



EUGENE • SPRINGFIELD
2020 CONSOLIDATED PLAN
 for Housing & Community Development

Draft Priority Needs

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
<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.



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<p>People experiencing Homelessness 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 Lane County Continuum of Care 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 additional data on specific populations • In the Community Survey, respondents identified <i>mental health and addiction services</i> and <i>housing services</i> as the greatest social services needs. Respondents also identified <i>assist human service agencies with facilities acquisition or improvements</i> as the most needed Community Development Need.



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<p>Employment Opportunities People who have low incomes, are unemployed or underemployed need a broader range of employment opportunities, including self-employment</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 workforce. • Current low unemployment rates and retirements in workforce has created demand for skilled workers in some industries. 	<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 living wage career employment opportunities for youth. • Lower wages are exacerbating housing affordability for some workers
<p>Low-Income Areas & Areas of Slums and Blight Geographic areas that meet federal criteria as areas of slums and blight or as low-income areas and 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 • Low-Income Areas have been mapped for both jurisdictions • Support currently designated slum/blight area



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Draft Affordable Housing Strategy

Strategy/Goal	Priority Needs Addressed	Possible Examples	Measurements	Eugene/ Springfield HOME Consortium	Eugene CDBG	Springfield CDBG
Increase the supply of affordable housing (HOME and CDBG)	Renters, Home Owners, Homeless, Special Needs	Land Acquisition. Development of new rental housing. Operating Support for Community Housing Development Organizations	Number of housing units constructed, reconstructed, acquired or preserved	✓	✓	✓
			Number of CHDOs assisted	✓		
			Housing for homeless added	✓	✓	
			Number of sites acquired		✓	
Rehabilitate existing housing stock affordable to low-income persons (CDBG)	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 (CDBG)	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 (CDBG)	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		✓	✓



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Draft Community Development Strategy

Strategy	Priority Needs Addressed	Possible Examples	Measurements	Eugene CDBG	Springfield CDBG
Support a human services delivery system to address the needs of homeless persons, special needs, and other low-income populations (CDBG)	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 (CDBG)	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 (CDBG)	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	✓	✓