



Eugene-Springfield Consolidated Plan Advisory Committee

Agenda

Wednesday, January 15, 2020
Eugene Public Library – Downtown
100 W. 10th Avenue, Eugene
Singer Room, Second floor
4:00 – 6:00 pm

I.	Introductions	Info	5 Minutes
II.	Public Comments	Info	10 Minutes
III.	Review and Discussion of Priority Needs	Discussion	20 Minutes
V.	Draft Affordable Housing Goals and Strategies	Discussion	30 Minutes
VI	Draft Community Development Goals and Strategies	Discussion	30 Minutes
VII.	Next Steps	Discussion	20 minutes

For information about minutes, agendas, or mailings please contact:

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Erin Fifield, efifield@springfield-or.gov

Mail inquiries can be directed to City of Eugene Planning and Development Department, 99 W. 10th, Eugene, OR 97401.

NAME OF MEETING: Eugene-Springfield Consolidated Plan Advisory Committee

DATE OF MEETING: December 18, 2019

TO: Teresa Kennedy

RECORDED BY: Rodney Cimburke

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ROUTING INFORMATION

(1/7/2020 rcc)
(Date and initials)

Eugene-Springfield Consolidated Plan Advisory Committee
Wednesday, December 18, 2019 – 2:00 pm - 4:00 pm
Jesse Maine Conference Room – Springfield City Hall – 225 5th Street, Springfield

Consolidated Plan Advisory Committee Members Present:

Councilor Marilee Woodrow
Councilor Chris Pryor
Betsy Shultz
Gabriella Guidero
John Barofsky

The Cloudburst Group Consultants Present:

Sarah Daines
John Kunz (via teleconference)

Staff Present:

Stephanie Jennings
Erin Fifield
Josiah Broomfield
Teresa Kennedy

Others:

None

Absent:

Jennifer Webster

I. Introductions

Ms. Woodrow called the meeting to order at 2:07 p.m. She asked everyone present to introduce themselves which they then did.

II. Public Comment

There was no public comment.

III. Overview of Consolidated Plan Process and Timeline

Ms. Jennings offered those present an overview and PowerPoint presentation on the Consolidated Plan process and timeline.

IV./V. Draft Market Analysis/Community Profile and Draft Needs Analysis/Priority Needs

Ms. Daines offered those present a presentation on Eugene-Springfield's Community Profile (combining the agenda items, Draft Market Analysis and Draft Needs Analysis/Priority Needs).

Included in the presentation were the following:

- Population Growth
- Age Distribution
- Racial and Ethnic Composition
- Household Composition
- Income and Poverty
- Persons with Disabilities
- Persons Experiencing Homelessness
- Persons with Special Needs Who are not Homeless
- Employment and Economy
- Housing Units and Tenure
- Assisted and Public Housing
- Housing Cost Burden
- Housing Conditions and Lead-Based Paint

Also included in the presentation were the Priority needs of the following:

- Renters
- Home Owners
- People Experiencing Homelessness
- Non-Homeless Special Needs Populations
- Employment Opportunities
- Low-Income Areas of Slums and Blight

Mr. Barofsky wondered if assisted living centers were counted in the non-family or unrelated households which have grown by 57% between 2000 and 2017 in the area.

Mr. Kunz and Ms. Daines replied they were not sure, but they would look into it and get back to the advisory committee as soon as possible with the answer.

Mr. Pryor added that the question could probably be answered by cross-tabulation of the available data, such as cross-referencing the non-family household statistic with age.

Ms. Guidero asked if the single female-headed households category included females who lived alone.

Ms. Daines answered that group was specific to family households.

Mr. Barofsky asked if college students had been factored into the data, especially that data pertaining to low-income households.

Mr. Kunz said student data was not factored into this particular profile, but perhaps it should have been.

Ms. Jennings added she had been part of a consultation to the University of Oregon (UO) five years ago, and she said that consult revealed a wide range of need within the student population itself. She said more information could be obtained from both UO and Lane Community College (LCC) about the needs of their respective student populations.

The advisory committee agreed that would be very helpful.

Mr. Pryor said it would be helpful to have the income and poverty figures broken up by age cohorts. He added it would also be interesting and helpful to tabulate the shift from manufacturing jobs to service-sector jobs that happened in the area after the recession of 2008.

Mr. Barofsky asked if people who have criminal records were included in the Persons with Special Needs Who are not Homeless category.

Ms. Daines said they were.

Mr. Pryor inquired about the statement within the report: "Increasingly, homes with three bedrooms are being occupied by renters, climbing to 30% in 2017 from 25% in 2010." He wondered if that meant those homes were no longer available for purchase.

Ms. Daines and Mr. Kunz answered that is how they read it.

Mr. Kunz wondered if anyone present was aware of current enrollment numbers from the UO.

Mr. Pryor said he had heard the UO was holding enrollment steady for a while; he added they have the capacity for higher enrollment, but the school has made the conscious choice to hold enrollment where it is currently.

Ms. Jennings told Mr. Kunz that Eugene staff could try to retrieve those enrollment numbers to pass along.

Mr. Barofsky asked if the term "rent-burdened" took into account utility costs and taxes.

Ms. Daines said it did.

Mr. Pryor opined that a table with the different definitions of which family sizes and which Area Median Income (AMI) represented which categories (very low-income, low-income, etc.)

Ms. Daines said they could do that.

Mr. Barofsky asked what percentage someone with a Section 8 voucher would pay toward rent under the Priority Needs for Renters section of the report.

Ms. Daines responded if someone had a Section 8 voucher, they would pay 30% toward rent.

Ms. Guidero asked if someone living in a manufactured home in a manufactured home park would fall under the homeowner category.

Mr. Kunz said he did not know right off hand, but he would find out and get back to the committee with the answer to that question.

Mr. Pryor felt the document prepared and presented by Cloudburst Group was extremely important at the local level to help define a lot of the issues being locally debated currently. He also asserted the numbers of the document were very important, and he reiterated the cross-tabulation of those numbers were also important and would be helpful to solidly define exactly what was at debate locally, and within the advisory committee itself.

Ms. Woodrow offered there were really three different contexts for these figures at hand: the context of Eugene, the context of Springfield, and the context of those two cities combined.

VI. Next Steps

Ms. Jennings announced the next meeting of the Eugene-Springfield Consolidated Plan Advisory Committee had been scheduled, and they would be trying to get the meeting materials out to everyone with as much advance as possible.

After the next meeting, Ms. Jennings continued, they would have two Open Houses, followed by presentations to Eugene City Council.

Ms. Guidero asked if the upcoming meeting materials could include links to the past years Consolidated Annual Performance Evaluation Reports (CAPERs).

Ms. Jennings said those reports were all on the City website. She added staff could summarize some of that information for the next advisory committee meeting as well.

