

CR-05 - Goals and Outcomes

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

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

HOME Accomplishments Eugene:

One development was completed in FY 23 totaling 45 units. Homes for Good Housing Agency constructed The Nel (#2000), 45 studio apartments to be low barrier permanent supportive housing (PSH) for people experiencing homelessness. All units will use Project Based Vouchers rental assistance and supportive services are always available on site.

Two developments with 92 affordable housing units are planned, about to start construction or just completed construction including: 1) Polk 2.0 - DevNW just completed construction of 12 single room occupancy apartments, common area, and one on-site manager unit in a two-story building in the Whiteaker neighborhood. The development is the second phase on the property, serving former foster youth and other system-engaged young adults experiencing homelessness and at risk of homelessness. The development will be low barrier PSH and will include supportive services available at all times on site. 2) Ollie Court – Homes for Good will start construction of 80 affordable rental units in the Jefferson Westside neighborhood. Two four-story buildings will include one, two and three-bedroom apartments, common area, and one on-site manager unit serving low and very low-income households. All units will use Project Based Vouchers rental assistance. The development will include an on-site Early Learning Center, and on-site supportive services.

HOME Accomplishments Springfield:

No developments were completed in FY 23. One development is planned with 39 units: Springfield Apartments by Cornerstone Community Housing. Three CHDOs were supported using HOME funds.

CDBG:

Rehabilitate Existing Housing

1) Ross Lane Apartments (Phase 1), St. Vincent de Paul (#2052)- completed exterior improvements including improving accessibility access at Ross Lane, preserving 36 units. In addition, in the Emergency Minor Home Repair Program (#2060), 14 households benefited from rehabilitation, including households comprised of 10 people with disabilities and 8 homes occupied by elderly people.

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

3) Support Human Services System- Eugene provided \$350,000 in CDBG (#2044, 2045, 2046, 2047, 2048, 2049, 2050) and previously allocated CDBG-CV (CV) funds to support core Public Services through the Lane County Human Services Commission and for additional Public Services in response to COVID-19. These CV funds were for homeless services (#1991, 2031, 2036) and legal services (#1997).

4) Service Provider Facility Improvement Programs- Capital improvement projects at McKay Lodge (Looking Glass) (#1940), and Whiteaker School Community Center (Head Start) (#1924) are underway and nearing completion.

5) Economic Development - 2 businesses received \$410,000 in funding (#2056, #2057) and are projected to create 7 new positions. In addition, 19.75 jobs were created or retained from previously supported businesses (#1937, 1965, 1970, 2022, 2030) (rounded to 19 jobs). Centro Latino Americano provided microenterprise training for Spanish speaking low-income individuals using CDBG-CV funds (#2003). Five individuals successfully completed the courses which served 5 new businesses. CV funds were used as grants for an outdoor seating cafe program (#2058), benefiting 15 businesses and creating/retaining 4 positions. Total jobs created in this reporting period is 23.

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

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

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Administration	Administration	CDBG: \$ / HOME: \$	Other	Other	0	0		1	1	100.00%

Improve low-income neighborhoods	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	0	0.00%			
Improve low-income neighborhoods	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	2	0	0.00%			
Increase the supply of affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$/ HOME: \$	Rental units constructed	Household Housing Unit	400	266	66.50%	100	45	45.00%
Increase the supply of affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$/ HOME: \$	Homeowner Housing Added	Household Housing Unit	10	0	0.00%			

Increase the supply of affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$/ HOME: \$	Housing for Homeless added	Household Housing Unit	100	108	108.00%			
Increase the supply of affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$/ HOME: \$	Other	Other	2	0	0.00%	1	0	0.00%
Promote economic development	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	150	54	36.00%	30	23	76.67%
Promote economic development	Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	25	20	80.00%	5	17	340.00%
Promote economic development	Non-Housing Community Development	CDBG: \$	Other	Other	150	57	38.00%	30	5	16.67%
Provide down payment assistance	Affordable Housing		Direct Financial Assistance to Homebuyers	Households Assisted	20	0	0.00%			
Provide rental assistance	Affordable Housing	HOME: \$	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	20	0	0.00%			
Rehabilitate existing housing stock	Affordable Housing	CDBG: \$	Rental units rehabilitated	Household Housing Unit	350	320	91.43%	70	36	51.43%

