

CITY OF SPRINGFIELD

2011/12 Consolidated Annual Performance and Evaluation Report (CAPER)

Community Development Block Grant (CDBG)

HOME Investment Partnerships Program (HOME)

NARRATIVE STATEMENTS

The following narrative statements describe activities undertaken by the City of Springfield with CDBG and HOME program funds during the fiscal year beginning July 1, 2011 and ending June 30, 2012 (FY11/12).

Assessment of Five-Year Plan Goals and Objectives

The program year ending June 30, 2012 is the second year of the five-year period covered by the 2010-2015 Eugene-Springfield Consolidated Plan. The City of Springfield received \$552,598 in CDBG funds for FY11/12. This was a substantial reduction from the previous year's allocation. The City of Springfield is also a member of the Eugene-Springfield HOME Consortium and received a HOME allocation of \$408,479. Using CDBG and HOME program funds, the City of Springfield initiated activities to address the following areas of need as identified in tables 2A and 2B of the Consolidated Plan.

• ***Increase Homeownership Opportunities***

The Springfield Home Ownership Program (SHOP) received an initial FY11/12 HOME allocation \$110,000 to provide downpayment assistance to low-income first-time homebuyers. The maximum SHOP assistance is \$10,000 per household. The funds are to be used by the buyer to assist with downpayment and associated closing costs. The City of Springfield was able to provide assistance to 12 low-income households in FY11/12. Springfield's projected five-year outcome for assistance to first-time homebuyers as shown in the 2010 Consolidated Plan is to provide assistance to 150 households. With the reductions of the city's federal allocations, it seems unlikely that we will meet our five-year projection. Since its inception, the SHOP has helped 534 first time homebuyers purchase homes in Springfield.

Springfield-Eugene Habitat for Humanity (HfH) continues development of the Meyer Subdivision, which when completed will provide 10 affordable home ownership units to low and very low-income families that transitioned through the HfH program. Previous



HOME allocations totaling \$200,000 allowed the agency to complete the development of seven units, and begin the development of the final three units. HfH received an allocation of \$45,000 of FY11/12 HOME funds to complete the final three-unit phase of the subdivision. HfH serves and works in partnership with low-income individuals and families with incomes from 30-60% of the area median. The families are selected based on need, willingness to partner and ability to pay. Meyer Subdivision is located on an infill site at 49th and A streets in Springfield. The unique design and layout of the subdivision optimizes density and makes efficient use of an infill lot.

- ***Increase Supply of Affordable Rental Housing***

No activities to report.

- ***Maintain Existing Housing***

\$80,000 in CDBG funds was budgeted to the City's Housing Rehabilitation Programs to benefit low- and very low-income owner-occupants, by providing grants and interest-free loans for the purpose of home rehabilitation. During the reporting period, the City assisted 59 households with 84 urgent repairs through the Emergency Home Repair Program. Of these, 42 were female-headed households.

The City also manages a program designed to assist very low-income disabled or elderly homeowners with the upkeep of the exterior of their properties. Called the CHORE program, eligible activities include lawn mowing, pruning, and gutter cleaning. Unfortunately, the CHORE program was put on hold because of budget constraints, and only one CHORE request was filled in FY11. This program is funded from program income received as CDBG loan repayments. Because it is a public service, this activity is subject to the statutory 15% CDBG cap.

- ***Housing for Special Needs Populations***

Alvord Taylor, Inc. received a combined allocation of CDBG and HOME funds totaling \$20,995 to make improvement to several group homes for developmentally disabled adults that the agency owns in Springfield. Five units were rehabilitated and made more accessible for their clients with special needs. The project is complete and all funds have been expended. Alvord Taylor has been providing housing opportunities and associated services for adults with developmentally disabilities in the Eugene and Springfield area since 1970.

- ***Prevention of Homelessness***

Due to the reduction of the CDBG allocation, the Emergency Rental Assistance Program was unfunded in FY11-12. In response to concerns from social service agencies and advocates, the City of Springfield took the initiative to design and implement an Emergency Rental Assistance Program in 2003. The main principle behind the program is the realization that good renters are losing their homes because of a single episode of extreme financial hardship. This is often the result of illness or injury, loss of a job, or other catastrophic events in their lives. The loss of a paycheck or the necessity of using rent money for medical or other emergency expenses can put some families in a financial hole they cannot get out of. The program was designed to address this problem and to help good renters with a stable rental history avoid eviction for a single episode of non-payment of rent. The program uses CDBG funds to pay up to 60% of one month's rent for a

qualified household. It is a one-time assistance, not an ongoing subsidy program. The program guidelines were created to allow a quick response time, while providing safeguards against abuse of the program. This is a public service and is subject to the CDBG statutory cap of 15%. Available public service funds were very limited.

- ***Increase Supply of Transitional Housing for Homeless Households***

Neighborhood Economic Development Corporation (NEDCO) received an allocation of \$183,128 of FY11/12 HOME funds to purchase four single family homes under their Foreclosure Recover Program. The funds are to be used to purchase and rehabilitate foreclosed homes in Springfield and use the homes to provide affordable rental housing for low and very low-income households who lost their homes during the recent housing crisis and are, or at risk of being homeless. The households will stay up to two years in the NEDCO homes while they work with trained NEDCO staff to rehabilitate their financial condition. The goal is to move the families into market rate housing and eventually back into homeownership. During FY11-12, NEDCO has identified several homes that fit the program design. However, some homes were purchased by other parties while NEDCO and the City were taking the properties through the HOME acquisition process. We are currently working with NEDCO on acquiring two properties. All properties acquired must be vacant. This activity will not cause displacement of tenants or residents.