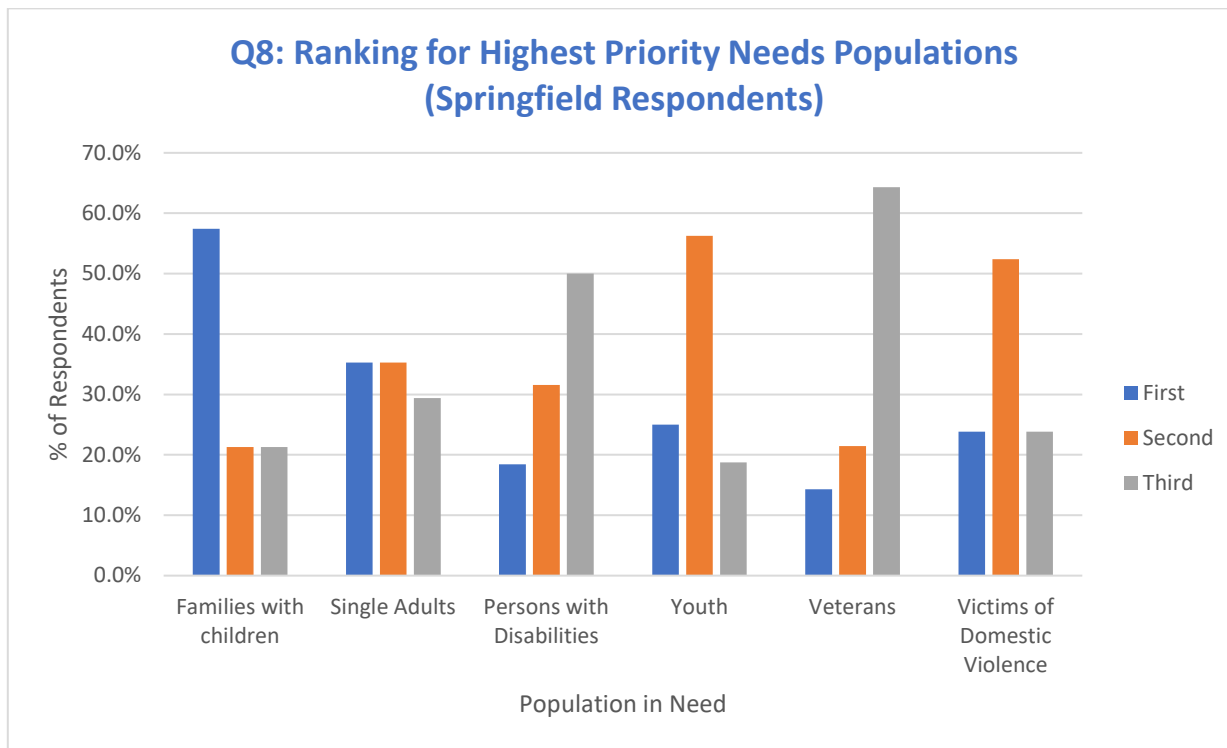
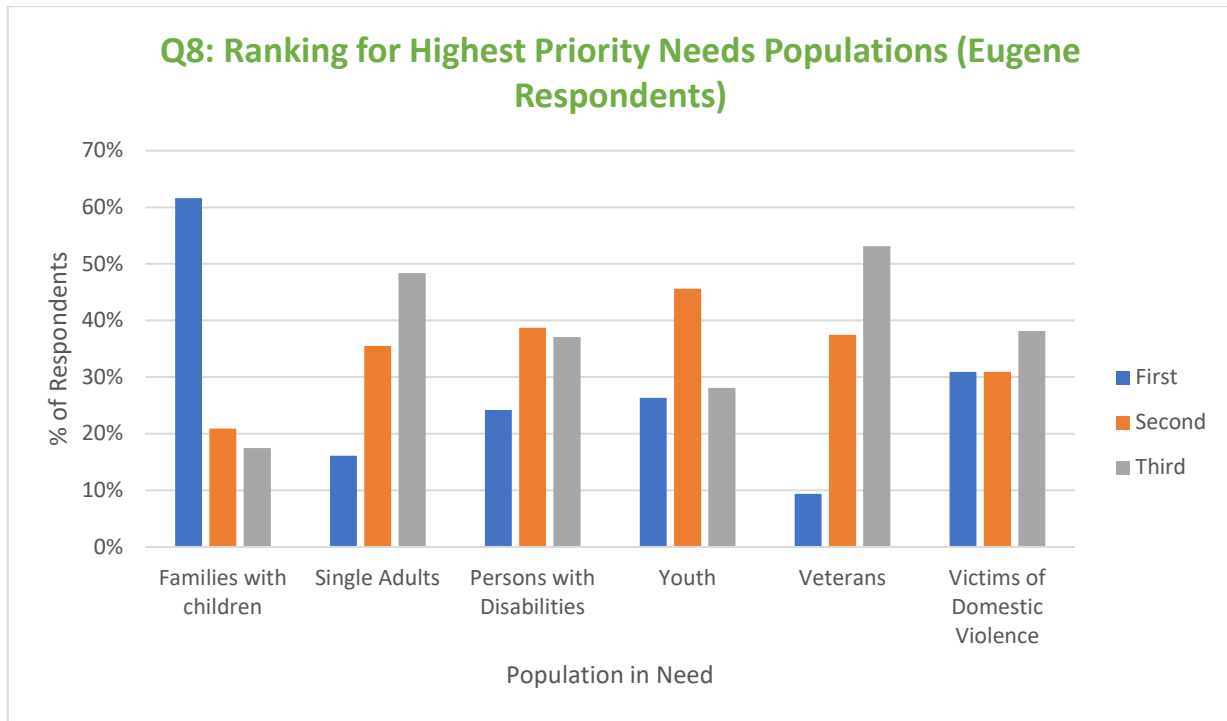
VII. Adjournment

The meeting was adjourned at 3:54 p.m.

Recorded by Rodney Cimburke

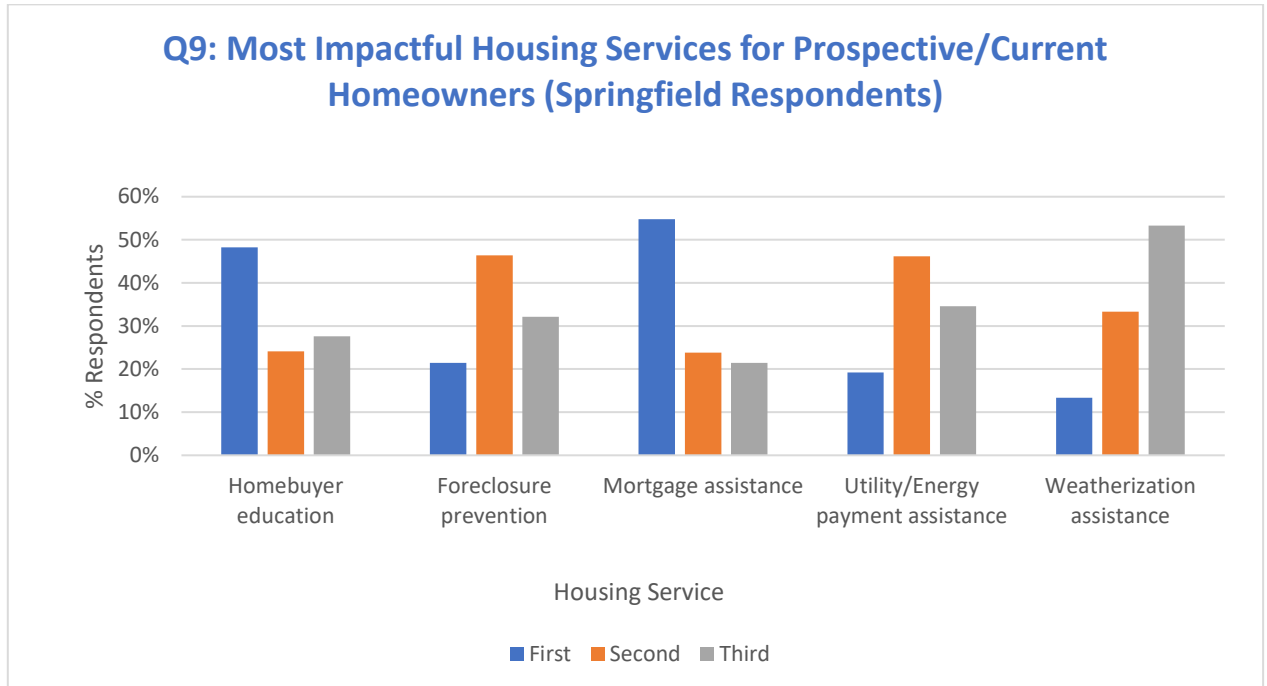
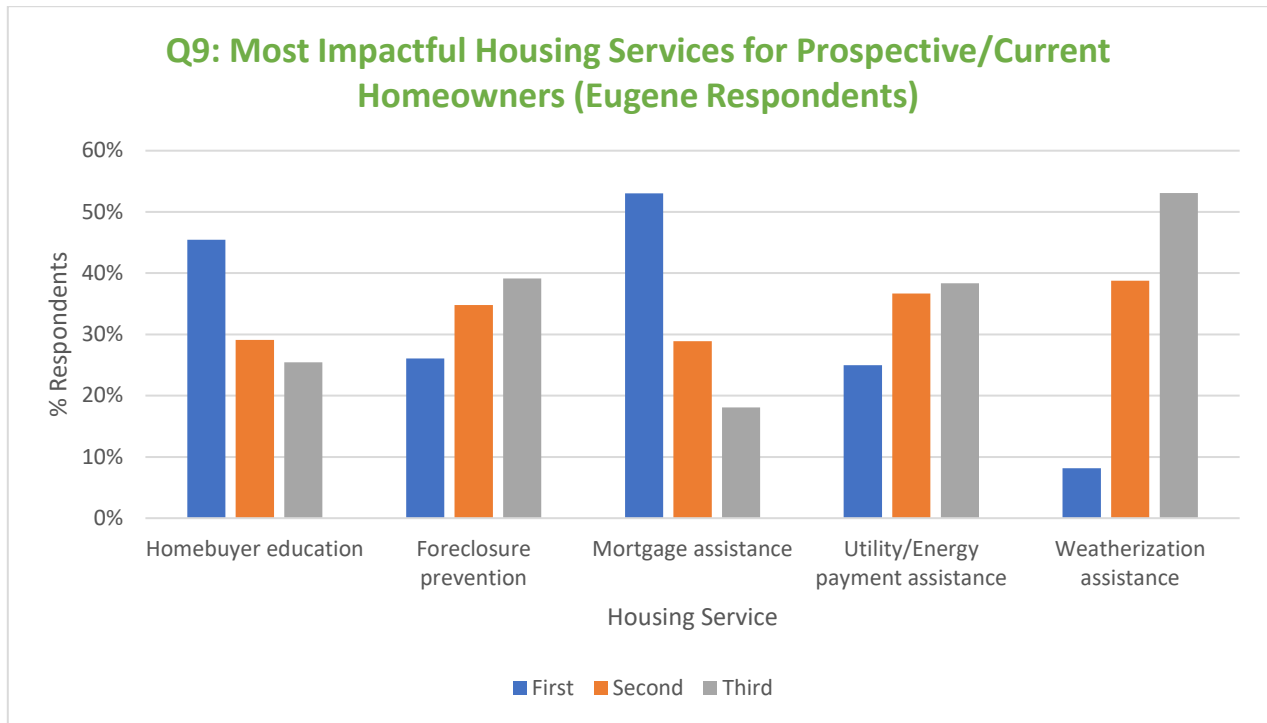
Eugene-Springfield Community Survey Results for Consolidated Plan Needs – January 2020