Rehabilitate existing housing stock	Affordable Housing	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	150	48	32.00%	30	14	46.67%
Rehabilitate existing housing stock	Affordable Housing	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Rehabilitate existing housing stock	Affordable Housing	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	
Remove barriers to affordable housing	Affordable Housing	CDBG: \$	Other	Other	20	16	80.00%	4	4	100.00%
Support human services system	Homeless Non-Homeless Special Needs	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	20000	5371	26.86%	4000	0	0.00%
Support human services system	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100000	41502	41.50%	20000	13396	66.98%
Support human services system	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	2000		0	732	
Support human services system	Homeless Non-Homeless Special Needs	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	20	35	175.00%	0	0	

Support human services system	Homeless Non-Homeless Special Needs	CDBG: \$	Other	Other	5	2	40.00%	1	0	0.00%
-------------------------------	---	-------------	-------	-------	---	---	--------	---	---	-------

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

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Every project undertaken by the City of Eugene during HUD's PY 2022 and the City's FY 2023 with CDBG and CDBG-CV funds directly impacted the priority needs, identified in the 2020 Consolidated Plan: Renters, Homeowners, Homeless, Non-Homeless Special Needs Populations, and Employment Opportunities.

1) Rehabilitate Existing Housing Stock - Progress towards increasing and preserving affordable housing affordable to low- and moderate-income people and special needs populations in FY 2023:

St. Vincent de Paul Society of Lane County completed exterior improvements at Ross Lane Apartments (#2052), which provides 36 affordable units of various sizes to families, seniors, and disabled persons at or below 50% of area median income. Some units are set aside for transitional housing for families. The project included a new roof and site work (hazardous tree removal, sidewalk replacements, new ADA-compliant curb ramps, and courtyard replacements. B) Emergency minor Home Repair Program (#2060) assisted 14 households during the reporting year. Of these, 10 are occupied by people with disabilities and 8 homes are occupied by people who are elderly.

2) Human Services - Eugene continues to make progress on its goals to support a Human Service Delivery System:

A) Service Provider Facility Improvements – The City of Eugene made progress on capital improvements to human service facilities approved by City Council as part of the FY 2016 Human Services Capital Facilities RFP. Due to the COVID-19 pandemic and staffing capacity, work continues on two projects: McKay Lodge (Looking Glass) (#1940) and Whiteaker School Community Center (Head Start) (#1924). HVAC repair, roof replacement, and the kitchen renovation work is complete. The program will reopen in October 2023 and serve homeless adults ages 15-24, who need support with addiction challenges. The outcomes for this project, including the people served, will be reported in FY 2024. The kitchen at Whiteaker School is being renovated and expected to be completed in early FY 2024. These facilities serve thousands of people who are

experiencing or at high risk of homelessness, people with disabilities, low- and very low- income households, and families each year.

B) Eugene supported staffing at agencies providing core human services including food distribution, a meal site, day access center for homeless individuals and a day access center families, service center for low-income persons and households, parent education for child at risk of abuse, and services for survivors of domestic violence, benefiting 12,968 individuals (#2044, 2045, 2046, 2047, 2048, 2049, 2050)

C) CDBG-CV funding also supported emergency shelter for homeless individuals (#1991), street outreach (#2031), and housing navigation (#2036), serving 1,160 homeless persons. An additional 8 low-income individuals received legal support services to prevent homelessness (#1997). These services were provided in response to COVID-19.

4) Fair Housing - Eugene continues to prioritize Fair Housing services by funding a hotline for Fair Housing questions, complaints, and investigations. Eugene also funded three fair housing trainings for shelter providers, housing advocates and affordable housing providers. Eugene also supported an outreach event for Spanish-speaking community members, where fair housing information was provided. Using CDBG-CV funds, Eugene funded a tenant hotline for members of protected classes to call with questions related to renter's rights, COVID-19, and fair housing.