- ***Increase Home Safety and Security for Low-Income Households***

Lock-Out-Crime provides a free service to low- and very low-income households who feel threatened or are living in inadequately secured dwellings. Through the Lock-Out-Crime Project, volunteers trained and screened under the guidance of the Springfield Police Department are dispatched to residences requesting a home security inspection and analysis. CDBG funds are used to buy locksets for doors and windows, security lighting, and exterior security doors for income-eligible households. The security devices are installed free of charge to eligible households. In FY11/12 the program assisted 246 low and very low-income households, 192 who were victims of domestic violence. 218 of those assisted were female-headed households.

- ***Infrastructure Improvements and Public Facility Needs (Non-housing CD Plan)***

Full Access and their partner agency Oregon Supported Living Program provides services for persons with developmentally disabilities. Full Access owns and manages a 2-story facility on Charnelton Street in Eugene, from which they provide employment, job training and skill development services for their clients. Approximately 32% of their clients are from Springfield. Many of their clients have disabilities with prevent them from accessing services on the second floor. Full Access applied for and received \$70,000 of FY09/10 CDBG funds to help with the construction of an elevator and related accessibility/safety improvements to



allow access to the second floor. The project was completed in FY11-12. The project came in slightly under budget with \$67,927 of CDBG being expended out of the \$70,000 available.

Planned Parenthood of Southwest Oregon was awarded an allocation of \$73,893 of CDBG funds to help the agency with the construction of a new medical facility in Glenwood. This project received considerable public comment during the allocation process. Many spoke in favor of the project, and many voiced strong opposition to the project and to the use of federal funds for the facility. The agency weighed the pros and cons of using the CDBG funds and the impact it would have on the rest of the \$8.5 million project, and ultimately decided to forego use of the CDBG allocation. Since this decision was made after the FY11-12 One Year Action Plan was approved by HUD, the funds could not be used to increase the allocations among the funded agencies. Instead, the \$73,893 was added to the City's FY12-13 CDBG allocation and was made available through the FY12-13 allocation process.

Emerald Empire Art Association received a CDBG allocation of \$31,913 to make repairs to the exterior of the Emerald Art Center, located at 5th and Main Street in downtown Springfield. The building was built in 1909 and has undergone several renovations. The most recent and most extensive renovation occurred from 2000-2004 when the building was converted from a vacant former drug and camera store to its current use as an art center. The Emerald Art Center is a cornerstone of Springfield's downtown renovation efforts. During a recent inspection it was determined that the exterior stucco surfaces were failing and needed repair. On October 3, 2011 the City Council approved an additional CDBG allocation of \$7,000 when it was determined that the damage and renovation was more extensive than first anticipated. Total CDBG funds invested in this project is \$38,913. The project is complete and all funds have been drawn.

NEDCO received a CDBG allocation of \$153,577 to assist with the purchase of the Springfield Christian Church property in downtown Springfield. NEDCO plans to convert the building into a Regional Food Hub in which local micro-restaurateurs, farmers and food merchants can cook, create and market their products. The facility will be called SPROUT! and will provide food vendors with access to a commercial grade kitchen, retail space and a



physical storefront from which they may grow their business. The property was purchased in December 2011, and renovation activities have started. Prior to any renovation activities, this facility went through a historical resources review by the State SHPO. It was determined that significant alterations to the building occurred in the past which rendered it

ineligible for historic consideration. This project is eligible for CDBG assistance under the elimination of slums/blight and the LMI-job creation national objectives. The SPROUT! Food Hub is pivotal to moving downtown revitalization forward. The proposed project meets three of the land use objectives contained in the Downtown District Plan and Implementation Strategy; preserve and expand downtown employment, revitalize underutilized sites and Increase density and mix of uses. This property was unoccupied when acquired by NEDCO. The First Christian Church of Springfield was a willing seller, and no displacement occurred.

In FY08/09, Springfield Public Schools (SPS) was awarded \$9,250 of CDBG to make improvements to the Brattain Elementary School community playground. In the two years since the award was made, and in response to budgetary needs, SPS decided that it is necessary to close several schools and consolidate services. Brattain Elementary School is one of the schools identified for closure. SPS made a request to the CDAC at the public hearing on March 31, 2011 to redirect the funds to Riverbend Elementary School, whose playground is also in immediate need of renovation. The CDAC approved the request from SPS, and forwarded their recommendation to Council. The Springfield City Council approved redirecting the funds to Riverbend playground at the public hearing on April 18, 2011. This project was included in the FY11-12 One-Year Action Plan. The project is complete and funds have been expended.



- ***Micro-Enterprise Assistance***

Momma's Kitchen Restaurant received a \$12,000 CDBG Business Development Loan in FY10/11 to help them make improvements to their restaurant. The restaurant is located on the first floor of the Royal Building, and specializes in Southern Cooking. This activity is being funded as Micro Business Assistance. The loan is structured as a zero-percent interest, forgivable loan, and the funds are being used by the owners to address electrical, exhaust and air circulation needs associated with the demands of their cooking style, and to promote their business through advertisement. The restaurant is currently being operated by its two owners, with additional jobs becoming available as the business grows and improves. Approximately \$6,500 has been expended thru the end of the CAPER reporting period.