Question 8: In your community, what are the highest priority populations in need of support? (Select top three choices)



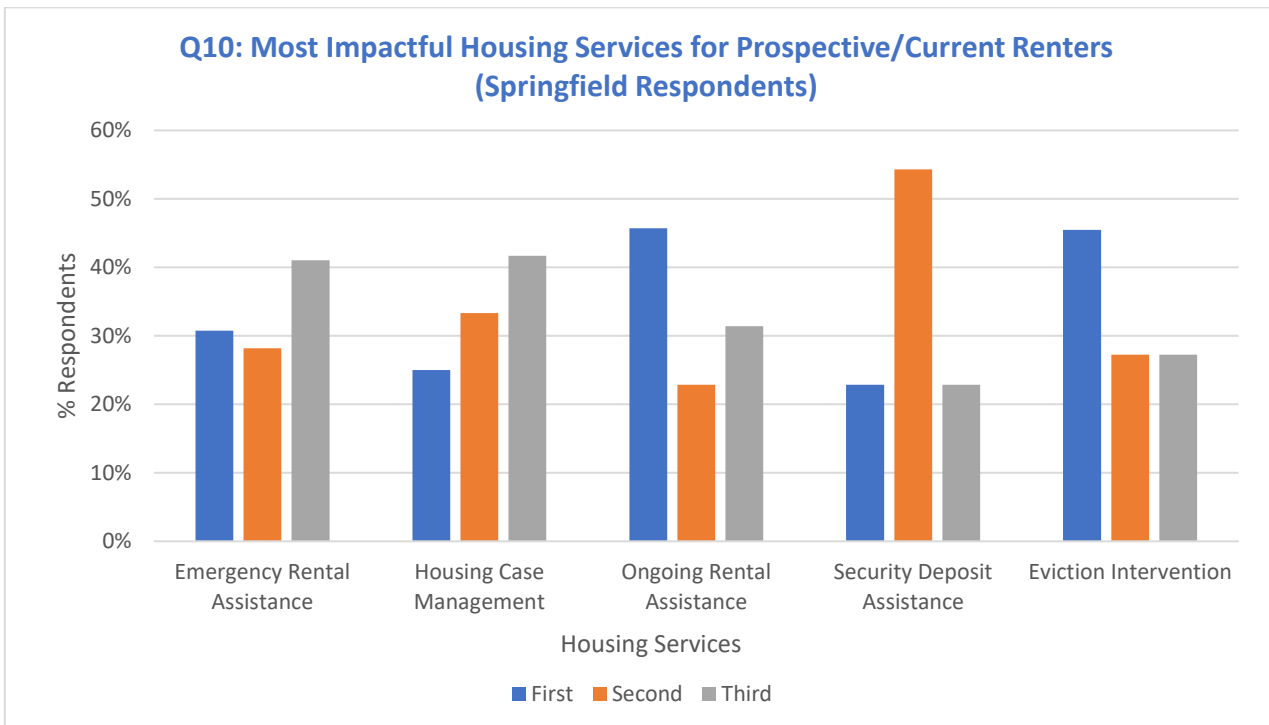
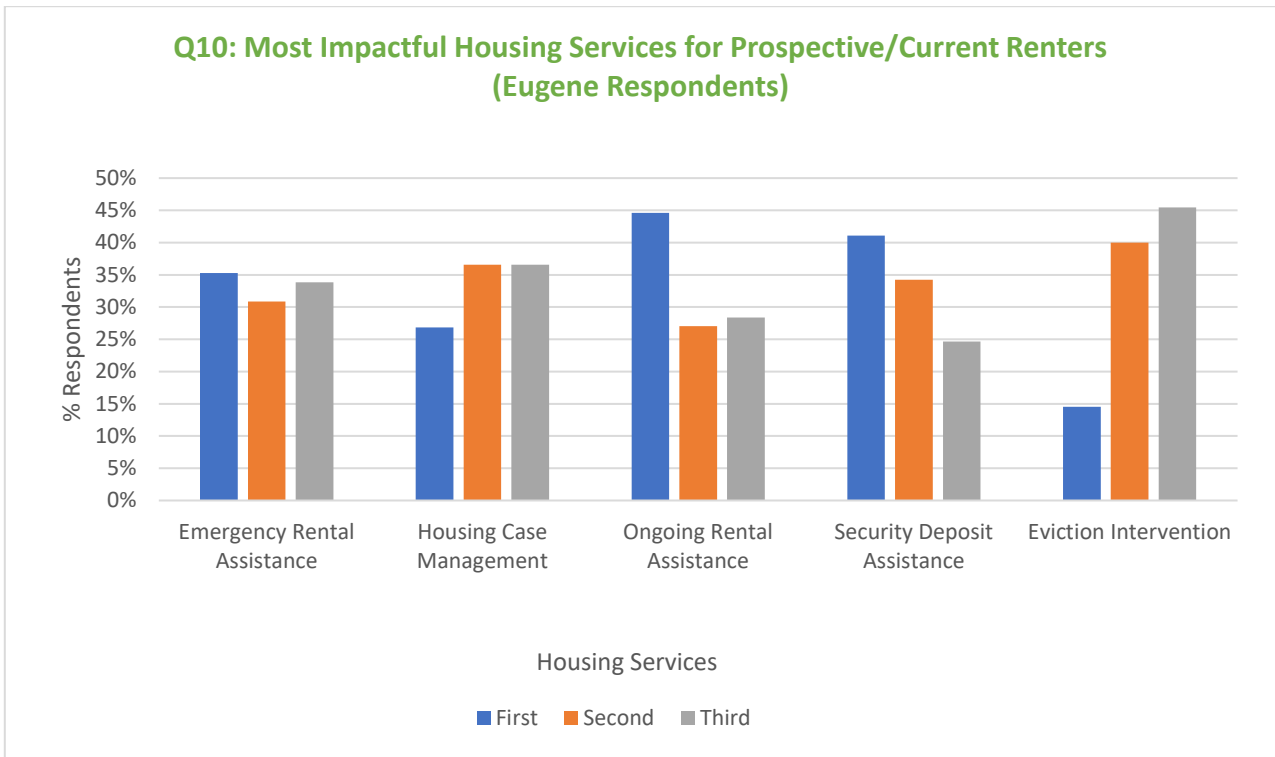
Eugene-Springfield Community Survey Results for Consolidated Plan Needs – January 2020

