

## 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 for Eugene:

No projects were completed in FY20, but four developments with 221 affordable housing units started construction or nearly started construction including Market District Commons, the Commons on MLK, Hayden Bridge Landing, and Iris Place (formerly called River Road Affordable Housing). These projects will be completed in future reporting periods.

#### Increase the Supply of Affordable Housing

- **Market District Commons** Homes for Good Housing Agency (the Public Housing Authority) will use HOME funds to construct Market District Commons at 6th Avenue and Oak Street in downtown Eugene. The building will have 49 one and two-bedroom apartments for low-income households and one on-site manager apartment in four floors above first floor commercial. Fifteen of the units will use Project Based Vouchers rental assistance to target veterans and persons with disabilities experiencing homelessness. Construction is underway.
- **The Commons on MLK**- Homes for Good will use HOME funds to construct a four story, 51-unit apartment building in the Harlow neighborhood. The building will provide permanent supportive housing for persons experiencing homelessness, with supportive services available at all times. Construction is underway.
- **Iris Place (formerly called River Road Affordable Housing)** - St. Vincent de Paul Society of Lane County, Inc. (SVdP) was awarded CDBG-acquired land and HOME development funds to construct a 52-unit affordable housing development in the River Road neighborhood. The development would include one, two, and three-bedroom units targeted to very low-income households plus one on-site manager unit. Construction began in summer 2020.

#### HOME Accomplishments for Springfield:

- **Hayden Bridge Landing (formerly called Hayden Bridge Meadows)** - Homes for Good will use HOME funds to construct a 69-unit

development with one, two- and three-bedroom units plus one on- site manager unit. Fifty-three of the total units will be targeted to very low-income households with rental assistance through the Rental Assistance Demonstration (RAD) program, and 16 units would be targeted to low- income households. Construction is underway.

Three CHDOs were supported using HOME funds.

**CDBG:**

**Rehabilitate Existing Housing Stock-** 1 rehab project completed, 1 underway:

- **Santa Clara Place-** In FY 2020, St Vincent de Paul completed an exterior preservation project of 60 affordable units of various sizes that house families, seniors, and disabled persons.
- **Ya-Po-Ah Terrace Retirement Apartments-** EURA is rehabilitation is underway for 222 units dedicated to people aged 62 years and older. Construction is expected to be completed in FY 2021.

**Emergency Home Repair and Accessibility Improvement Program-** Assisted 30 households, benefiting 23 people with disabilities and 19 homes occupied by elderly people.

**Remove Barriers to Affordable and Supportive Housing-** Eugene continues to engage area affordable housing providers, staff the Intergovernmental Housing Policy Board, and work in collaboration with the Fair Housing Council of Oregon, including delivery of three fair housing trainings and one outreach event.

**Support Human Services System-** Eugene provided \$330,000 in CDBG to provide Public Services through the Lane County Human Services Commission.

**Capital Improvements to Public Facilities-** ShelterCare, Homeless Medical Recuperation program facility rehabilitation is complete. Work is underway at McKay Lodge (Looking Glass), and Whiteaker School Community Center (Head Start).

**Economic Development-** 5 businesses received \$883,600 in funding and are projected to create 33 positions.

**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
Improve low income neighborhoods	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	1850	37.00%			
Improve low income neighborhoods	Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	2	1	50.00%			
Increase the supply of affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$/ HOME: \$	Rental units constructed	Household Housing Unit	600	186	31.00%	110	0	0.00%

Increase the supply of affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$/ HOME: \$	Rental units rehabilitated	Household Housing Unit	0	0				
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%	2	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	20	20	100.00%			

Increase the supply of affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$/ HOME: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	4				
Increase the supply of affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs	CDBG: \$/ HOME: \$	Other	Other	2	2	100.00%	1	0	0.00%
Promote economic development	Non-Housing Community Development	CDBG: \$/ HOME: \$0	Jobs created/retained	Jobs	200	146	73.00%	30	33	110.00%
Promote economic development	Non-Housing Community Development	CDBG: \$/ HOME: \$0	Businesses assisted	Businesses Assisted	50	20	40.00%	5	5	100.00%
Promote economic development	Non-Housing Community Development	CDBG: \$/ HOME: \$0	Other	Other	300	156	52.00%	40	0	0.00%