- ***Public Service Needs***

14.8% of Springfield's CDBG expenditures in FY11/12 went toward public services. The City contributes 15% of its annual CDBG grant (the maximum allowed) to the Human Services Commission (HSC). For FY11/12, this amounted to \$83,069. The HSC then allocated the funds to area agencies for the purposes of providing emergency shelter,

counseling, and other supportive services for the benefit of homeless households and persons with special needs as identified in the current Consolidated Plan. Persons with special needs include abused children, at risk and homeless youth, and developmentally disabled adults. Agencies supported by the FY11/12 CDBG allocation are Catholic Community Services, St. Vincent de Paul's First Place Family Center, Food for Lane County, White Bird Medical Clinic and the Relief Nursery.

- ***CHDO Operating Assistance***

Springfield also authorized an allocation of \$20,458 from the HOME program to be divided among area Community Housing Development Organizations (CHDOs). This allocation represents 5% of the annual HOME grant, and together with a proportional contribution by the City of Eugene, provided operating support for St. Vincent de Paul, NEDCO, Metropolitan Affordable Housing Corporation, and Mainstream Housing, Inc.

- ***Planning Needs***

The City authorized \$110,759 from its FY11/12 CDBG allocation toward planning and administrative activities to support ongoing comprehensive and refinement planning activities, and grant management functions. \$40,916 from the FY11/12 HOME allocation was also allocated for planning and administration purposes. These activities are necessary to ensure compliance with Federal and local objectives of the CDBG and HOME programs. The City spent \$83,454 of CDBG to support planning and grant administration, or 15.8% of its total CDBG expenditures in FY11/12.

Affirmatively Furthering Fair Housing

Please refer to the section entitled "Eugene-Springfield Consortium" for information about Springfield's efforts to address impediments to fair housing choice and to affirmatively further fair housing.

Affordable Housing

The City of Springfield continues to commit resources towards its objective of providing affordable housing opportunities to its residents. However, severe reductions to the federal CDBG and HOME budgets have resulted in curtailing to the Emergency Rental Assistance Program. The ERAP provided assistance to households with severe housing cost burden. We hope to reinstall the ERAP when funding allows.

Except for the ERAP, the City of Springfield does not specifically target activities at renters with severe cost burden or those living in substandard housing. However, many of our activities that support permanent affordable rental housing primarily assist households below 50% area median income and are presumed to have cost burden greater than 30% of income and/or are currently living in substandard housing (defined as being overcrowded or deficient in a major system such as heating or plumbing). The Alvord Taylor activities undertaken in this reporting period provide permanent affordable rental housing to adults with severe developmental disabilities, who by definition have acute cost burdens. The Afiya Apartments, Aster Apartments and the Royal Building reported in previous CAPERs all provide affordable housing for very low-income households. There were no renter households involuntarily displaced during the reporting period.

Other Actions

The City maintained its commitment and participation in the Housing Policy Board (HPB), and provides support staff to the HPB. The mission of the HPB is to increase the availability of decent, affordable housing for low- and very low-income families and individuals in Lane County. Comprised of elected officials, staff, and private citizens representing Eugene, Springfield, Lane County, and the Housing and Community Services Agency (HACSA), the HPB sets policy, reviews projects and allocates project funding, and advocates for regional housing proposals in State and Federal funding rounds.

The City of Springfield continues to provide updated and timely housing and community development information to the public through our Housing Programs and Community Development website. Major housing and CD activities have their own web pages, with links to individual program pages, application forms, publications and other information. Anyone with internet access can now find information regarding income eligibility, program guidelines and requirements and examples of past and current projects. Webpage design and content is updated as necessary by the housing staff, to provide the most current information available. The City of Springfield Housing and Community Development webpage can be found at:

<http://www.springfield-or.gov/dsd/Housing/housing.home.htm>

The Springfield Library has a number of computers stations that are available for public use. To further increase accessibility to information, Springfield's City Hall is now fully Wi-Fi accessible.

Leveraging Resources

The commitment of local CDBG and HOME funds for eligible housing developments has enabled affordable housing developers to obtain additional financial support from "outside" sources. This is referred to as "leveraging" and significantly increases the impact and value of the local subsidy. Springfield has been able to leverage Lane County Road Funds, Federal Low-income Housing Tax Credits and HOPE funds, Housing Trust Funds, Homeownership Assistance Program funds and HELP funds from the State of Oregon, and Affordable Housing Program funds from the Federal Home Loan Bank. Additional financial and technical support has been obtained from the Enterprise Foundation and homeownership assistance and a utility assistance grants from the Windermere Foundation. Non-housing related resources that have been leveraged by local funds include HUD Economic Development Initiative (EDI) Special Projects Grants for the Wildish Theater, and a State of Oregon Downtown grant for the Emerald Empire Art Center.

An allocation of CDBG or HOME funds for public facilities, often the first funds committed to a project, has proven to be instrumental to fundraising efforts for recipient organizations. NEDCO, SVdP, the Springfield Renaissance Development Corporation, EEAA, Sheltercare and the Relief Nursery have all been successful in using their CDBG allocation as leverage for raising additional funds from private sources for public facility projects. SVdP, NEDCO, Metropolitan Affordable Housing, and Mainstream Housing have used HOME funds to successfully leverage other funding sources for housing projects.

Springfield understands the importance of leveraging funds, and has refined its local allocation process to allow affordable housing developers to take full advantage of the funding available from “outside” sources.

Section 108 Funds

Section 108 is a loan guarantee program that HUD provides to help finance the development of CDBG-eligible projects through the solicitation of low-interest long-term notes from private investors. These notes are guaranteed by HUD with the jurisdiction’s future CDBG allocations. The amount of the Section 108 loans can be substantial, as the jurisdiction may borrow up to five times its annual CDBG allocation. Section 108 funds are treated as CDBG funds and must meet the program’s eligibility requirements, including a CDBG national objective. As with CDBG funds, at least 70% of Section 108 funds must be used on projects that primarily benefit low- and moderate-income households.