Question 9: In your community, what types of housing services would be most impactful in supporting those looking to purchase a home or those who are current homeowners? (Select top three choices)



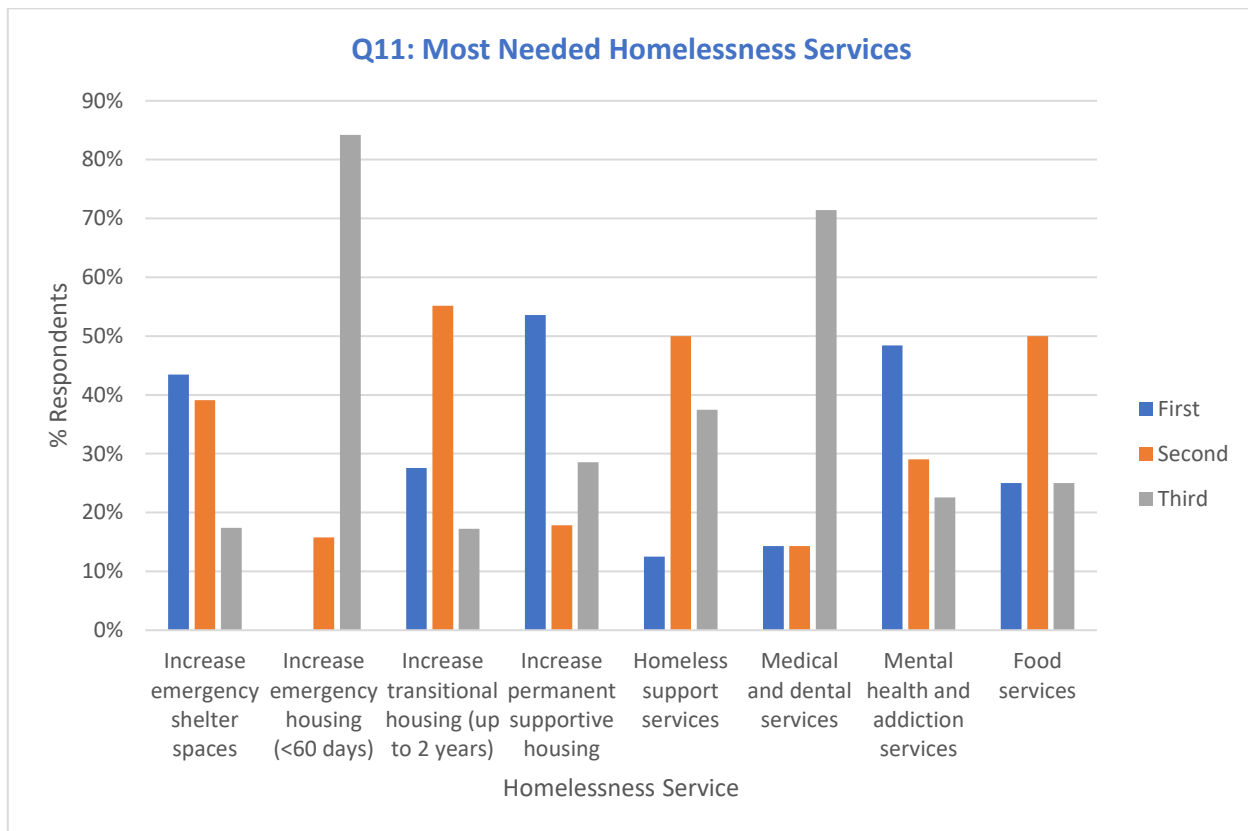
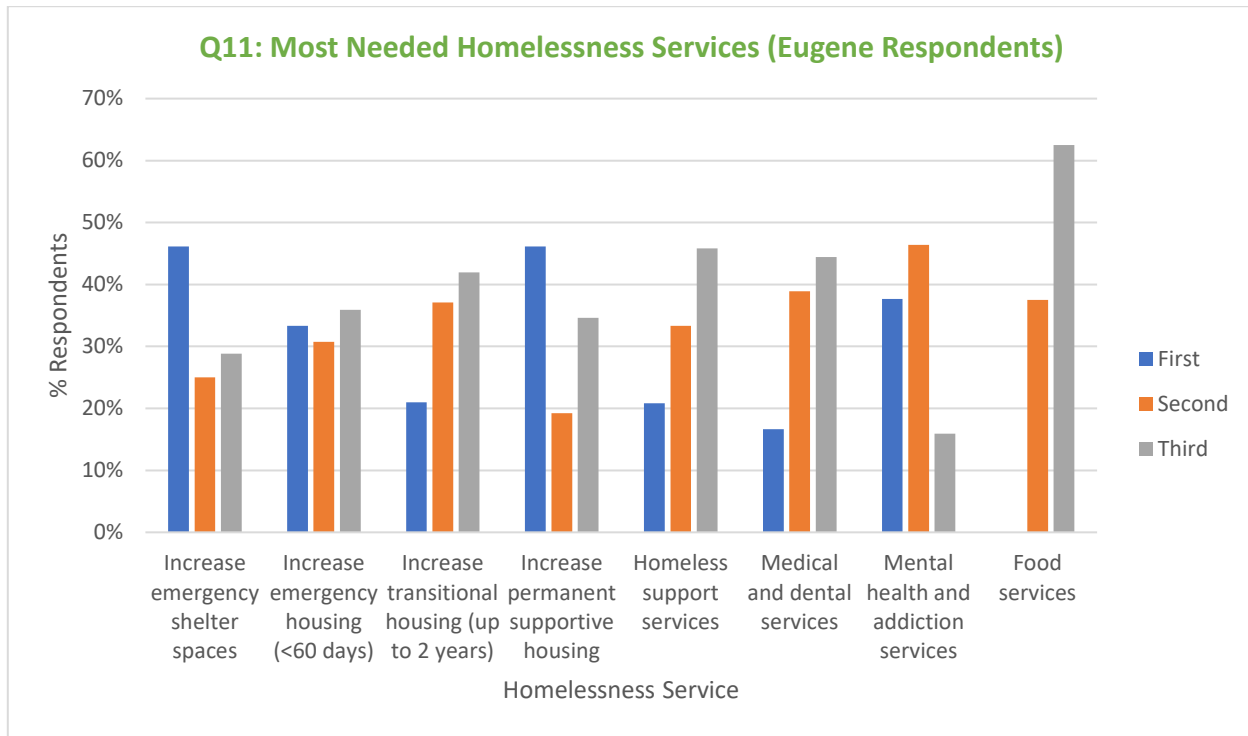
Eugene-Springfield Community Survey Results for Consolidated Plan Needs – January 2020

Question 10: In your community, what types of housing services would be the most impactful in supporting those looking to rent a home or those who are current renters? (Select top three choices)