Provide down payment assistance	Affordable Housing Non-Homeless Special Needs	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	10	6	60.00%			
Rehabilitate existing housing stock	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$	Rental units rehabilitated	Household Housing Unit	350	332	94.86%	70	60	85.71%
Rehabilitate existing housing stock	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$	Homeowner Housing Rehabilitated	Household Housing Unit	150	112	74.67%	30	30	100.00%
Rehabilitate existing housing stock	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Rehabilitate existing housing stock	Affordable Housing Homeless Non-Homeless Special Needs	CDBG: \$	Housing for People with HIV/AIDS added	Household Housing Unit	0	0		0	0	

Remove barriers to affordable housing	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$	Other	Other	20	32	160.00%	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	25000	8784	35.14%	5890	123	2.09%
Support human services system	Homeless Non-Homeless Special Needs	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	110000	114431	104.03%	24000	20889	87.04%
Support human services system	Homeless Non-Homeless Special Needs	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Support human services system	Homeless Non-Homeless Special Needs	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	20	27	135.00%	0	0	

Support human services system	Homeless Non-Homeless Special Needs	CDBG: \$	Other	Other	15	3	20.00%	3	0	0.00%
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**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 FY 2020 with CDBG funds directly impacted the priority needs, identified in the 2015 Consolidated Plan: Renters, Homeowners, Homeless, Non-Homeless Special Needs Populations, and Employment Opportunities.

**Rehabilitate Existing Housing Stock** Eugene has made progress towards increasing and preserving affordable housing affordable to low- and moderate-income people and special needs populations. The two following rehabilitation projects were underway in FY 2020:

- **Ya-Po-Ah Terrace Retirement Apartments** – EURA is using CDBG for a substantial rehabilitation project. Construction is underway for 222 units dedicated to people aged 62 years and older. Residents pay 30% of their income. Federal rent subsidies for 210 units are dedicated to low- and very low-income seniors who earn up to 50% of area median income. Construction is expected to be completed in FY 2021.
- **Santa Clara Place** – St. Vincent de Paul of Lane County used CDBG funds for 60 affordable units of various size to families, seniors, and disabled persons at or below 50% of area median income. The project was completed in FY 2020.

Having completed 60 units in FY 2020 combined with the 272 completed units in previous reporting periods, for a total of 334, Eugene completed 95% of the 5-year goal of 350 units. In addition, 222 units are in process and will be counted in the next reporting period. These efforts are helping to meet the significant need in the community for preservation of these units.

- **Emergency Home Repair and Accessibility Improvement Program** assisted 30 households this year. Of these, 23 are occupied by people



with disabilities and 19 homes are occupied by people who are elderly.

**Capital Improvements to Public Facilities** - Progress was also made to invest in the facility improvements for human service providers approved by City Council from FY2016 Human Services Capital Facilities RFP. The ShelterCare, Homeless Medical Recuperation program facility rehabilitation was completed in FY 2020. In addition, work is underway at McKay Lodge (Looking Glass), and Whiteaker School Community Center (Head Start). 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.

## 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	18,084	0
Black or African American	849	0
Asian	141	0
American Indian or American Native	491	0
Native Hawaiian or Other Pacific Islander	171	0
<b>Total</b>	<b>19,736</b>	<b>0</b>
Hispanic	3,095	0
Not Hispanic	17,947	0

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

### Narrative

As not all racial information is requested in CR-10, in total, 21,042 were assisted with CDBG funds. Since no HOME projects were completed, there is not HOME demographic data to report.

## 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	2,191,534	3,280,599
HOME	public - federal	1,848,837	1,152,152

Table 3 - Resources Made Available

### Narrative

The Resources Made Available are the resources we allocated in the PY19 Action Plan AP-15 Expected Resources for the year.

Other above includes \$448,597.57 (Resources Made Available) of Section 108 & BEDI received and reported in IDIS during PY19 and \$370,120.30 (Amount Expended) of Section 108 repaid to HUD in PY19.