Springfield received its first Section 108 allocation in FY09-10 to help with the acquisition of the NEDCO Building in downtown Springfield. The acquisition was completed in January 2010 with the funding of the Section 108 loan. There are four affordable apartments on the second floor of the building, a commercial space on the ground floor fronting Main Street, with offices and a classroom situated behind the commercial space. NEDCO moved its corporate headquarters from Eugene into the NEDCO building and is operating the Homeownership Center of Lane County from its new classroom at the downtown location. This project qualifies under several CDBG national objectives/activities: LMI-housing, LMI-jobs and LMI-clientele.

Interim Financing with HOME Program Funds

When HOME funds are awarded to a project, the funds are reserved in the Federal disbursement system. If the project that received the HOME allocation is not ready to draw down the funds, the City may use the funds on an interim basis to assist other HOME-eligible projects. Most often this interim financing is used for immediate construction financing, which can save an affordable housing project thousands of dollars in interest. The project developer that is using HOME interim financing must demonstrate that it has the ability to repay any funds drawn within 45 days of notice. This is usually demonstrated by a loan commitment from a bank, in an amount equal to the amount of the interim financing. Interim financing with HOME funds can significantly increase the City’s ability to assist affordable housing projects by using a single allocation of funds for the benefit of multiple projects.



Vertical Housing Development Zone

On July 26, 2004, the City Council adopted a resolution authorizing the City to apply for a Vertical Housing Development Zone designation to the State. The purpose of the VHDZ program is to encourage the development of multi-unit housing above commercial

spaces in urban cores by providing a partial tax exemption on increased property value for qualified developments. The City received notification from the Oregon Economic and Community Development Department on October 12, 2004 that we are the ninth VHDZ in Oregon. Springfield's Vertical Housing Development Zone is bounded by South A Street on the south, 10th Street on the east, B Street on the north and Mill Street on the west. The VHDZ has the same boundaries as the Downtown Redevelopment Zone.

Receiving a Vertical Housing Development Zone designation from OECDD is an important step in the process of revitalizing Springfield's downtown. A significant residential component will provide support to commercial development and enhance public safety. The VHDZ designation will encourage such development by offering partial property tax exemption to qualified projects. This is not a low-income housing program since it applies equally to all levels of housing. It does not sacrifice commercial space in favor of residential use. Instead, the VHDZ program encourages both commercial and residential development, since a development must have both residential and commercial components to be able to qualify under the VHDZ program. Although this program offers tax exemptions to qualified projects, it is designed to ensure that taxing districts will not be negatively impacted. The tax exemption applies only to the *additional value* created by the project. Districts will receive taxes on 100% of the "pre-project" value of the property, plus taxes on at least 20% of the additional value created by the VHDZ project. Then after 10 years, the exemption expires and taxing districts will receive taxes on the full value of the property. In addition, VHDZ projects may stimulate commercial business in the immediate area, and cause surrounding property values to increase as a result.

The State of Oregon developed the VHDZ program to help revitalize downtowns and urban core areas throughout the state by encouraging the construction of housing over commercial spaces in these areas. Providing housing opportunities in these areas may stimulate economic, social, and cultural growth, and can be a tool for cities to use in their efforts to bring new energy and vitality to depressed or stagnant downtown areas. The Springfield City Council has placed redevelopment of the downtown at or near the top of their highest priority goals list for the past ten years. Inherent to the successful redevelopment of any neighborhood is the infusion of new or remodeled dwellings and an increase in the number of people residing in the area. More residents also equal more customers for downtown merchants. This relationship furthers the Council goal of a stronger, more diverse *but local* economy. It is also consistent with the transportation strategy of reducing individual vehicle trips by placing homes, jobs, and goods in close proximity and accessible via public transportation.

Creating a VHDZ in Springfield was a primary factor in attracting the Royal Building project to downtown Springfield. Without the property tax exemption that the program provides, it would have been very difficult for SVDP to demonstrate necessary cash flow requirements for the project. Other developers and downtown property owners have expressed interest in the benefits of the VHDZ program as they consider development or redevelopment of downtown properties.

No actions were taken to specifically improve public housing and resident initiatives, or to evaluate and reduce lead based paint hazards.

HOME Investment Partnerships Program: On-Site Inspections

HUD CPD staff has provided the technical assistance and guidance enabling us to establish a monitoring schedule for our HOME assisted projects. The schedule is based upon the number of total units in the project.

Project Name	Number of Units	Monitoring Schedule
SVDP – S Street Court	3	Every Three Years
SVDP – 5 th Street Duplex	2	Every Three Years
Mainstream Housing – E Street	1	Every Three Years
SVDP – Bluebelle Apartments	10	Every Two Years
SVDP – Mill and D Street	10	Every Two Years
SVDP – Ash Meadows	18	Every Two Years
Mainstream Housing – Aquarius Apts	23	Every Two Years
Metro- College Corner	9	Every Two Years
SVDP – Royal Building	33	Every Year
SVDP – Aster Apartments	55	Every Year
NEDCO – NEDCO Building	4	Every Three Years
BCS – Afiya Apartments	16	Every Two Years

In addition, drive-by inspections and tenant income verification are done on an annual basis. All units inspected during the annual inspection process passed. These inspections are showing that Housing Quality Standards are being met at this time.

Additionally, staff conducts drive by inspections of all SHOP assisted units on a rotating five year basis. The HOME program administrator works closely with the City's Code Enforcement Officer to work through non-compliance issues with homeowners receiving SHOP assistance. At the end of this monitoring period all units inspected were in compliance.