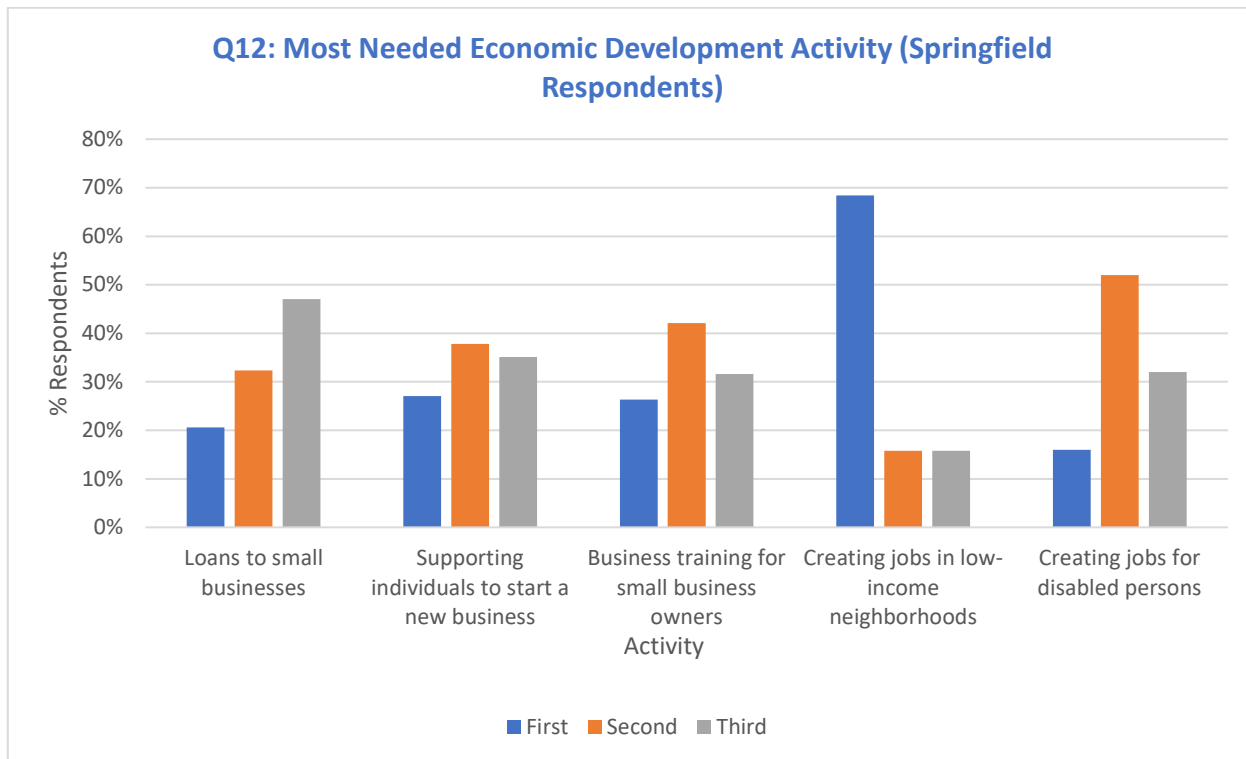
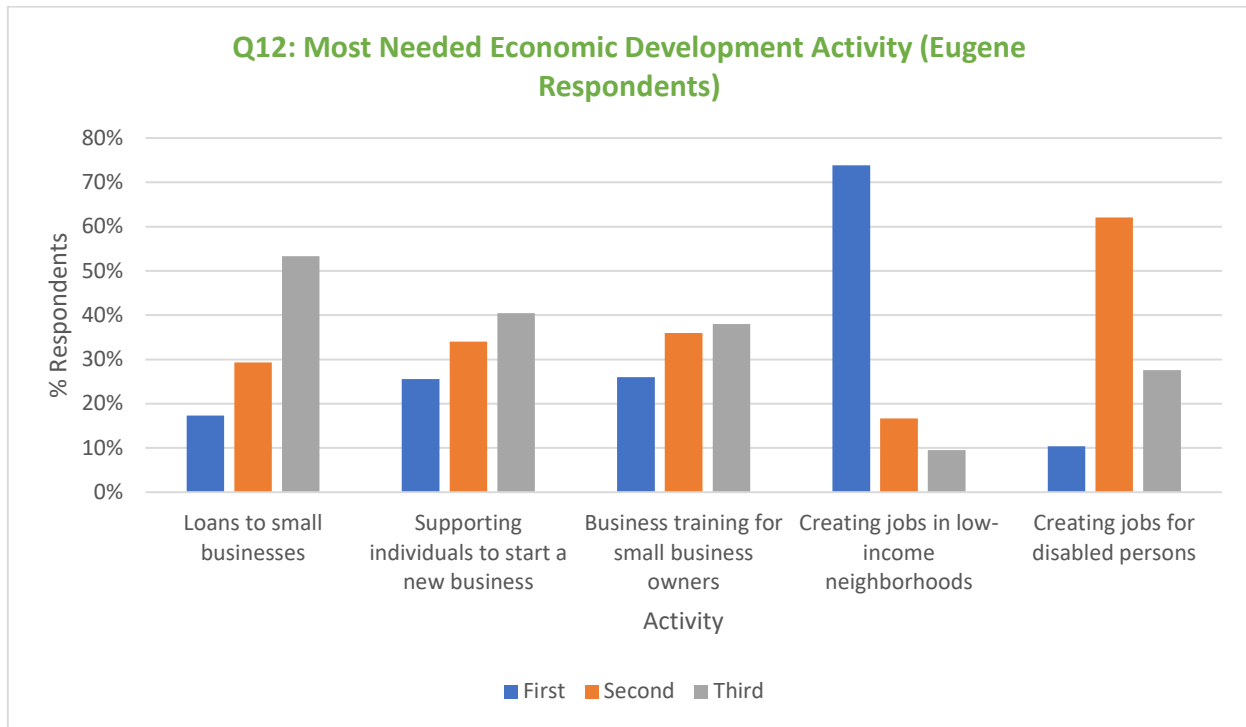
Eugene-Springfield Community Survey Results for Consolidated Plan Needs – January 2020

Question 11: In your community, what types of homelessness services and interventions are most needed? (Select top three choices)



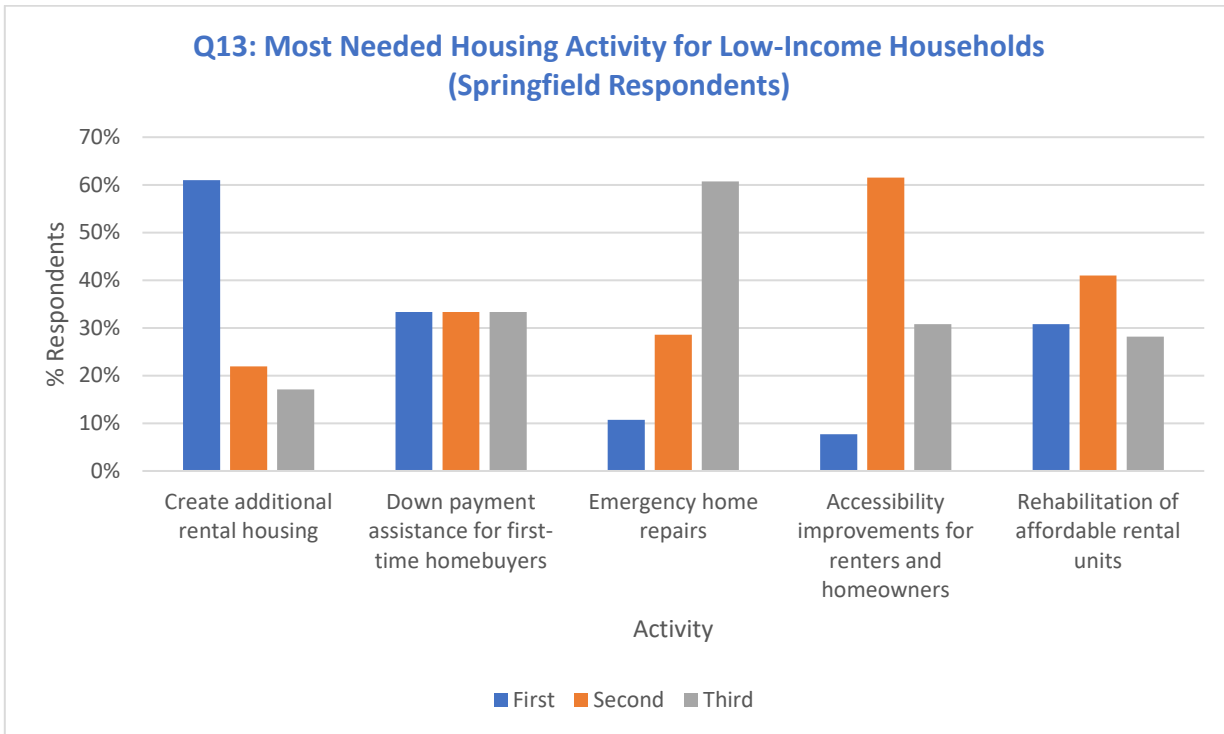
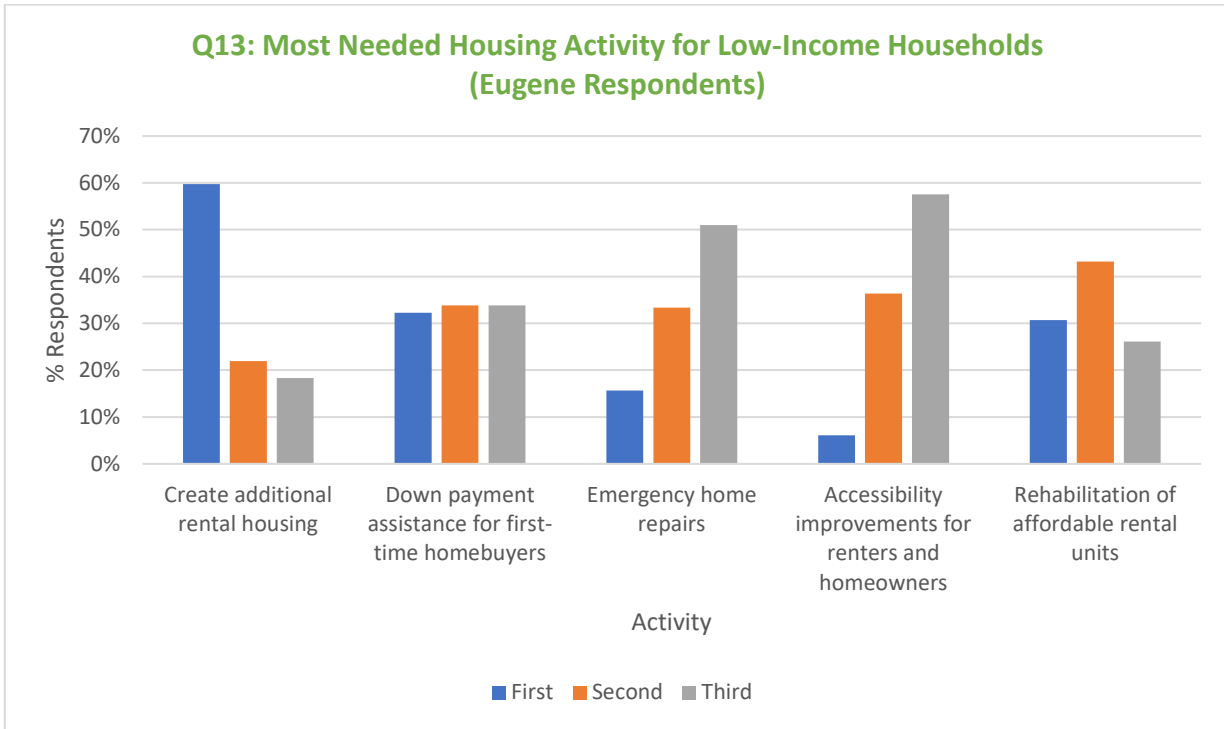
Question 12: In your community, what types of economic development activities are most needed? (Select top three choices)