CR-10 - Racial and Ethnic composition of families assisted

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

91.520(a)

	CDBG	HOME
White	11,334	38
Black or African American	573	0
Asian	86	3
American Indian or American Native	329	2
Native Hawaiian or Other Pacific Islander	108	0
Total	12,430	43
Hispanic	2,301	5
Not Hispanic	11,886	40

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

Narrative

As not all racial information is reported in the CR-10 table above, the attached JPEG (CR-10 Continued, All Demographic Data by Activity) includes a spreadsheet includes all race, ethnicity, and additional demographic information, including people with disabilities, female head of households, and income levels for the CDBG, CDBG-CV, and HOME programs for FY23. The IDIS activity numbers are also included on the spreadsheet. The CDBG numbers above include individuals who also benefited from CDBG-CV funded activities.

In total, 14,255 individuals were assisted with or by HOME and CDBG funds, including 1,169 who benefited from CDBG-CV funded programs or services.

Regarding CDBG, of the 36 units at Ross Lane Apartments (#2052), 27 households completed the race and ethnicity information, 9 did not disclose that information and were marked as Other Racial Combination and Non-Hispanic. In addition, 2 households out of 45 total units in the HOME developments (The Nel) (#2000) did not report their racial or ethnic information. The households that did not report data were recorded as Other Racial Combination, and Non-Hispanic.

In the CDBG programs, a total of 5,324 individuals, or 41% of people served, were people with disabilities. In addition, 3,677 people served, or 28%, were female head of households. Furthermore, 2,157 people served, or 17%, identified as Hispanic.

In the CDBG-CV programs, a total of 637 individuals or 55% of people served, were people with disabilities. In addition, 437 people served, or 37%, were female head of households. Furthermore, 144

individuals served, or 12%, identified as Hispanic.

In the HOME program, a total of 42 individuals, or 93% of people served, were people with disabilities. In addition, 20 people served, or 44%, were female head of households. Furthermore, 5 individuals, or 11% of total people served, identified as Hispanic.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,667,651	2,609,607
HOME	public - federal	1,664,256	939,585

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

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

Table 4 – Identify the geographic distribution and location of investments

Narrative

N/A

Leveraging

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

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	9,985,325
2. Match contributed during current Federal fiscal year	236,552
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	10,221,877
4. Match liability for current Federal fiscal year	0
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	10,221,877

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
2000- The Nel	12/27/2022	215,374	21,178	0	0	0	0	236,552

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
215,139	108,107	228,141	0	95,105

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	9,982,047	9,982,047	0	0	0	0
Number	1	0	0	0	0	1
Sub-Contracts						
Number	31	31	0	0	0	0
Dollar Amount	5,680,349	5,680,349	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	9,982,047	9,982,047	0			
Number	1	0	1			
Sub-Contracts						
Number	31	0	31			
Dollar Amount	0	0	0			

Table 8 - Minority Business and Women Business Enterprises

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

Table 9 – Minority Owners of Rental Property

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

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

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

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	45	45
Number of Non-Homeless households to be provided affordable housing units	27	27
Number of Special-Needs households to be provided affordable housing units	23	23
Total	95	95

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	0	0
Number of households supported through The Production of New Units	45	45
Number of households supported through Rehab of Existing Units	50	50
Number of households supported through Acquisition of Existing Units	0	0
Total	95	95

Table 12 – Number of Households Supported

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

The One-Year Goals above that were generated with the draft CAPER were incorrect (mistake was made in the Annual Action Plan with the numbers, though the Annual Action Plan narratives on AP-55 were correct).

The following projects were expected to be completed within the PY 2022-FY 2023 Annual Action Plan period using HOME funds in Eugene and Springfield and CDBG funds in Eugene, and they were, including:

A total of 45 units were created at The Nel development (#2000). The development is a 'Housing First' permanent supportive housing model. Of the 45 homeless units added, 42 units were occupied by people with disabilities and 20 units were occupied by female heads of households.

Ross Lane Apartments, (#2052) used CDBG funds to preserve the affordable housing asset of 36 units in a Phase 1 project. 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. Of the 36 units, 23 units were non-homeless households and 13 were occupied by persons with disabilities. There were 25 female heads of households.

Each year, the City of Eugene estimates in the Emergency Minor Home Repair Program, EMHR, (#2060) using CDBG funds to preserve 30 homes occupied by very low-income persons throughout Eugene, including 15 households that will have one or more persons who are disabled and/or elderly. In this reporting period, a total of 14 households benefited from the program, 4 were non-homeless, 10 were occupied by people with disabilities, and 2 were female heads of households. While the actual numbers are less than estimated each year, the amount of work is often extensive and may include multiple projects within one home.

