Resiliency and led to multiple public collaborations such as rent assistance outreach to persons with disabilities, BIPOC families, and non-English speaking residents.

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 HOME allocation was published in English and Spanish in the local newspaper and on the City's website. For the CDBG Allocation, three public meetings and a public hearing were held on four separate dates. The draft CDBG allocation was published in English and Spanish 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 HOME and CDBG allocations, and notification of the written public comment periods in English and Spanish, was emailed to various interested parties' lists, including 317 people, and to the Human Services Forum listserv managed by Lane County Health and Human Services, which includes over 450 service providers and interested members of the community. CDBG information about the public hearing and written public comment period was posted on the City's website and broadcasted on Spanish radio. Written and public comments received were incorporated into the Action Plan.

Announcements of each CDBG Advisory Committee meeting is sent out ahead of the meetings to 85 people via email on the City's CDBG Interested Parties' list and are posted on the City's website and City's calendar. For the hearing impaired, an interpreter can be provided at the meetings and public hearing. Assistance for persons with hearing impairments is available through the Oregon Relay System. For non-English speaking residents, the services of a foreign language interpreter can be provided at the meeting and public hearing.

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	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>CDBG and HOME 30 day public comment period and public hearing legal notices were translated and advertised in Spanish. The translated advertisements and draft Annual Action Plan and draft Annual Action Plan Summary were uploaded to the City website and sent via email to the Lane County Human Services Listserv and multiple City of Eugene interested parties lists. The newspaper is distributed throughout the City of Eugene and is</p>	<p>Five community members submitted written public comment regarding the proposed CDBG allocation. The first written public comment was received on March 24, 2023, from a nonprofit affordable housing developer, supporting the draft CDBG allocation, and specifically funding for the land acquisition for affordable housing development and for the rehabilitation of existing housing</p>	<p>No comments were not accepted.</p>	<p>http://www.eugene-or.gov/hudconplan</p>
---	--------------	--	---	--	---------------------------------------	--

			<p>available at the local libraries. The listserv and interested parties list include over 850 people.</p>	<p>programs. They described the land acquisition program as a "highly effective local tool to promote affordable housing and ensure that rents are truly affordable to households earning very low incomes." On April 5, 2023, three letters were received from extremely low-income clients who benefited from the extremely low and very low-income, Emergency minor Home Repair program, describing the program as</p>		
--	--	--	--	---	--	--

				<p>"lifesaving and resulting in feeling "safer with the doors and relieved with the roof." The fifth written public comment was received on April 6, 2023, from the executive director of a nonprofit Community Development Housing Organization, also supporting the use of CDBG funds for preservation of affordable housing. They described how CDBG funding has impacted their ability to preserve affordable</p>	
--	--	--	--	---	--

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)
				housing and have a positive impact in our community and for the residents served.No written public comments were received regarding the draft HOME allocation during the written public comment period.		

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)
2	Spanish City of Eugene Radio Address	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	Information about the Draft Annual Action Plan was advertised over the weekly broadcast, Spanish Aquien la Ciudad (Here in the City), including the public comment period and notice of the public hearing.	No comments received.	No comments were not accepted.	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	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	13	Review of the 2020 Consolidated Plan and Goals, CDBG programs, and general discussion with CDBG Advisory Committee members. Review of last year's Consolidated Annual Performance Evaluation Report (CAPER). Overview of draft CDBG allocation process.	No comments were not accepted.	

4	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	14	<p>Overview and presentation of CDBG programs. Public comment included the sponsorship coordinator and project liaison for the Black Cultural Festival and Black Cultural Initiative in Eugene, informing the committee that a building had recently been procured for People's Collective Black Business Center in Eugene. They wanted to share with the committee activities they had planned and</p>	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)
				expressed an interest in CDBG support for a black business center.		
5	Public Meeting	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	15	<p>Discussion and adoption of draft CDBG Allocation with CDBG Advisory Committee members. Committee members favored adding more funds in human services and less funding in the Rental Rehabilitation program.</p>	No comments were not accepted.	