Affirmative Marketing

The City of Springfield has reviewed the marketing plans for all affordable housing developments in Springfield. The housing providers have active plans in place and are diligent in their work to seek out and provide housing to our minority communities. NEDCO provides homebuyer outreach and marketing activities in Spanish.

Self Evaluation

The City of Springfield undertakes housing and related activities only when such activities are supported by the Consolidated Plan. Since its publication, the goals and priorities of the Consolidated Plan 2010 have guided the City in the allocation of HOME and CDBG funds, and in its administration of housing programs citywide. This report of annual accomplishments reflects the effectiveness of this approach. The current economic conditions have made this an especially challenging period. Existing programs and policies are being reviewed and evaluated for effectiveness and refined to reflect the changing needs of the community.

Two years into the five year planning period, the City is making steady progress in meeting its annual and five-year goals in most housing and community development categories. Unfortunately, the funding reductions in FY11/12 and the larger reductions to both CDBG and HOME in FY12/13 are making it increasingly difficult to meet these goals. The funding reductions have caused the city to reduce the number of staff dedicated to administering

the CDBG and HOME programs, and have severely reduced the number of persons that can be served through our programs. Some valuable programs such as the CHORE and the Emergency Rental Assistance Program have been temporarily shut down, and the highly anticipated Security Deposit Assistance Program was eliminated even before it began.

In spite of these challenges, the City continues to search for ways to help low-income people with their housing, health and economic needs. As the demand on available resources increases, creativity and innovation will be key factors in the funding and administration of housing and community-based projects and programs. As the City of Springfield moves forward, its commitments to invest in its citizens, improve its housing stock, and revitalize its neighborhoods will remain top priorities.

Housing and Community Development Performance Measures

Specific Objective ID	Specific Annual Objectives	Source of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Complete
DH-1 Accessibility of Decent Housing							
DH-1.11S	Mainstream Housing, Parking lot accessibility improvements	CDBG	• # of LMI households assisted	2010	11 households	11 households	100%
DH-1.21S	Alvord-Taylor renovation of groups homes	CDBG HOME	• # of LMI disabled persons assisted	2011	5 persons	5 persons	100%
DH-2 Affordability of Decent Housing							
DH-2.11S	BCS – Afiya Apartments 1082 Main Street, to provide affordable rental housing for LMI persons with psychiatric disabilities.	HOME	• # of HOME units created for persons with psychiatric disabilities	2010	10 units	10 units	100%
DH-2.21S	HfH, Meyer Estates, new homeownership units	HOME	• # of HOME units created	2011	3 HOME units	2 units	67% pending
DH-2.22S	NEDCO, Foreclosure Recovery Program	HOME	• # of HOME units created	2011	4 HOME units	0 units	0% pending
DH-2.1S	Springfield Home Ownership Program (SHOP), to provide affordable homeownership opportunities	HOME	• # of low-income households assisted	2010	40 households	31 households	78%
				2011	15 households	11 households	73% complete
				2012			
				2013			
				2014			
DH-3 Sustainability of Decent Housing							
DH-3.1S	Owner-occupied rehabilitation programs, to preserve housing stock • EHR • SHIP • CHORE	CDBG HOME	• # of households receiving emergency assistance • # of rehab. loans • # of CHORE repairs	2010	110 households	81 households	74% pending
				2011	100 households	61 households	61% complete
				2012			
				2013			
				2014			
DH-3.2S	Rental Assistance Program, to prevent homelessness	CDBG	• # of families assisted	2010	30 households	14 households	47% pending
				2011	unfunded	-	-
				2012			
				2013			
				2014			
SL-1 Accessibility of Suitable Living Environment							
SL-1.11S	Mt. Vernon ES Playground improvements, 935 Filbert Lane. Purchase and installation of new apparatus and ground cover to increase recreational opportunities for LMI	CDBG	• # of LMI students benefiting from improvements	2010	293 students	293 students	100%

Specific Objective ID	Specific Annual Objectives	Source of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Complete
	and handicapped persons						
SL-1.12S	Relief Nursery, development of Springfield facility, to expand services to LMI persons	CDBG	• # of LMI persons receiving childcare and parenting services	2010	630 persons	Pre-develop.	0%
SL-1.21S	Springfield Schools, Accessibility Improvements to Riverbend Playground	CDBG (from FY2008)	• # of LMI persons benefiting from improvement	2011	399 LMI persons	400+ LMI persons	100%
SL-1.22S	Emerald Empire Art Association, Repair of Emerald Art Center	CDBG	• # of Downtown buildings renovated	2011	1 building renovated	1 building renovated	100%
SL-2 Affordability of Suitable Living Environment							
SL-2.11S	Volunteers in Medicine, move low cost health clinic to a larger facility in Springfield	CDBG	• # of LMI persons receiving health care at new facility	2010	2000 persons	2200 persons	110%
SL-2.21S	Planned Parenthood, Regional Health Facility	CDBG	• # of LMI persons receiving services at Springfield facility	2011	CDBG funding cancelled		
SL-2.22S	NEDCO, Regional Community Food Hub acquisition	CDBG	• #of LMI businesses served at facility	2011	80 LMI businesses	Renovation underway	Acquisition 100% completed
SL-3 Sustainability of Suitable Living Environment							
SL-3.1S	Human Services Commission, to provide services to LMI persons • Food For LC • Relief Nursery • Looking Glass • Catholic Community Services • SVDP Night Shelter	CDBG	• # persons receiving shelter • # persons receiving food • # persons receiving counseling • # persons receiving other services	2010	13,361 persons	13,367 persons	100%
				2011	11,690 persons	12,198 persons	104% complete
				2012			
				2013			
				2014			
SL-3.2S	Lock Out Crime Project, to provide home security measures to LMI households	CDBG	• # LMI households receiving emergency home security measures	2011	220 households	246 households	100%
EO-1 Accessibility of Economic Opportunity							
EO-1.11S	eDev – NEDCO, joint project to establish downtown microbusiness incubator and provide training and technical assistance	CDBG	• # LMI persons receiving MB assistance	2010	15 persons	3 businesses	75%, pending completion
EO-2 Affordability of Economic Opportunity							
	No Activity						