Three new construction developments are underway with HOME funds which will contribute an additional 131 units (Polk 2.0 – 12 units, Ollie Court – 80 units, and Springfield Apartments – 39 units). In addition, 66 new affordable rental units have been proposed on a property acquired with CDBG funds for a total of 175 new units underway.

Two rehabilitation projects using CDBG funds are underway including Ross Lane, Phase 2 (36 units) and Oakwood Manor (66 units), for a total of 102 units that will be preserved and reported in a future CAPER. In addition, it continues to be estimated that up to 30 households will benefit from the EMHR program annually.

Discuss how these outcomes will impact future annual action plans.

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

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	37	39
Low-income	10	6
Moderate-income	3	0
Total	50	45

Table 13 – Number of Households Served

Narrative Information

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

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

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

The City of Eugene provides annual funding to the Lane County Human Services Commission (HSC) for programs that support homeless and low-income individuals and families. A significant proportion of persons served by these agencies are homeless or at-risk of homelessness. Partnering agencies include Food for Lane County, The Relief Nursery, Catholic Community Services, St. Vincent de Paul, and Hope & Safety Alliance. As part of the intake process, these agencies provide comprehensive assessments to identify services and support for their clients.

In addition to these HSC contracts facilitated by Lane County, the City of Eugene utilized CDBG-CV funding in partnership with Lane County to contract with White Bird's Navigation Empowerment Services Team (NEST) to provide street outreach, COVID-19 resources (education, personal protective equipment, resources on vaccines, testing), navigation services and housing barrier removal for individuals experiencing homelessness. CDBG-CV funds were also used to fund Community Supported Shelters to provide outreach and housing navigation to homeless persons living in alternative shelter. The goal of housing navigation was for residents to exit the program into more stable housing.

Addressing the emergency shelter and transitional housing needs of homeless persons

HOME and other City funds were used to construct The Nel (Homes for Good Housing Agency) and will be used to support Polk 2.0 (DevNW). The Nel provides permanent supportive housing for persons experiencing homelessness with supportive services available at all times. The development utilizes Project Based Vouchers rental assistance to make rents affordable to the residents. The Nel is complete and occupied. Polk 2.0 will provide permanent supportive housing and services to former foster care youth and other system-engaged young adults experiencing homelessness and at risk of homelessness. The development will soon complete construction and start to welcome residents. Improvements to human service facilities, with the use of CDBG and other leveraged community resources, also directly provide access to emergency and transitional housing and referral services to connect those in need.

In FY 2023, the City of Eugene provided funding to support numerous emergency shelter and transitional housing programs including St. Vincent de Paul's First Place Family Center (day access center), Annex Family Shelter, Dawn to Dawn - formerly known as Dusk to Dawn (a year-round safe-sleeping program for adults), Looking Glass Station 7 (youth shelter), the City's Rest Stops and Microsite Program (non-congregate alternative shelter site communities for homeless adults), Safe Sleep Sites (alternative shelter sites of up to 40 beds or 60 vehicles) and the Overnight Parking Program (locations for homeless adults who are living in their vehicles). The City also contributes to winter warming and

emergency shelter strategies in the winter, including supporting Egan Warming Centers in partnership with Springfield and Lane County via the Human Services Commission.

In FY 2023, the City of Eugene further expanded its alternative shelter capacity with the opening of a new Safe Sleep Site, Tom Campbell at Chase Commons Park, a 20-unit shelter for medically vulnerable adults. This site will provide short-term transitional shelter while individuals stabilize following medical care. Upon stabilizing, shelter staff work with the Continuum of Care and other support systems to transition people to housing or other shelter.

The River Avenue Navigation Center also opened in early FY 2023. Sponsored by the City of Eugene and Lane County, the Navigation Center is a 75-bed, low barrier shelter that focuses on people experiencing unsheltered homelessness who are prioritized for housing resources through Lane County's Coordinated Entry system.