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Projects Geographic Area			City of Eugene
HOME Projects Geographic Area			Consortium Wide

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.**

Use of CDBG and HOME funds continue to leverage other funds, particularly on housing development projects and business loans. Leveraging resources significantly increases the impact and value of the local subsidy. Eugene and Springfield developments have been able to leverage State funds, private bank funds, private donations, and local general funds. A detailed description of resources used to support affordable housing projects is located in the HOME section of this report. The Eugene CDBG narrative section identifies other relevant resources.

The City of Eugene tracks HOME match contributions on a continual basis to ensure compliance with applicable HOME program regulations which require a minimum 25% matching contribution. At the end of FFY18, the Eugene-Springfield HOME Consortium had an excess match of \$8,590,422 to be carried forward to the next program year. Match contributed for the Market District Commons development addressed the match liability incurred in FFY19. The excess match of \$8,590,422 will be carried forward in FY20 as well.

The following is a list of non-federal public and private funding sources that are typically available for project development:

- City Systems Development Charges - In 1997/98, the City Council approved an exemption for System Development Charges (SDC) for non-profit sponsored low income housing projects. Initially, up to \$115,000 in SDCs could be exempted each year. That annual amount has appreciated over time. If not used, the amount available for exemptions can be carried forward. These funds are eligible as HOME match.
- Property Tax Exemptions - Twenty-year exemptions from property taxes have been awarded by the City of 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.
- Oregon Housing Trust Fund - Administered by the State of Oregon, 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 of Oregon,

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

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	8,590,422
2. Match contributed during current Federal fiscal year	87,802
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	8,678,224
4. Match liability for current Federal fiscal year	87,802
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	8,590,422

**Table 5 – Fiscal Year Summary - HOME Match Report**

<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Preparation, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>
1942-Market District	12/10/2018	51,829	35,973	0	0	0	0	87,802

**Table 6 – Match Contribution for the Federal Fiscal Year**

**HOME MBE/WBE report**

<b>Program Income – Enter the program amounts for the reporting period</b>				
<b>Balance on hand at begin-ning of reporting period</b> \$	<b>Amount received during reporting period</b> \$	<b>Total amount expended during reporting period</b> \$	<b>Amount expended for TBRA</b> \$	<b>Balance on hand at end of reporting period</b> \$
249,532	240,391	239,818	0	250,105

**Table 7 – Program Income**

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
<b>Contracts</b>						
Dollar Amount	0	0	0	0	0	0
Number	0	0	0	0	0	0
<b>Sub-Contracts</b>						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
<b>Contracts</b>						
Dollar Amount	0	0	0			
Number	0	0	0			
<b>Sub-Contracts</b>						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>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</b>						
	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**

<b>Relocation and Real Property Acquisition</b> – 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	0	0
Number of Non-Homeless households to be provided affordable housing units	43	0
Number of Special-Needs households to be provided affordable housing units	22	0
<b>Total</b>	<b>65</b>	<b>0</b>

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	35	0
Number of households supported through Rehab of Existing Units	30	90
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>65</b>	<b>90</b>

Table 12 – Number of Households Supported

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

The City of Eugene has made substantial progress towards increasing affordable housing affordable to low- and moderate-income people and special needs populations. No new construction projects were completed in FY 2020. While short of the 65 units expected, four new construction developments are underway which will contribute an additional 221 units.

Regarding rehabilitation, Eugene rehabilitated 30 units in the Emergency Home Repair program and 60 units in the Rental Rehabilitation program.

**Discuss how these outcomes will impact future annual action plans.**

The City of Eugene will continue to engage in the development and preservation of affordable housing utilizing a combination of CDBG and HOME dollars to meet the highest priority needs identified in the 2015 Consolidated Plan and established in the 2020 Consolidated Plan. While progress on some projects is slower than anticipated, the outcomes are in line with our goals. Staffing levels need to be adjusted to meet program needs. The City made significant progress toward the overall 5 year goals and expect to do the same in the 2020 Consolidated Plan period, should HOME and CDBG funding remain constant.

**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.**

<b>Number of Households Served</b>	<b>CDBG Actual</b>	<b>HOME Actual</b>
Extremely Low-income	43	0
Low-income	29	0
Moderate-income	16	0
<b>Total</b>	<b>88</b>	<b>0</b>

**Table 13 – Number of Households Served**

**Narrative Information**

For the purposes of reporting, extremely low-income is units for households earning 30% of AMI and below, low-income is 50% of AMI and below, and moderate-Income is 80% of AMI and below. A spreadsheet showing the breakdown of these units by affordability level is available if further information is needed.