6	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	17	<p>Public hearing, discussion and adoption of final CDBG Allocation with CDBG Advisory Committee. Two people testified. The first was the executive director of the local food bank. They described the impact of CDBG funding on two human service programs and shared testimony from two clients who have benefited from the programs. The second testimony was from a local human service provider of homeless</p>	All comments were accepted.	
---	----------------	--	----	---	-----------------------------	--

				<p>navigation services and described the need for human service funding in the next fiscal year. During the CDBG Advisory meeting, the CDBG Advisory committee updated the recommended CDBG allocation, adding \$70,000 more to the Rehabilitation of Existing Housing program and keeping the Human Services funding at \$350,000, to be consistent with previous funding amounts. The majority of the committee</p>	
--	--	--	--	---	--

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)
				voted in support of the revised draft CDBG allocation.		
7	Public Meeting	Non-targeted/broad community	10	Discussion and adoption of draft HOME Allocation with HOME Consortium Governing Board.	No comments were not accepted.	
8	Public Hearing	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	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.	

9	Internet Outreach	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p> <p>Human Service Providers and self-identified interested parties</p>	<p>Emails inviting written public comment and the hearing for the draft HOME and CDBG allocations were sent to 450 people through Lane County's Human Services Forum and include minorities, people with disabilities, non-English speaking persons, residents of public and assisted housing, service providers, and affordable housing providers. Emails inviting written public comment and attendance at the HOME and CDBG public</p>	No comments received.	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)
			<p>hearing were sent to 317 people are on the City of Eugene's CDBG, HOME, and HPB interested parties lists. The legal notices that were published in English and Spanish were included in the email outreach.</p>			

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.

In addition, all BEDI PI not allocated for use in program year 2022 was allocated in program year 2023.

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	1,477,916	840,000	1,504,250	3,822,166	2,022,529	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	1,503,585	90,000	0	1,593,585	1,797,034	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 waived 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. Eugene is exploring the use of a city-owned property to be paired with HOME or HOME-ARP development resources in this fiscal year. The City continues to look for opportunities for future properties. 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. The consortium is setting aside a minimum of 15% for CHDO projects during this Action plan year.

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: \$314,302 HOME: \$1,359,047	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: \$1,840,265	Rental units rehabilitated: 70 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit
5	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
6	Support human services system	2020	2024	Homeless Non-Homeless Special Needs		Renter Needs Owner Needs Homelessness Needs Non-homeless Special Needs Populations	CDBG: \$514,651	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
7	Promote economic development	2020	2024	Non-Housing Community Development		Employment Opportunities	CDBG: \$650,000	Jobs created/retained: 30 Jobs Businesses assisted: 5 Businesses Assisted Other: 30 Other
9	Administration	2020	2024	Administration			CDBG: \$448,000 HOME: \$159,359	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 \$1,359,047 for Housing Development to work towards this goal.</p> <p>The total CDBG funds allocated for a future landbanking site for affordable housing development include \$314,302 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> <p>The total CDBG funding Eugene allocated includes \$1,840,265 for Rehabilitation of existing housing stock.</p>
5	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>

6	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 \$350,000 for Public Service Activities to support the provision of human services and \$164,651 for public facility improvements, for a total of \$514,651.</p>
7	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>
9	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) 2023 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) 2023 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. Specifically, \$1,359,047 has been allocated Housing Development. In addition, the Consortium sets aside a minimum of 15% of funds for CHDO agencies (\$75,719).

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) 2023 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 Growth Loan Fund, including supporting the Microenterprise Training Program.

#	Project Name
1	HOME: Housing Development 2023
2	HOME: CHDO Operating Support 2023
3	HOME: Administration 2023
4	CDBG: Eugene Housing Rehabilitation 2023
5	CDBG: Eugene Public Services 2023
6	CDBG: Service Provider Facility Improvements 2023
7	CDBG: Economic Development Activities 2023
8	CDBG: Eugene Administration 2023
9	CDBG: Eugene Land Acquisition for Affordable Housing 2023