Funding for emergency and transitional housing for survivors of domestic violence is provided through annual CDBG contributions to Hope and Safety Alliance.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The City of Eugene provided CDBG, CDBG-CV, and general fund dollars to the Lane County Human Services Commission to provide financial support for an array of core human services including special shelters, access centers and prevention and assistance programs, along with information and referrals to programs and supports. The CDBG-CV funds were also used for legal services to help low-income individuals and families avoid becoming homeless, due to the pandemic. The City is using HOME funds to support Polk 2.0 (DevNW), a development that will provide housing to youth aging out of foster care.

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

HOME and other City funds were used to construct The Commons on MLK (Homes for Good Housing Agency) and The Nel (Homes for Good Housing Agency), both permanent supportive housing developments.

Funds from the City's community safety initiative were used to support a Rapid Alert Network that connects unaccompanied youth to resources in real-time, including housing, shelter, employment, food, clothing and school supplies.

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

Actions taken to address the needs of public housing

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

Housing Stock

With nearly 65% of the public housing portfolio over 50 years old and most of the remainder over 30 years old, Homes for Good is balancing the need to provide additional low-income housing units with the need for significant expenditures for building envelope and site rehabilitation, as well as energy efficiency upgrades. Homes for Good was recently selected as a Move to Work PHA which will allow more flexibility into the future of addressing capital needs.

In 2021, Homes for Good conducted a Green Physical Needs Assessment (GPNA) that has identified property deficiencies and provided recommendations for energy conservation measures, accessibility needs, and approach to marketability/livability. In addition, in 2022 Homes for Good conducted an accessibility survey of all housing owned by Homes for Good to identify areas that can be improved from the accessibility perspective. The Capital Fund Team prioritized their workload and 5-year plan capital projects plan based on the GPNA findings and the condition of the project envelopes. This 5-year plan will be approved in the fall of 2022.

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

In early 2017, Homes for Good contracted with Johnson Controls, Inc. to conduct an energy audit of all Homes for Good's public housing units, with the exception of the units destined to be disposed of under RAD. HUD's Energy Performance Contracting (EPC) program will allow Homes for Good to complete

energy saving measures in the public housing units with borrowed funds and to repay the debt with a frozen HUD subsidy. The total project is approximately \$4.5M and includes such things as lighting fixtures, water fixture aerators, low flow toilets, irrigation wells, windows, etc. The project was completed in early 2021.

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

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

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

Actions taken to provide assistance to troubled PHAs

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

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

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

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

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

Eugene is in the process of implementing a variety of Planning and Development projects. These include establishing Urban Reserves to prioritize land for future growth beyond Eugene’s urban growth boundary, creating a Growth Monitoring Program that will regularly track development and use of land, and developing a parcel-specific land use diagram. Additionally, the City is implementing a suite of state housing laws to reduce barriers to building housing across all areas of the city. These laws include House Bill 2001, Senate Bill 458, and House Bill 2003. House Bill 2001 requires large cities in Oregon, including Eugene, to allow the development of “middle” housing including duplexes, triplexes, fourplexes, townhomes, and cottage clusters in all residentially zoned areas—including single-family zones. Senate Bill 458 allows those middle housing developments to be subdivided for purposes of ownership. House Bill 4006 requires the City to hold a public meeting annually to discuss the causes and consequences of severe rent burdens, barriers to reducing rent burdens, and possible solutions to reduce the number of severely rent burdened households within the city. House Bill 2003 then requires cities to develop a plan for tracking and achieving more affordable housing. Furthermore, the City will update the Housing chapter of the Comprehensive Plan to include language and policies that encourage equitable distribution of housing types.

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

The City of Eugene continues to identify and implement strategies to remove and ameliorate barriers for the development of affordable and supportive housing. The City continues to actively engage area

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

In March 2019, Eugene City Council directed staff to work with the Housing Policy Board to identify potential programs and policies to increase renters' protections. The Renter Protections Committee was formed to identify tools and strategies to protect renters and prevent displacement in Eugene. The committee met seven times and identified recommendations for HPB. Phase I recommendations include: support a tenant hotline, provide education for renters and landlords, require photo documentation of property conditions, require landlords to provide rental history, and limit application and screening fees. Phase I of the recommendations were approved in July 2022 by City Council and became effective via City ordinance on August 13, 2022.