All of the households that benefited from the Emergency Home Repair program were extremely low- and low-income, with a few exceptions, up to 60% AMI. For the Santa Clara Place Apartments rehabilitation project, there were 33 extremely-low income households, 11 low-income households, and 14 moderate-income households.

## **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 is directly supporting the work of homeless access services for families and individuals experiencing homelessness by providing funding to the Lane County Human Services Commission. These efforts are being supplemented by other services provided by the City such as access to library services, including lending privileges, work done in collaboration with the Lane County Poverty and Homelessness Board and United Way, and facility improvements made with CDBG and City funds to agencies such as the St. Vincent de Paul Lindholm Service Center and Catholic Community Services. Work was done in FY 2020 to continue the Community Outreach and Response Team led by the Eugene Police Department, in collaboration with White Bird Clinic and Lane County Public Health, which provides contact and referrals for people who are chronically homeless.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City of Eugene, provides CDBG funding to St. Vincent de Paul's First Place Family Shelter and the Interfaith Shelter to help homeless families with children access emergency housing. HOME funds are being used to construct Market District Commons (Homes for Good Housing Agency) and The Commons on MLK (Homes for Good Housing Agency). Of the 49 units at Market District Commons, 15 will be using Project Based Vouchers rental assistance to target veterans and persons with disabilities experiencing homelessness. The Commons on MLK will provide permanent supportive housing for persons experiencing homelessness with supportive services available at all times. Construction for both developments is underway. Funding for emergency and transitional housing for survivors of domestic violence is provided through annual CDBG contributions to Womenspace. 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 2018, the City of Eugene and Lane County hired Technical Assistance Collaborative (TAC) to conduct a Public Shelter Feasibility Study and Homeless Service System Analysis in Lane County. TAC presented their final report during a Joint Lane County Board of Commissioners and Eugene City Council meeting in January 2019. Following the meeting, a steering committee including electeds, staff, and nonprofit representatives was formed to advise on the implementation of the recommendations. In FY 2020, Eugene and Lane County hired a Joining Housing and Shelter Strategist to implement the strategies in the TAC report. Money has been allocated to purchase a modular "sprung" shelter, invest in a mobile outreach team, and establish a landlord outreach program. Additional funds were allocated in a contingency fund to support implementation of the recommendations.

The City also implements 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 partnership. In June, The City opened its first microsite, which is a location that provides transitional shelter to a small group of individuals experiencing homelessness. Up to six Conestoga huts or tents are allowed per site. The site is managed by a nonprofit social service provider.

**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 partners with education and health and human service agencies to identify needs and assist people at high risk for becoming homeless after being discharged from other systems of care. For example, the ShelterCare Medical Recuperation program facility provides safe and supportive transitional housing for medically fragile people who would otherwise be discharged from the hospital into homelessness. The ShelterCare Medical Recuperation facility, containing 19 units, was allocated CDBG funding to improve capacity through the Human Services Capital Facilities RFP conducted in FY 2016, and construction was completed in FY 2020.

**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 continued work to create more access to permanent and transitional supportive housing such as the ShelterCare Medical Respite facility. The City of Eugene provided both CDBG and general fund dollars to the Lane County Human Services Commission to provide core support for an array of services including special shelters, access centers and prevention and assistance programs.

## **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.

In October 2015, 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. 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. In 2021 Homes for Good will conduct new GPNAs on the entire portfolio.

In 2016 the Agency initiated the first phase of a Multi-Phase RAD transaction. This RAD transaction will allow 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 is in the process of converting the subsidies from 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 are currently under construction and will be completed in the Spring of 2021 and sale of the 100 units is underway. 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 is currently underway and is expected to be 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 ten 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 is promoting homeownership as an option to residents of public housing scattered sites and is working with interested residents to utilize our Section 8 Home Ownership program if they qualify. Homes for Good resident services staff is partnering with DevNW (formerly NEDCO) a local non-profit to provide homeownership classes to eligible public housing residents.

### **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)**

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 actively engaged area affordable housing providers and coordinated the Intergovernmental Housing Policy Board in FY 2020. There are 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 including: establish a tenant hotline, create a centralized location for resources, education for renters and landlords, provide rent assistance, and establish a security deposit fund. The recommendations are expected to go to City Council in the next reporting period.