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 2023
	Target Area	
	Goals Supported	Increase the supply of affordable housing Remove barriers to affordable housing
	Needs Addressed	Renter Needs Homelessness Needs Non-homeless Special Needs Populations
	Funding	HOME: \$1,359,047
	Description	Eugene and Springfield allocated \$1,359,047 in HOME funds for Housing Development.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	Consortium wide.
	Planned Activities	Eugene and Springfield allocated \$1,359,047 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 2023
	Target Area	
	Goals Supported	Increase the supply of affordable housing Remove barriers to affordable housing
	Needs Addressed	Renter Needs Homelessness Needs Non-homeless Special Needs Populations
	Funding	HOME: \$75,179
	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	6/30/2024

	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 2023
	Target Area	
	Goals Supported	Administration
	Needs Addressed	
	Funding	HOME: \$159,359
	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	6/30/2024
	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 Housing Rehabilitation 2023
	Target Area	
	Goals Supported	Rehabilitate existing housing stock
	Needs Addressed	Renter Needs Owner Needs Non-homeless Special Needs Populations

	Funding	CDBG: \$1,840,265
	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	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	<p>This strategy will address the priority needs of renters, homeowners, the homeless, low-income areas, and special needs populations.</p> <p><u>Rental Rehabilitation Loan Program</u>: Ross Lane Apartments, (St. Vincent de Paul) will use CDBG funds for Phase 2 to preserve the affordable housing asset of 36 rental units. The property provides units for individuals, families, seniors and disabled persons with incomes at or below 50% of area median income as well as an onsite Head Start. These units have been affordable since the development was completed in 1998. Potential improvements include replacing building fascia, gutters, and downspouts, along with painting all exteriors. Additional work will be done as the budget allows.</p> <p>CDBG funds will be used to preserve Oakwood Manor (St. Vincent de Paul). It is an affordable housing development with 71 rental units (plus an onsite manager unit) on 16th and Oakpatch Road in Eugene. Units are a mix of 2 & 3 bedrooms and income limits are 50% & 60% of AMI, however, over half of the residents qualify as Extremely Low Income, which is 30% AMI. The buildings were constructed in 1965 and need significant capital improvements.</p> <p><u>Emergency Home Repair and Accessibility Improvements</u> – The City of Eugene will make emergency minor home repair and accessibility improvements using CDBG funds to an estimated 30 households occupied by very low-income homeowners throughout Eugene. Of the total, it is estimated that 15 households will have one or more persons who are disabled and/or elderly.</p>
	Location Description	City of Eugene.
	Planned Activities	Eugene uses CDBG funds to provide assistance for rental housing rehabilitation, as well as emergency minor home repairs and accessibility improvements for homeowners.
5	Project Name	CDBG: Eugene Public Services 2023
	Target Area	
	Goals Supported	Support human services system

	Needs Addressed	Homelessness Needs Non-homeless Special Needs Populations
	Funding	CDBG: \$350,000
	Description	Eugene Human Service Operations - Eugene will provide an estimated \$350,000 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 persons served by these agencies are homeless or at-risk of homelessness.
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 20,000 low/mod persons, including homeless persons and persons at risk of homelessness will be assisted with public service activities.
	Location Description	City of Eugene
	Planned Activities	Fund non-profit services through the Human Services Commission.
6	Project Name	CDBG: Service Provider Facility Improvements 2023
	Target Area	
	Goals Supported	Support human services system
	Needs Addressed	Non-homeless Special Needs Populations
	Funding	CDBG: \$164,651
	Description	Service Provider Facility Improvements (formerly called Eugene Human Service Capital Facilities) - Eugene allocated CDBG funds that will augment previously allocated CDBG funds to support improvements for one 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. This project meets the CDBG definition for public services. The units of measurement are selected below based on area benefit. The number of projects completed are selected under "Other".
	Target Date	6/30/2024
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 5,835 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.

	Location Description	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.
	Planned Activities	Eugene allocated CDBG funds that will augment previously allocated CDBG funds to support improvements for one human service capital facility project previously selected through a Request for Proposals. Any unused resources will be made available through a future Request for Proposals. This project meets the CDBG definition for public services.
7	Project Name	CDBG: Economic Development Activities 2023
	Target Area	
	Goals Supported	Promote economic development
	Needs Addressed	Employment Opportunities
	Funding	CDBG: \$650,000
	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 \$600,000 in program income will be used for loans and project delivery costs. Additionally, \$50,000 will be allocated for microenterprise training program(s) to be selected through an RFP process.
	Target Date	6/30/2024
	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 allocated will support an estimated 30 microenterprise trainees. The first two measurements were selected from HUD's standard list and the third, microenterprise trainees is captured under "Other."
	Location Description	Businesses throughout Eugene.