Eugene-Springfield Community Survey Results for Consolidated Plan Needs – January 2020



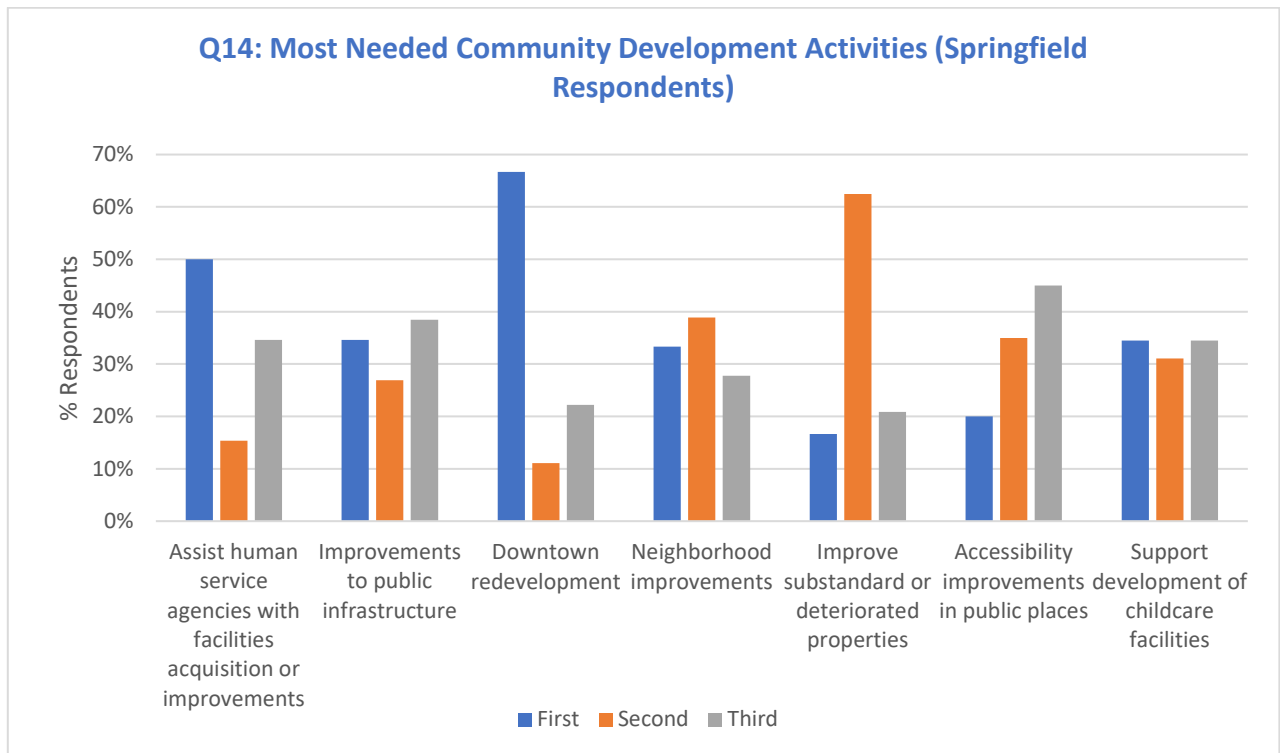
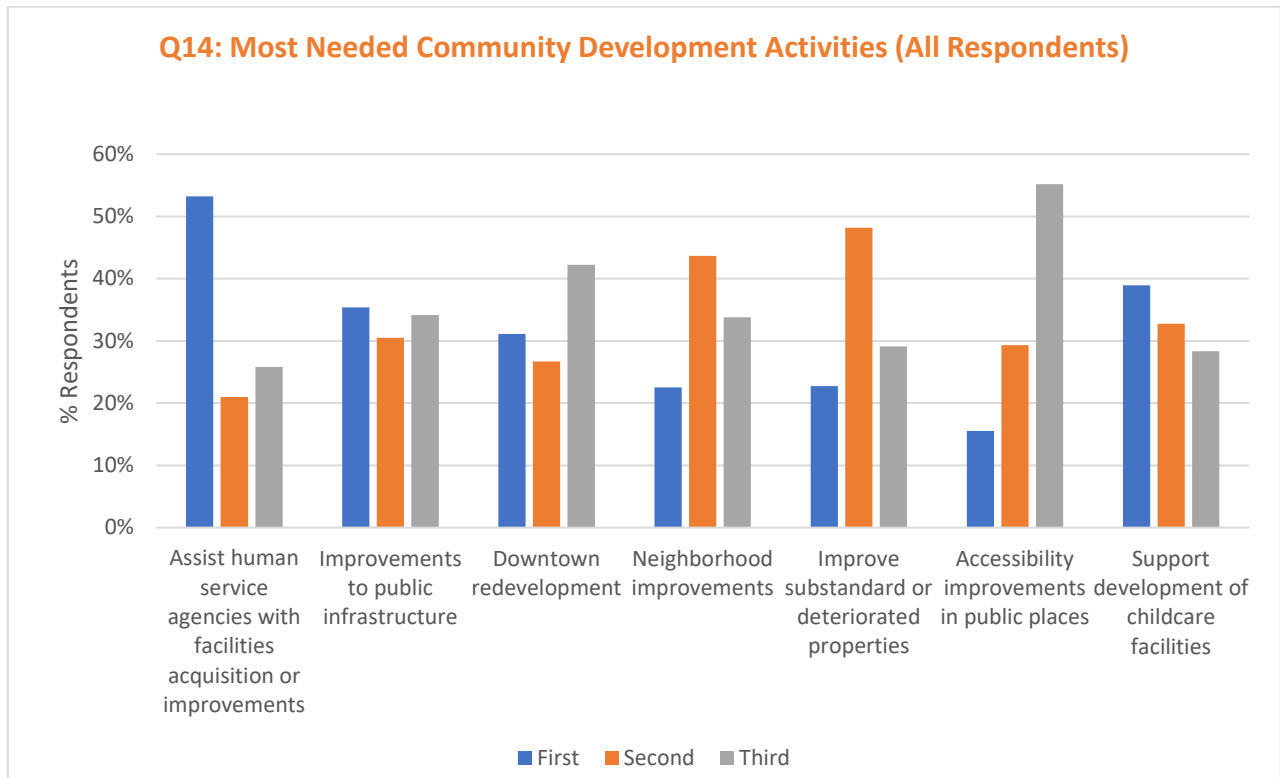
Question 13: In your community, what types of housing activities are most needed for low/moderate income households? (Select top three choices)