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

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

See Additional text, CR-35: Other actions taken: broadband and hazard mitigation related to climate change.

CR-35 Other actions taken: Broadband y Natural Hazard Mitigation

Update on Broadband Needs of housing occupied by Low-and Moderate-Income Households: The City has convened a Digital Equity Panel of community members selected from the Covered Populations

defined in the Digital Equity Act, which include a number of demographics at higher risk of being on the wrong side of the digital divide. Panelists are sharing their experiences with barriers to digital access while assisting in developing guiding strategies for the future. The project will inform the City's strategic planning efforts for digital equity and support funding applications such as upcoming grant programs under the federal Digital Equity Act. Projects proposed from this process are anticipated to focus on those that improve access to public services, reduce cybersecurity risk, promote digital skills training, increase employment options, facilitate education attainment, foster partnerships, and more. Regarding the HOME funded development, The Nel, (activity #2000), fiber internet is connected to the building. All 45 units are wired for broadband internet. Homes for Good provides free wireless internet to all residents at The Nel. They also have two computer stations available in a computer room on the first floor that is accessible for residents to use.

Update on Hazard Mitigation Efforts Associated with Climate Change:The City of Eugene collaborates with Lane County Public Health with regards to hazard mitigation efforts associated with climate change. Lane County is the lead entity in planning and executing hazard mitigation efforts and the City ensures planning, efforts, and services are available community members includes homeless individuals and low- and moderate-income households. In the summer, during heatwaves and in response to local mountain fires (which are increasingly more common in the area and related to the changing climate), the City opened the downtown library and community centers with heating and air ventilation units for people needing access to clean air. The City suspended parking enforcement near the library during this time so that people would not have to pay for or continuously move their vehicles. The community members who participate in these service include unhoused and low-income people without air conditioning units, though no income verification was made. In response to inclement weather in the winter (made more severe by the changing climate), the City collaborates with Lane County Public Health and opens up Egan Warming Centers, indoor, overnight shelter that includes warm spaces, meals, and personal items for individuals needing it, including unhoused and low-income persons. The City provided public service announcements about heat and smoke during the summer, including tips for health and safety. Similar messaging happened in the winter months when the Egan Warming Centers opened due to cold temperatures. As wildfires have become more common and at times, closer to Eugene than in the past, the City applied for and received grant funding from Oregon Fire Marshall's Office to create a Community Wild Fire Protection Plan. The goal of the plan is to prepare neighborhoods for evacuation in the event of wildfires. She expects the plan to be completed in 2-3 years. The City is updating its 2020 Hazard Mitigation Plan and expects the 2025 Hazard Mitigation Plan to be adopted in January 2025. Work to update the plan is underway. The City is following the new FEMA guidance of implementing an equitable process for emergency planning and response, to include vulnerable community members. Also, as part of Eugene's Climate Action Plan 2.0, the City is planting new trees to help clean and cool our air. In 2022, the City Council increased tree-planting funds annually, supporting an additional 635 trees in Eugene's hottest and underserved neighborhoods. These trees will provide passive cooling to residents and will help with the warmer summer temperatures.

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

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

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

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

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

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

Eugene contracted with Fair Housing Council of Oregon (FHCO), to provide intake and referrals for housing consumers. There were 47 callers from Eugene, the majority of which included people with disabilities and the need for reasonable accommodation. Other housing discrimination allegations included refusal to rent, source of income, domestic violence, sexual orientation, marital status, national origin, age, domestic partnership, and gender identity.

FHCO provides outreach and training on fair housing rights and responsibilities. Three trainings reached 167 people including renters, service providers, peer mentors, housing advocates, and Affordable Housing providers. One outreach event focused on Spanish speaking community members reached 150 people. FHCO publishes fair housing information in English and Spanish. The FHCO website can translate their materials into multiple languages.

CDBG-CV funds supported the Springfield Eugene Tenant Association, a tenant hotline for members of protected classes. Calls included allegations of housing discrimination, questions about rent assistance, new state landlord-tenant laws, and reasonable accommodation. SETA noted that based on self-reports, they heard from people with disabilities, elders, voucher holders, families with children, racial and ethnic minorities, LGBTQIA+ persons, and survivors of domestic violence who are experiencing discrimination. Callers had many questions related to COVID-19, many of whom were low-income and resided in Eugene.