	Planned Activities	Eugene will continue to operate its Business Growth Loan Fund to provide loans to local businesses resulting in job creation or retention. Eugene will also fund microenterprise training.
8	Project Name	CDBG: Eugene Administration 2023
	Target Area	
	Goals Supported	Remove barriers to affordable housing Administration
	Needs Addressed	Renter Needs
	Funding	CDBG: \$463,000
	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	6/30/2024
	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 or outreach evenets to Eugene residents and service providers.
9	Project Name	CDBG: Eugene Land Acquisition for Affordable Housing 2023
	Target Area	
	Goals Supported	Increase the supply of affordable housing
	Needs Addressed	Renter Needs Non-homeless Special Needs Populations
	Funding	CDBG: \$354,250
	Description	Land Acquisition for the future development of affordable housing. The unit of measurement is a site and is selected as "Other".As part of the August 2023 Minor Amendment, \$39,948 was added to the Land Acquisition program (from Housing Rehabilitation).
	Target Date	6/30/2024

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.

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 of the Consolidated Plan.

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.

HOME Funds:

Housing Development- Polk 2.0 (DevNW) will create 12 single room occupancy apartments, common area, and one on-site manager apartment for young adults entering independence from foster care and other system-engaged youth experiencing homelessness and at risk of homelessness.

Additional projects impacting 129 affordable housing units are underway but are not expected to be completed until a future program year. These projects include Naval Reserve Apartments and Early Learning Center (Homes for Good), and Springfield Apartments (Cornerstone Community Housing.)

CDBG Funds:

Rental Rehabilitation Loan- Ross Lane Apartments, (St. Vincent de Paul Society of Lane County) will use CDBG funds for Phase 2, to preserve the affordable housing asset of 36 units. The property provides units for individuals, families, seniors and disabled persons with incomes at or below 50% of area median income as well as an onsite Head Start. These units have been affordable since the development was completed in 1998. The potential improvements include replacing the building facia, gutters, and downspouts, along with painting all exteriors. Additional work will be done as the budget allows.

Another estimated 71 affordable units at Oakwood Manor (St. Vincent de Paul Society of Lane County) (plus an onsite manager unit) will utilize CDBG funds for rehabilitation of rental units. Units are a mix of 2 & 3 bedrooms and income limits are 50% & 60% of AMI, however, over half of the residents qualify as Extremely Low Income, which is 30% AMI. The buildings were constructed in 1965 and needs significant capital improvements. The funding will support the highest priority needs including sump pump system replacement and other items as the budget allows.

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.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	122
Special-Needs	27
Total	149

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	12
Rehab of Existing Units	137
Acquisition of Existing Units	0
Total	149

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 Rehabilitation 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. Bridges on Broadway – In 2021 Lane County purchased the former Red Lion Inn and Suites and converted it into housing for people that lost housing to the wildfires. Homes for Good is working with the County and the Veterans Administration to convert the hotel to Permanent Supportive Housing. Homes for Good intends to submit a funding application to the State of Oregon in spring of 2023 for the conversion.
2. Naval Reserve Apartments – In early 2023 Homes for Good was tentatively awarded the former Naval Reserve property by the City of Eugene. Homes for Good intends to submit a funding application to the State of Oregon in Spring of 2023 to construct affordable housing co-located with an Early Learning Center.
3. Lazy Days Manufactured Home Park rebuild – Homes for Good is working with OHCS to rebuild the Lazy Days Mobile Home and RV park which was completely destroyed in the Holiday Farm Fire and provided critical affordable housing up the McKenzie River.
4. Quince Street Florence - Homes for Good purchased a 6.8 acre site in Florence in late 2022. Homes for Good intends to submit a funding application to the State of Oregon in Spring of 2023 to construct affordable housing on the site.
5. Homes for Good is working closely with smaller cities in rural Lane County to acquire property and increase the affordable housing stock.