Eugene-Springfield Community Survey Results for Consolidated Plan Needs – January 2020



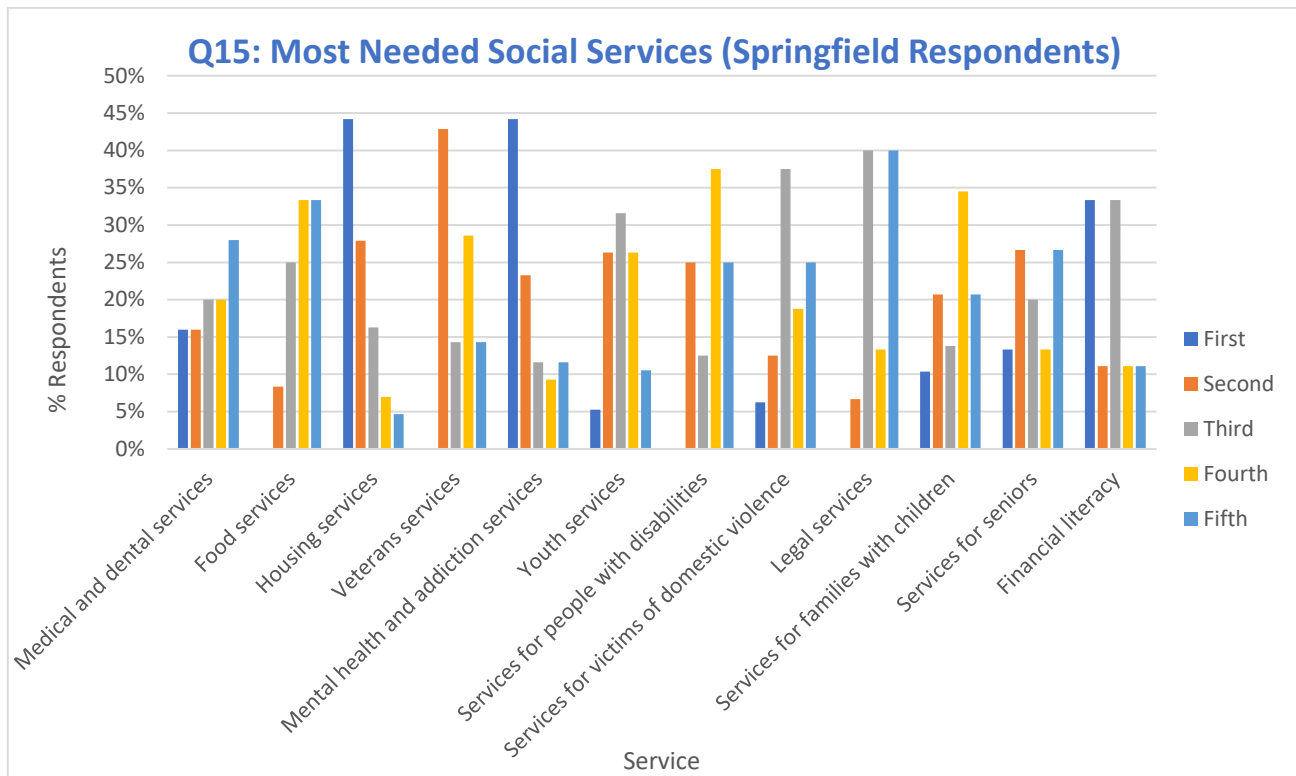
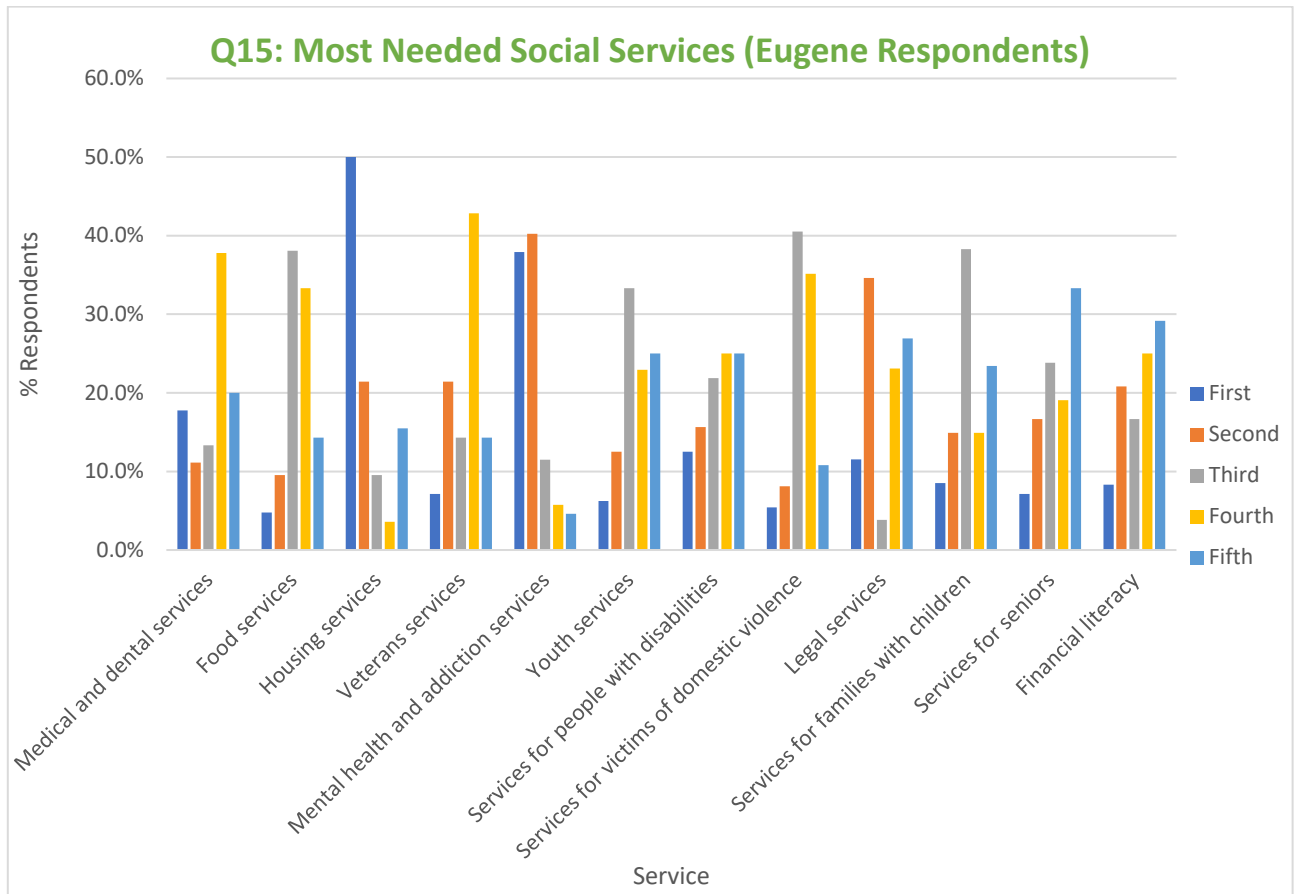
Question 14: In your community, which of the following community development activities are most needed? (Select top three choices)