Specific Objective ID	Specific Annual Objectives	Source of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Complete
EO-3 Sustainability of Economic Opportunity							
EO-3.11S	Momma's Kitchen Restaurant, restaurant improvements to increase business	CDBG	<ul style="list-style-type: none"> # of LMI microbusinesses assisted 	2009	1 business	1 business	100%

**TABLE 3B ANNUAL HOUSING COMPLETION GOALS
FY 2011/12 City of Springfield**

ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	Annual Expected Number Completed	Actual Number Completed	Resources used during the period	
			CDBG	HOME
Acquisition of existing units	4	0		X
Production of new units	0	0		
Rehabilitation of existing units	5	5	X	X
Rental Assistance	17	0	Not funded	
Total Sec. 215 Rental Goals	26	5		
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)				
Acquisition of existing units	0	0		Pending
Production of new units	3	1		X
Rehabilitation of existing units	100	61	X	
Homebuyer Assistance	15	11		X
Total Sec. 215 Owner Goals	103	73		
ANNUAL AFFORDABLE HOUSING GOALS BY HOUSEHOLD (SEC. 215)				
Homeless households assisted	21	0	Not funded	Pending
Non-Homeless households assisted	103	73	X	X
Special Needs households assisted	5	5		X
Total by Household Sec. 215 Goals	129	78		
ALL ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)				
Annual Rental Housing Goal	26	5	X	X
Annual Owner Housing Goal	103	73	X	X
Total Annual Housing Goal	129	78		
<p>For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds. HOME regulations are used to define affordable rental housing (24 CFR 29.252) and affordable ownership housing (24 CFR 29.254).</p>				

Community Development Block Grant-funded Activities

This narrative statement addressed issues pertaining to the CDBG program, as administered by the City of Springfield. All of the projects which received CDBG funding in FY11/12 meet one of two CDBG National Objectives: 1) benefit primarily low- and moderate-income households, or 2) assist in the elimination of slums and blight. CDBG funds are allocated annually through a competitive RFP process. Proposals are judged on their community impact, financial feasibility, and benefit to targeted populations. The Springfield Housing Programs, whose primary goal is to keep people in their homes by maintaining the current housing stock, received an allocation of \$80,000 for this purpose. The HSC, which administers social services programs for the benefit of low- and very low-income households countywide, received \$83,069 which is equal to 15% of the annual CDBG allocation (the maximum allowed by HUD).

As mentioned in the section entitled Leveraging Resources, the City of Springfield values the capacity of CDBG to leverage other resources for the benefit of projects serving low-income populations. Priority is given to proposals which demonstrate a high level of leveraging. Resources that have been committed through this process include Lane County Road Funds, Low-income Housing Tax Credits, grants from private sources (banks, foundations, etc.), State Housing funds (trust funds, HELP, Homeownership Assistance Program), and in-kind donations, including sweat-equity such as what is provided at Habitat for Humanity projects. The City also assisted affordable housing developers in regional and national competitions by providing requested certifications of consistency with Federal HUD programs. Agencies which have benefited from this action include St. Vincent de Paul and NEDCO. Certifications of consistency are provided upon request in a fair and impartial manner, after appropriate review by City staff.

The following narrative statements demonstrate that a) The City of Springfield, as a CDBG grantee, continues to take appropriate action and implement necessary programmatic and policy changes to ensure that the activities carried out with CDBG funds are consistent with the priorities and goals of the Consolidated Plan, and b) that the City of Springfield did not hinder Consolidated Plan implementation by action or willful inaction.

CDBG and HOME Summary of Housing Programs

- **Springfield Home Improvement Program (CDBG).** The goal of the SHIP is to assist low- and very low-income households with keeping their homes decent, safe, and sanitary. Maintaining and improving the current housing stock is a stated priority of the Consolidated Plan 2005. The program allows the City to loan up to \$20,000 to a qualified household for the purpose of rehabilitating their home. The loan is generally set up to be deferred with no interest. The loan is repaid when the borrower sells the property, refinances, changes the use of the property, or when the property is no longer the primary residence of the borrower. Occasionally, due to property or title constraints, the loan is set up to be repaid in scheduled installments.

The rehabilitation activities are subject to City inspection and approval and in most cases the homes are brought up to minimum housing quality standards. The exception is when work is done outside the living envelope such as a roof repair or repair to the sanitary sewer hookup. In these instances, the homeowner may apply for funding limited to the specific activity. All of the projects benefited low- or very low-income households. Periodic drive-by inspections are done of properties receiving assistance through this program. Of more than 100 properties with CDBG loans still outstanding, over 90% continue to meet community housing standards.