Homes for Good Partners closely with non-profits and other service providers in all existing and new housing to provide access to housing, a secure living environment combined with onsite services that include food donations, food security classes and access to community building opportunities.

Homes for Good has kicked off its Equitable Contracting Initiative. This initiative is intended to increase the access of public housing and other low-income residents to jobs the Section 3 program and apprenticeship programs and involves partnering with many community organizations and businesses to make it happen. The implementation plan for this initiative is expected to be approved by the Homes for

Good Board in late spring of 2023.

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 8 families have purchased their homes.

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 DevNW 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 2023/Fiscal Year 2024 (PY23/FY24) 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. It is anticipated that public service funds will support: 1) Food for Lane County's Food Box Distribution program, 2) Food for Lane County's Dining Room, a place for individuals to receive a warm meal, 3) The Relief Nursery, child abuse prevention program, 4) St. Vincent de Paul of Lane County's Lindholm Center, a day access center for homeless adults, 5) St. Vincent de Paul of Lane County's First Place Family Center, a day access center for homeless families with children under age 18, and Hope & Safety Alliance, for domestic violence survivor 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. 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 low-income and 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 will support St. Vincent de Paul's First Place Family Center and Lindholm Center for homeless families and single adults to receive emergency basic needs, including emergency housing and referral to shelter. Hope & Safety

Alliance will also receive funds to support access center services and domestic violence survivor 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.

Polk 2.0 (DevNW) will create 12 single room occupancy apartments, common area, and one on-site manager apartment for young adults entering independence from foster care and other system-engaged youth experiencing homelessness and at risk of homelessness.

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.

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. 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.

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, Polk 2.0 (DevNW) will create 12 single room occupancy apartments, common area, and one on-site manager apartment for young adults entering independence from foster care and other system-engaged youth experiencing homelessness and at risk of homelessness.

The City is working with Lane County and Homes for Good to align resources to support additional projects.

In addition, one Service Provider Facility Improvement (SPFI) project is expected to be completed at the Whiteaker Head Start Community Center, which 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 include expanded space to house a walk-in freezer/cooler unit.

In 2019, City Council passed Ordinance 20609, establishing a Construction Excise Tax (CET) as a dedicated revenue source for the Affordable Housing Trust Fund (AHTF). Funds can be used for “programs, incentives, and services related to the housing of households earning 100% of area median income and below.” The Advisory Committee, established to provide recommendations to staff on the use of AHTF, recommended that after deducting funds for project delivery administration, a minimum of 75% of the available funds be used for housing development projects and 25% for providing direct assistance to renters and homeowners with affirmative marketing to Black, Indigenous and People of Color (BIPOC) individuals and households.

Based on the AHTF-AC recommended and Council approved distribution of 75% for housing development and 25% for direct assistance (minus administration), a rough estimate (based on CET collections through December 2021) indicates approximately \$305,556 could be available for direct

assistance for renters and homeowners in PY22/FY23. Final calculations of CET will be available after the close of the fiscal year. Eugene's recently approved Housing Implementation Pipeline (HIP) also provides guidance for the use of assistance funds based on financial forecasts from November 2021 (see Appendix B of the HIP). Based on that guidance approximately \$100,000 of AHTF funding would go towards rental access/support and \$215,000 would go towards down payment assistance in PY22.

Discussion

The City of Eugene, Lane County and other service agency partners have coordinated on multiple shelter, outreach and permanent housing projects in 2022 and 2023. The City is investing \$25.4 million in the 2022 and 2023 fiscal years for infrastructure and programs to create critical, lower-barrier emergency shelters; and to address safety and sanitation community-wide. The heart of this effort applies \$8.4 million in one-time state and federal funds to add 250 new Safe Sleep site spaces in five locations that meet the state requirements for non-congregate shelter: safe and secure places for people to sleep and connect with services. The City also partnered with Lane County in 2022 to open a 75-bed Navigation Center that provides shelter and support systems, and in funding street-level outreach to unhoused individuals to check on their condition and encourage enrollment in the Continuum of Care system. City incentives and funds also helped open a 45-unit permanent supportive housing apartment complex in downtown Eugene in 2022. The City of Eugene and Lane County continue to work together on system-wide planning, engagement, and coordination to 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 and is working on several initiatives to expand affordable housing stock throughout the city that are contained in the Housing Implementation Pipeline (HIP) low- and moderate- income qualified housing focus area and is taking multiple actions to increase production. 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