Eugene provides community support for housing related concerns and discrimination complaints through the City's Equity and Community Engagement office. Mayor Vinis declared April as Fair Housing month.

Affirmative Marketing – Eugene staff continue to work with area agencies to implement affirmatively marketing plans with an emphasis on reaching Latinx households. Eugene continues to expand outreach efforts to the Latinx community for direct service programs including the Emergency Minor Home Repair Program, including providing materials in Spanish.

Housing Accessibility Improvements - Eugene continues to operate its housing rehabilitation and emergency home repair programs. Many rehabilitation projects include some aspects of accessibility, adaptability, or accessibility. Rental property owners who utilize rental rehabilitation loans are required to make at least 5% of the units accessible to the extent feasible. Each property is assessed relative to its existing features, and accessibility guidelines are applied as practicable. Information about this program is available in English and Spanish. Staff is bilingual and provides outreach to low-income and non-English speaking communities.

CR-35 Other actions taken to overcome effects of impediments to fair housing

City of Eugene Mayor Lucy Vinis proclaimed April 2023 as Fair Housing Month in Eugene and a way to inform and promote fair housing for all community members.

CR-40 - Monitoring 91.220 and 91.230

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

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

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

CR-45 - CDBG 91.520(c)

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

No Changes.

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

No

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

CR-50 - HOME 24 CFR 91.520(d)

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

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

In accordance with the regulations of the HOME Program, outlined in the HOME Consortium HOME Investment Partnership Program Policies and Procedures, and in furtherance of the Eugene-Springfield HOME Consortium's commitment to non-discrimination and equal opportunity in housing, the Consortium follows procedures to affirmatively market rental and homebuyer projects containing five or more HOME-assisted housing units. The Consortium is committed to the goals of affirmative marketing that will be implemented in the HOME Program through the procedures outlined in its Affirmative Fair Housing Marketing Plan. Organizations representing populations least likely to apply for housing opportunities are contacted directly to ensure the populations are notified and have access to housing opportunities. During physical inspections fair housing logos are noted as well as posted Affirmative Marketing Plan in rental offices. Agency websites, other service providers' websites, Craigslist, and other affordable housing websites are also used to advertise vacancies. Some agencies also post flyers for vacancies in various organization offices. File monitoring is also conducted in conjunction with the State of Oregon all jointly funded projects and the State monitors the agencies' Affirmatively Furthering Fair Housing Marketing plans to ensure they are up to date and being followed.

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

HOME Program income was earned by Springfield in repayments to their SHOP down payment assistance program, as beneficiaries paid back the loans. Eugene earned HOME Program Income from the HAP downpayment assistance program and incremental payments on HOME loans for developments within their HOME affordability periods.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Through the HOME consortium the Cities of Eugene and Springfield continue to build capacity of Community Housing Development Organizations (CHDOs) through annual operating support. Springfield and Eugene allocated \$75,713 in HOME funds for operating support to CHDOs serving both cities. There are three active CHDOs serving the Eugene-Springfield area: St. Vincent de Paul Society of Lane County, Inc. (SVDP), Cornerstone Community Housing (Cornerstone), and DevNW. The Consortium monitored and recertified each CHDO prior to entering into an operating support contract. The Consortium expects to certify three CHDOs in the next fiscal year.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	1	0	0	0	0
Total Labor Hours	2,286				
Total Section 3 Worker Hours	1,625				
Total Targeted Section 3 Worker Hours	1,354				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including: drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for, or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
--------	--	--	--	--	--

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

The one HOME funded completed project, The Nel (activity #2000) was not subject to the new Section 3 requirements because of the date of its HOME Agreement.

There was one CDBG funded activity subject to Section 3 hours, Ross Lane Apartments, Phase 1 (activity #2052), which resulted in 2,286 total worker hours, of which 1,625 were Section 3 Worker Hours and 1,354 were Targeted Section 3 Worker Hours.

The City of Eugene continues to take steps to update processes, systems, and documents to better document compliance with the new rule on future activities. As part of those efforts, a staff member has been designated to coordinate the HOME and CDBG Section 3 planning and reporting.