- **Emergency Minor Home Repair Program (CDBG).** This program provides grants of up to \$2,000 to qualified very low-income households for emergency plumbing, electrical, mechanical, and structural repairs to their homes. The component to be repaired must present an immediate health or safety issue for the occupants of the dwelling. This activity also meets the Consolidated Plan 2010 priority of maintaining existing housing stock. All of the projects benefited very low-income households.
- **The CHORE Program (CDBG).** This program provides assistance to elderly and disabled very low-income households for general yard and property maintenance. The Chore Program is considered a public service program, and is subject to the CDBG public service cap. Funding for this program is provided from CDBG program income, 15% of which can be used for eligible public service activities. The primary purpose of the CHORE Program is to help residents maintain the exterior appearance of their home and property to the same general standards of the surrounding neighborhood, making them less likely to be victimized by predators that target low-income, elderly or disabled persons. Because of budget constraints, this program was largely unfunded in FY11/12.
- **Emergency Rental Assistance Program (CDBG).** The City of Springfield implemented this program beginning July 2003, and the demand for assistance has been greater than anticipated. This program is designed to assist very low-income families with good, stable rental histories to overcome a single episode of hardship that severely impacts their ability to pay the current month's rent. The program provides 60% of a single month's rent up to \$400 directly to the landlord of the impacted family. The family must be able to pay the remaining 40% and any late fees incurred. Because of budget constraints, this program was unfunded in FY11/12.
- **Springfield HOME Ownership Program (HOME).** Since its creation in 1993, the Springfield Home Ownership Program has helped over 500 first time homebuyers purchase homes in Springfield. Home ownership is a very high priority for the Springfield City Council. For FY11/12, the SHOP helped 11 families become first-time homeowners.

CDBG Program Income

The City received \$6,494 of CDBG program income in FY11/12. Program income is generated primarily from the repayment of housing rehabilitation loans and loan fees. Very few loans were repaid during the reporting period. As fewer loans are made and old loans

are being repaid the City will no longer be able to rely on a steady stream of program income to fund our housing programs. Program income generated from loan repayments is made available for CDBG eligible projects, programs and activities in the next funding year.

CDBG Program, Overall Benefit to Low and Moderate Income Persons

The City of Springfield has selected to aggregate the use of CDBG funds during program years 2011, 2012 and 2013. This CAPER covers the first year of this three-year period. During this period, the total amount of CDBG funds subject to the low/mod benefit calculation was \$598,209. The amount expended on low/mod benefit activities was \$538,209 or 91.3%.

Low/Mod Job Activities

The NEDCO Facility which was acquired with the assistance of CDBG, HOME and Section 108 funds was the only pending LMI Jobs activity during the CAPER reporting period. There were no jobs made available but not taken by low or moderate income persons.

Certification of Consistency

Occasionally, the City of Springfield will be asked to evaluate a proposed project for consistency with the current Consolidated Plan. City staff will compare the proposed accomplishments of the project with the community needs and goals of the Consolidated Plan. If they are consistent, the City will issue a letter confirming the project's consistency with the Plan. The City certifies consistency in a fair, impartial and non-competitive manner, and will consider projects on their merit, including those not funded with HOME or CDBG funds. Furthermore, the City of Springfield ensures that all projects and activities undertaken with its CDBG and HOME funds are consistent with the community needs and goals described in the current Consolidated Plan. The certification of consistency is among the annual Certifications acknowledged by the Mayor in the One-Year Action Plan.

Limited Clientele Criteria

Most non-profit agencies receiving CDBG funding for capital improvements use the Limited Clientele criteria that requires information on residency, family size, and income to document that 51% or more of the clientele are eligible for CDBG funding. Even programs which would qualify for presumed benefit collect data on residency, family size, income, ethnic and racial characteristics, female head of household status, and disability information. This is done at the request of other funding sources, but also provides more complete information for CDBG reporting purposes.

IDIS Reports

The draft CAPER made available for public comment included the City of Springfield narrative descriptions, the performance measurements, and IDIS reports PR03, PR06, PR23, PR26, PR51 and PR54.

CDBG Subrecipient Monitoring

The cities of Eugene and Springfield recently entered into a Memorandum of Understanding which states the program responsibilities of the Consortium. Springfield participates in an annual monitoring conducted by the City of Eugene as lead agency.

Subrecipient Monitoring of Human Services Commission (HSC) agencies – Local non-profit

social service providers sign contracts that set goals, scope of work and identify the budget for use of CDBG funds. These contracts are administered by Lane County. Quarterly progress reports are submitted. Annually, staff from the City of Eugene, City of Springfield and Lane County conducts a “risk assessment” of each agency’s performance. Agencies are asked to describe and document their policies on many issues including equal access to services, client termination and grievance, privacy and security of personal information, financial reporting accuracy and regulatory compliance. Staff reviews a sampling of client files to confirm CDBG eligibility and reporting accuracy. Results of the risk assessments are shared with Springfield staff and a letter is then sent to the agency with any follow-up issues and concerns. If necessary, these issues are addressed in an on-site follow-up monitoring of selected agencies.

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.

Affirmatively Furthering Fair Housing

A primary goal of the federal Fair Housing Act and its amendments is to provide housing choice for everyone; everyone should be able to live where they choose, if they can find housing in the area of their preference that they can afford. The 2010 Eugene-Springfield Fair Housing Plan identified a number of impediments to Fair Housing, including several that can be addressed in part through land use policies, such as: an inadequate supply of affordable housing; market conditions that increase housing cost or decrease housing choice; and that suitable sites for future affordable housing construction can be difficult to find, expensive to acquire, and may have constraints that limit development opportunities. Because economic needs, regional and local demographics, technological advancements, and other factors that affect housing development are ever changing, evaluation of and development of measures to address land use impediments to housing choice and affordability are ongoing activities at the City of Springfield.