Examples of local affordable housing production initiatives include securing additional funding for City fee assistance for development fees and redeveloping existing City-owned sites. In 2019, the Eugene City Council approved a construction excise tax that created a dedicated source of funding for affordable housing, called the Affordable Housing Trust Fund (AHTF). This fund pays for projects and programs that increase availability and access to owner- and renter-occupied housing that is affordable to lower income community members. Eugene City Council has committed to supplement the funds annually. These funds are supporting affordable housing development projects, along with direct rent and mortgage assistance. In 2021, the AHTF was able to offer its first competitive Request for Proposals (RFP) and awarded \$300,000 to support a new affordable housing development which includes 122 affordable units targeted to households earning no more than 60% of area median income including 7 units for survivors of domestic violence. In 2022, the RFP will award \$1.1 million for the creation of new affordable housing in Eugene.

Additionally, on September 15, 2021, the City Council adopted Ordinance No. 20659 to finalize compliance with state law for Accessory Dwelling Units (ADUs). Council's action also included approval of five motions which further removed barriers and increased opportunities for ADU development, such as allowance on flag and alley access lots, height increases, remove regulations regarding density calculations, lot area and dimensions, and quantity of occupants, and eliminating on-site parking, wall length development standards, and garbage screening.

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. HPB created a Renter Protections Committee to develop policy recommendations for HPB to provide to City Council in November 2021. Renter protections are broadly defined and include programs like the City's Rental Housing Code program, which regulates rental properties in the city by creating minimum habitability standards.

Renter protections can also include anti-discrimination protections like the ones found in Eugene’s Human Rights Code. In July 2022, City Council voted to approve an ordinance and adopted Phase I of the Renter Protections that include: support services, move-in/out photo documentation, rental history references, tenant/landlord education information, and cap applicant screening fees at \$10. Council will consider adoption of an ordinance to implement the Phase II items and the enforcement change for Phase I related to eviction data collection. Phase II items to be considered include: limiting deposits, processing applications in the order received, and relocation assistance for legal no-cause evictions. Renter Protection Phase III items will be considered in PY23/FY24, staff will conduct the needed additional analysis and return for Council direction.

In PY23/FY24, the City will review policies for violations for the Violence Against Women Act (VAWA Reauthorization Act of 2022) and make necessary changes to ensure that survivors of domestic violence, and people who report domestic violence remain in stable housing, including people from communities of color and people with disabilities who are often disproportionately impacted.

Discussion

Eugene completed an Analysis of Impediments to Fair Housing Choice as part of the 2020 Consolidated Planning process. Eugene staff continue to work closely with other City staff in planning and building permits to ensure Affordable Housing projects have access to early information and support and a smooth path to permitting. The City will continue contracting with Fair Housing Council of Oregon, offering education through Fair Housing trainings and technical assistance. The topics and audiences for fair housing trainings are determined after analyzing local data on fair housing complaints and trend from callers in Eugene. Fair housing materials are available in English and Spanish and distributed at the local public library downtown and the lobby of Community Development's staff building. In addition, the City has an Office of Equity and Engagement with analysts that track hate and bias crimes in Eugene. Community Development staff and staff from the Office of Equity and Engagement collaborate on community trends, fair housing, and outreach.

Through the Housing Tools & Strategies project, the City identified actions to mitigate barriers to the development of needed housing. Successes of this work include implementation of a construction excise tax (CET) for the Affordable Housing Trust Fund, creation of pre-approved building plans for accessory dwelling units (ADUs) and reducing transportation system development charges (SDCs) for multifamily housing downtown and for ADUs. A housing implementation strategy was another recommended action that City Council put in place with approval of the Housing Implementation Pipeline (HIP) in January 2022. The HIP is a 5-year, internal work plan to coordinate current and future resources, goals, and priorities with a systems-thinking approach to housing across the full spectrum from people experiencing homelessness to overall housing supply.