In May 2019, the City passed an ordinance establishing a construction excise tax in Eugene. The tax will create a dedicated source of funding for affordable housing, called the Affordable Housing Trust Fund. The fund 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. An allocation of these funds will happen during the next reporting period.

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

In addition to maximizing benefit with existing dollars, the City of Eugene continues to participate in collaboration and coordination with affordable housing partners, human service agencies, Lane County, the State of Oregon and HUD.

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

The City of Eugene evaluates and reduces lead-based paint hazards for all CDBG and HOME projects in accordance with applicable requirements, though given the nature of the City's programs no houses were specifically made lead-free. Eugene places information concerning the applicability and compliance with lead rules in all files, and includes checklists to ensure compliance. For projects completed in FY 2020, lead activities included presumption or testing of disturbed components. In all instances where the Lead Safe Housing Rule is applicable, lead was presumed or tested, and a Lead Safe Work Practices (LSWP) certificate was obtained, LSWP were utilized and clearance achieved as required per 24 CFR part 35. In all instances of non-residential rehabilitation, lead is presumed or tested and all guidelines are followed for compliance as required by applicable federal EPA and state regulations.

In Eugene, for Homeowner units rehabilitated in the Emergency Home Repair and Accessibility programs, for the units built before 1978, and where the paint would be disturbed, Lead-Based Paint testing was completed and came back negative.

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

The City of Eugene actively participates in the Lane County Human Services Commission and provides both CDBG and general fund dollars to agencies which serve and seek to reduce the number of poverty level families in the region. The City also participates in the advisory Lane County Poverty and Homelessness Board comprised of multiple government and private sector partners collaborating to evaluate policy and further recommendations to reduce poverty and homelessness. City supported economic development activities, including loans and microenterprise training, contribute to the creation of jobs available to low and moderate income people in Eugene, employment being a key factor in reducing poverty.

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

The City of Eugene actively collaborates with other governmental agencies and private housing and social service agencies by staffing and participating in the intergovernmental Housing Policy Board, participation in the Lane County Human Services Commission, and by participating on the Poverty and Homelessness Board.

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

The City participates actively in coordinating between and collaborating with public and private housing and social service agencies. The Intergovernmental Housing Policy Board includes social service and housing providers and they continued robust participation during FY 2020. During FY 2020 the City also participated in the Lane County Homelessness and Poverty Board and the Human Services Commission which provides an ideal opportunity to coordinate between multiple public and private agencies.

**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.

In FY 2020, the City of Eugene engaged in activities to address the impediments to fair housing choice.

Fair Housing Activities - Eugene contracted with the Fair Housing Council of Oregon (FHCO), a private non-profit agency. In FY 2020, FHCO provided intake and referrals for housing consumers, a hotline for landlords and property managers, and three fair housing trainings which reached 69 people including City staff, the Renters Protections Committee, the Department of Human Services, and providers working at HIV Alliance. There were one fair housing outreach event in FY 2020 in which staff exhibited at a housing fair. Fair housing brochures and guidebooks in English and Spanish were distributed during fair housing events and in public buildings such as the Eugene Public Library and the Atrium building, which houses the City's Planning and Development Department and the City's Human Rights and Neighborhood Involvement office. During the 5-year Consolidated Plan period, Eugene held 36 fair housing events and reached nearly 1,300 people.

In FY 2020, FHCO completed 75 intakes resulting in 4 *bona fide* fair housing allegations from Eugene residents. Of the *bona fide* allegations: the complaints were related to the protected classes of having physical or mental disabilities, race, age, and source of income. It is also notable that the City of Eugene provides significant community support for housing related concerns and discrimination complaints through the Human Rights and Neighborhood Involvement Office.

Housing Accessibility Improvements - Eugene continues to operate its housing rehabilitation and emergency home repair programs. Many rehabilitation projects include some aspect of accessibility, adaptability, or visitor 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.

Fair Housing and Equity Assessment - In addition to the two sets of activities described above, Eugene and Springfield previously participated in the development of the Fair Housing and Equity Assessment (FHEA). The FHEA was a required component of the HUD Sustainable Communities Regional Planning Grant received and administered by the Lane Livability Consortium. The result of the FHEA will be used to inform and enhance the next Assessment of Fair Housing.