Eugene-Springfield Community Survey Results for Consolidated Plan Needs – January 2020



Question 15: In your community, what social services are most needed? (Select top five choices)

Eugene-Springfield Community Survey Results for Consolidated Plan Needs – January 2020



Priority Needs Working Table

Priority Need	Explanation	Comments
<p>Renters – Low- and very low-income people need increased access to quality affordable rental housing</p>	<ul style="list-style-type: none"> • About three quarters of moderate- and low-income renters spend more than 30% of their income on housing costs (Eugene – 79%, Springfield – 74%) • The majority of low-income renters spend more than 50% of their income on housing costs (Eugene – 68%, Springfield – 57%) 	<ul style="list-style-type: none"> • Between 2010 and 2019, the median rental rate rose to \$1,373 in Eugene (47% increase) and \$1,181 in Springfield (58% increase) • Significant increase in need from 2013 to 2017; <ul style="list-style-type: none"> • Many more moderate-income households spend more than 30% on housing • Many more low- and very income households spend more than 50% on housing • <i>See charts for PPT that show changes since last Con Plan</i>
<p>Home Owners – Low- and very low-income people need increased access to affordable home ownership opportunities and support to remain homeowners</p>	<ul style="list-style-type: none"> • A significant majority of low-income owners experience over-crowding, substandard housing, or a housing cost burden (Eugene – 78%, Springfield – 59%) • A significant majority of moderate- and low-income owners spend more than 30% of their income on housing costs (Eugene – 66%, Springfield – 57%) • A large percentage of low-income owners spend more than 50% of their income on housing costs (Eugene – 59%, Springfield – 39%) 	<ul style="list-style-type: none"> • Low-income households spending more than 30% of income housing has increased in Eugene but remains steady in Springfield • Low-income households spending more than 50% of income housing has increased in both Eugene and Springfield.

Priority Need	Explanation	Comments
<p>Homeless - People need access to housing and supportive services to prevent them from becoming homeless and to leave homelessness</p>	<ul style="list-style-type: none"> • A total of 2,165 homeless individuals were served in FY 2019 by agencies funded by Lane County. • The three public school districts in Eugene and Springfield report 1,629 homeless youth during 2019 (includes students who are staying with friends or family). • The definition of homeless for purposes of this Plan includes people who are “doubled-up”. • Shortage of year-round low-barrier emergency shelter beds, especially for single individuals and victims of Domestic Violence • Lack of diversion and rapid exit services for those exiting Permanent Housing 	<ul style="list-style-type: none"> • Majority of the homeless population in Eugene (73%) and Springfield (88%) are experiencing unsheltered homelessness. <ul style="list-style-type: none"> • Shortage of low-barrier year-round emergency shelter and shelter beds in Eugene and Springfield. • In 2017, one in four persons exiting permanent housing in Lane County returned to homelessness. • There are no youth-specific resources for transition-age youth (18-24). • Due to low rental vacancy (3.6% in Eugene and 3.4% in Springfield) and even lower affordable unit rental vacancy, the CoC struggles with voucher or tenant-based programs.
<p>Non-Homeless Special Needs Populations - Special needs populations need additional support as it relates to affordable housing, human services, and employment opportunities.</p>	<ul style="list-style-type: none"> • People with special needs including seniors, ex-offenders, people with HIV/AIDS, victims of domestic violence, people with drug and alcohol addictions, people who are evicted or foreclosed, people with physical and mental disabilities, veterans, youth, and youth aging out of foster care. 	<ul style="list-style-type: none"> • Still gathering data on specific populations
<p>Employment Opportunities - People who have low incomes, are unemployed or underemployed need a broader range of employment opportunities, including self-</p>	<ul style="list-style-type: none"> • Job growth and low unemployment rates has not yielded better wages for many younger residents and workers lacking necessary skills. • The new workforce of youth 16-24 years old accounts for 38% of the 	<ul style="list-style-type: none"> • The United Way ALICE report found that 58% of all jobs in Oregon are low-wage (less than \$20/hour), with contract positions (non0benefited) increasing, a factor in job and housing insecurity. • There is a need to increase high-wage and

Priority Need	Explanation	Comments
employment	<p>workforce.</p> <ul style="list-style-type: none"> • Current low unemployment rates and retirements in workforce has created demand for skilled workers in some industries. 	<p>living wage career employment opportunities for youth.</p> <ul style="list-style-type: none"> • Lower wages are exacerbating housing affordability for some workers
<p>Low-Income Areas & Areas of Slums and Blight – Geographic areas defined as areas of slums and blight or as low-income areas need additional support for rehabilitation and public facility improvements</p>	<ul style="list-style-type: none"> • There are several areas in this community that are or could meet the HUD requirement for an areas of slums and blight which would allow different uses of CDBG funds. These areas could benefit from increased investments in the area. • There are several areas of this community that are characterized by 51% or more low- to moderate-income residents, which can benefit from increased investments in this area. 	<ul style="list-style-type: none"> • Needs to support areas low- and moderate-income neighborhoods through public improvements such as infrastructure and public facilities • Maps under development • Current designed slum/blight area

Strategy and Goals Working Table

Strategy/Goal	Priority Needs Addressed	Possible Examples	Measurements	Eugene/ Springfield HOME Consortium	Eugene CDBG	Springfield CDBG
Increase the supply of affordable housing (Consortium HOME and Community Development Block Grant)	Renters, Home Owners, Homeless, Special Needs	Land Acquisition. Development of new rental housing. Operating Support for Community Housing Development Organizations	Number of rental units constructed, reconstructed, acquired or preserved			
			Number of CHDO's Assisted			
			Housing for homeless added			
			Number of sites acquired			
			Homeowner housing added			
Rehabilitate existing housing stock affordable to low-income persons (Community Development Block Grant)	Renters, Homeless, Special Needs, Low-Income Areas, Home Owners	Continue and expand publicly supported rehabilitation and accessibility improvements.	Number of rental units rehabilitated			
			Number of home owner units rehabilitated			
Provide down payment assistance for home ownership (Community Development Block Grant)	Home Owners	Assist low-income residents with the first-time purchase of a home.	Households assisted with direct assistance to home buyers			
Remove barriers to affordable and supportive housing (Community Development Block Grant)	Renters, Home Owners, Homeless, Low Income Area Non Homeless Special Needs	Support programs that assure housing opportunities are provided without discrimination. Support Housing Policy Board. Update Fair Housing Plan.	Maintain Housing Policy board			
			Number of fair housing events			
			Maintain fair housing services			
			Update Fair Housing Plan			

Eugene-Springfield Consolidated Plan 2020-2024 Priority Needs and Strategies Public Advisory Working Session

	Priority Needs Addressed	Possible Examples	Measurements	Eugene/ Springfield HOME Consortium	Eugene CDBG	Springfield CDBG
Support a human services delivery system to address the needs of homeless persons, special needs, and other low-income populations (Community Development Block Grant)	Homeless, Special Needs	Fund capital improvements to facilities owned by non-profits. Fund non-profit services through the Human Services Commission. Fund job training	Persons assisted with public facility activities			
			Persons assisted with public service activities			
			Number of public facilities improved			
			Number of transitional or emergency beds added			
Promote economic development and employment opportunities through the creation of jobs and business development (Community Development Block Grant)	Employment Opportunities	Provide below market financing to local businesses creating or retaining jobs. Provide micro-enterprise training, and development opportunities.	Jobs created or retained			
			Businesses assisted			
			Micro business trainees			
Make strategic investments to improve low income neighborhoods and other areas of slums and blight (Community Development Block Grant)	Renters, Owners, Homeless, Special Needs, Low Income Areas and Slums & Blight, Employment Opportunities	Provide financing for activities which eliminate slums and blight, including acquisition, clearance, rehab and historic preservation and economic development activities, infrastructure and public facility improvements.	Businesses assisted with façade treatment or building rehab			
			Number of projects completed			
			Persons assisted with public facility activity			