The City continues to assess and address barriers to Affordable Housing through it works with

the Intergovernmental Housing Policy Board and related Renters Protections work.

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. During PY21 the City of Eugene convened an Equity Panel, a pilot program derived from the City's Climate Action Plan (CAP) work, to consider the framing and goals of the Housing Implementation Pipeline. The Equity Panel was comprised of eight local social justice organizations who advised staff on programs related to Transportation, Housing, and Climate Resiliency. Prior to the start of the HIP period (June 2022), the Equity Panel will also assist with development of the HIP racial equity lens that will be used throughout the work for improving our housing production, protections, and preservation.

Access to reliable internet service is key to households' economic stability. US Census (ACS) data show that broadband connections increase with household income. The ACS 2015-2019 shows that 79.6% of households in Eugene's low and moderate-income areas have a broadband connection and 10.3% have no internet service. In 2019, the City of Eugene, in partnership with other public agencies, completed the construction of an open-access, dark fiber network in the downtown. PY23/FY24 will see the delivery of a study to recommend how the City can best delivery broadband service citywide. Wi-Fi is available inside and outside of all Eugene Public Library locations. Outlets to charge personal devices are available. These services are free with no library card needed. Additionally, Eugene Public Library cardholders can borrow mobile Wi-Fi hotspots and come with instructions in English and Spanish. Up to 250 hotspots are available and each can provide 10 people at a time with access to free high-speed internet with unlimited data. Eugene Public Library cards are free for all residents of the City of Eugene and for all students enrolled in Eugene School District 4J and Bethel School District.

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 planned rehabilitation project to preserve existing affordable housing is Ross Lane Apartments, owned by St. Vincent de Paul of Lane County, Inc. There will be two phases for this project and potential improvements include new roofing, exterior paint, and site work to improve accessibility.

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.

The City of Eugene Housing Implementation Pipeline (HIP) vision is to make equity and accessibility as much a part of our everyday operations as it is a part of our work to provide equitable access to stable, safe, and affordable housing. We believe that to support Eugene's systemically marginalized communities, we must acknowledge the presence of racism and potential racial impacts in our decision-making processes, whether intentional or not. The HIP Racial Equity and Accessibility Lens (REAL) Toolkit has adapted the tools from the Government Alliance for Racial Equity (GARE) Racial Equity Toolkit to meet the needs of an equity-centered approach for housing decisions. Centering equity and accessibility requires us to think and act in ways that focus on understanding our impact, not just intentions. Racism and housing are linked throughout Eugene's history. Harmful displacement practices and racial exclusion laws deprived specifically Black, Indigenous, and people of color (BIPOC) access to stable housing choices and wealth creation across generations. Today's BIPOC communities in Eugene continue to experience significant wealth and housing access disparities. This toolkit encourages us to understand the individual, cultural, and institutional forces that cause and perpetuate racial disparities in our

community. The toolkit operationalizes anti-racist planning practices that address racial impacts in our decision-making process and meet the needs of other marginalized communities at a systemic level.

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.

5. If applicable to a planned HOME TBRA activity, a description of the preference for persons with special needs or disabilities. (See 24 CFR 92.209(c)(2)(i) and CFR 91.220(l)(2)(vii)).

6. If applicable to a planned HOME TBRA activity, a description of how the preference for a specific category of individuals with disabilities (e.g. persons with HIV/AIDS or chronic mental illness) will narrow the gap in benefits and the preference is needed to narrow the gap in benefits and services received by such persons. (See 24 CFR 92.209(c)(2)(ii) and 91.220(l)(2)(vii)).

7. If applicable, a description of any preference or limitation for rental housing projects. (See 24 CFR 92.253(d)(3) and CFR 91.220(l)(2)(vii)). Note: Preferences cannot be administered in a manner that limits the opportunities of persons on any basis prohibited by the laws listed under 24 CFR 5.105(a).

Not applicable.