## **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**

The City of Eugene conducts regular monitoring of HUD program activities in accordance with the CDBG Policies and Procedures manual. A project manager is assigned to each Federally-funded project, who reviews a project for compliance throughout the implementation of the project. City staff review the status of CDBG contracts and performance throughout the year and work directly with sub recipients to address any concerns or issues.

Public Service monitoring is conducted in conjunction with the Lane County Human Services Commission (HSC). Both Lane County and each subrecipient of public services funds are monitored by Eugene and Springfield on an annual basis. For non-HSC subrecipients, City staff reviews the status and performance of their CDBG-contract on an ongoing basis and works directly with the agency to address any concerns or issues.

## **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.**

The draft CAPER was advertised and made available for public comment from December 8 through December 22, 2020. The draft CAPER information included the narrative descriptions, performance measurements, IDIS reports, and other relevant data, along with an executive summary. The publishing of the CAPER was announced at the December 7, 2020 Housing Policy Board meeting and to 382 people through multiple Eugene interested parties lists, including Housing Policy Board. It was also announced on the City's Community Development web page and the City's HUD reporting web page. No public comment was received.

**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 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 §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.

Please list those projects that should have been inspected on-site this program year based upon the schedule in §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.

As the lead entity of the HOME Consortium, Eugene performs inspections for Eugene and Springfield HOME properties. Monitoring information is collected annually related to income and rent compliance, and financial capacity information for developments with ten or more HOME units. On-site inspections of affordable rental units are conducted on a one-, two-, and three-year cycle based on a risk analysis and previous monitoring performance. City of Eugene uses the HUD Uniform Physical Conditions Standards (UPCS) for physical inspections. The Eugene-Springfield HOME Consortium is actively participating in the Streamlining Compliance Initiative (SCI).

Projects identified as having both HOME and Low-Income Housing Tax Credits (LIHTCs) are monitored jointly by City of Eugene and Oregon Housing and Community Services (OHCS). Tenant eligibility and rent monitoring was performed for all properties in the HOME affordability period. On site file monitoring and physical inspections performed this fiscal year through Streamlining Compliance are listed below. The HOME funded properties that were monitored by the City not through SCI are also listed below. HUD issued a memo outlining Availability of Waivers and Suspensions of the HOME Program Requirements in Response to the COVID-19 Pandemic on April 10, 2020. Eugene submitted a request for waiver of the On-Site Inspections of HOME-assisted Rental Housing through the waiver period. HUD approved the waiver request and no on-site inspections were performed during the waiver period.

#### Properties Monitored through SCI in FY 2020:

Prairie View, West Town on 8th, Willakenzie Crossing (Cornerstone Community Housing); Bascom Village Phase 2, Hawthorn/29th Place, Jacob's Lane, Laurel Gardens, Turtle Creek, Walnut Park, Willakenzie Townhomes (Homes for Good Housing Agency; Aurora Building, Blue Bell 1 and 2, Royal Building, South Hilyard Terrace (St. Vincent de Paul)

#### Properties Monitored by HOME Consortium in FY 2020 not through SCI:

(Oakwood Manor, Vet LIFT 3 (St. Vincent de Paul))

Each site visit included a physical inspection of units, grounds, and community spaces. File inspections included a review of tenant files, Tenant Selection Policies, and Fair Marketing Plans. The number of units inspected and files reviewed met requirements of all funders. A findings report was generated and provided to the owner.

The most common deficiencies that are corrected immediately are improper storage causing fire hazards, furniture blocking egress, and missing or inoperable smoke detector. Other common deficiencies may include damage to housing components such as sinks, toilets, window coverings, doors, cabinets, walls, lights, range hoods, and exhaust fans. Any deficiencies found in units that warranted findings were corrected within the required time frame.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

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. During physical inspections fair housing logos are noted as well as posted Affirmative Marketing Plan in rental offices. Agency websites, other service providers' websites, and Craig's List are most often used to advertise vacancies. Some agencies also do flyers for vacancies and post them 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' 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. 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 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 expended \$60,758 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 (formerly known as NEDCO). 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.