In June 2011, Springfield adopted the Residential Land Use and Housing Element of the Springfield 2030 Refinement Plan, a new refinement plan of the Eugene-Springfield Metropolitan Plan. The policies in this element were developed to ensure that residential development will occur with housing types, mixes, and densities sufficient to accommodate the City’s projected 20-year housing needs. This document includes policies to: plan for growth and needed housing; foster housing choice and affordability; and encourage housing diversity and quality neighborhoods. Implementation of these policies includes actions that will, in part, address some of the aforementioned impediments to Fair Housing.

A number of these policies will be implemented through the adoption of an update to the neighborhood-specific Glenwood Refinement Plan, which is anticipated in 2012. For example, the updated Glenwood Refinement Plan re-designates over 30 gross acres of land for high density residential mixed use, which increases development opportunities for a diversity of quality higher density housing types, including affordable housing, in a location served by existing frequent transit service and with access to employment centers, shopping, and recreational opportunities. The Glenwood Refinement Plan also includes policies developed to encourage and facilitate the development of high density housing in this mixed use transit oriented development area, including increasing the density minimum,

allowing for density averaging on development sites, eliminating density maximums, increasing building heights, and providing financial incentives for the development of new high-density housing units through local, state, and federally-funded housing and community development programs. In addition, transportation policies and associated development and design standards seek ways to reduce development impediments to more efficient utilization of the residential land supply through street widths, parking requirements, and parking management strategies. Policies in the Springfield 2030 Refinement Plan that cannot be implemented through adoption of the Glenwood Refinement Plan, such as establishing task teams to address regulatory impediments to constructing attached housing types, cluster developments, multifamily housing, and hillside development are on hold due to reduced funding for staff.

Fair Housing Council of Oregon - Our contract with the Fair Housing Council of Oregon is a key component in Springfield's ongoing commitment to affirmatively further fair housing. The FHCO provides is a valuable resource to people who feel that their rights to housing in Springfield have been violated. FHCO is also a valuable resource for property managers and landlords whether or not they are the focus of fair housing complaints. FHCO provides education and training opportunities to housing owners and managers on the current state of fair housing law, answers questions they may have regarding their enforcement and eviction practices, and mediate tenant landlord disputes. By providing timely and accurate information to tenants, landlords, and property managers, the FHCO is able to assist in the resolution of many housing related complaints, before they escalate. The City of Springfield's AI states under "Rental Practices" that the lack of fair housing training being provided to rental managers and landlords may contribute to the higher incidents of complaints in the rental market (relative to the ownership market). Our contract with the FHCO addresses this impediment, and supports Springfield's certification to affirmatively further fair housing.

Springfield Home Ownership Program - The City of Springfield began providing down payment assistance to low and moderate income first time homebuyers through the Springfield Home Ownership Program (SHOP) in 1993. SHOP brochures and posters have been printed in both English and Spanish language versions. SHOP training for lenders and realtors has been provided through seminars and is also available as a PowerPoint presentation. Three Spanish-speaking realtors and two Spanish-speaking lenders are very active with the SHOP, and have taught the "ABC's of Home Buying" classes. The result of this collaboration between lenders, realtors, and the City of Springfield is that 17% of the 534 SHOP loans made have been to minority households, with 14% to Hispanic households.

The SHOP was originally designed in response to national report that stated that many low and moderate income households were unable to become home owners because they didn't have the funds for a down payment. Providing the SHOP enabled the City to remove that barrier to homeownership. A recent survey of our SHOP clients confirmed the value and purpose of the program with 95% of those responding stating that they would not have been able to purchase a home without the assistance of the SHOP. Because the SHOP expands the housing opportunities available to low-income households by making homeownership more affordable, this activity supports the City of Springfield's certification to affirmatively further fair housing.

The CHORE Program was unfunded in the reporting period. The program is designed to provide property maintenance services to very low-income senior and/or disabled households. The program helps eligible households with routine maintenance activities such as lawn care, debris removal, and roof/gutter cleaning. Keeping their property tidy helps instill a sense of pride and gives these Springfield residents the opportunity to live independently. These services are provided free to eligible households. The city plans to reopen the program when the CDBG budget allows.

Other Housing Activities – The City is providing assistance to NEDCO to purchase foreclosed single-family properties to use as transitional housing for homeless or at-risk families. This program is meant to help fill the gap between homelessness and permanent affordable housing.

Alvord Taylor also received assistance to renovate five group homes that provide permanent, supportive housing for persons with developmental disabilities. The renovations were needed to improve accessibility and safety for the residents. By expanding the range of housing opportunities for underserved populations, these programs supports the certification to affirmatively further fair housing.

Lock-Out-Crime -- Providing safe and secure housing is one of the underlying goals of all fair housing activities. The City of Springfield provides a free service to low- and very low-income households who feel threatened or are living in inadequately secured dwellings. Through the Lock-Out-Crime Project, volunteers trained and screened under the guidance of the Springfield Police Department are dispatched to residences requesting a home security inspection and analysis. CDBG funds are used to buy locksets for doors and windows, security lighting, and exterior security doors for income-eligible households. The security devices are installed free of charge to eligible households. In FY11/12 the program assisted 246 low and very low-income households, 192 who were victims of domestic violence. By assisting families to feel safer in their homes and neighborhoods, this activity supports the City of Springfield's certification to affirmatively further fair housing.

Accessibility to information about housing programs, assistance and opportunities is another way that the City of Springfield is demonstrating its commitment to affirmatively further fair housing. The City of Springfield provides new and updated information on its website. From the Housing and Community Development front page, the public has ready access to program descriptions, application forms, brochures, eligibility criteria and other important information. The city's website is located at:

<http://www.springfield-or.gov>

Language as an Impediment to Fair Housing - The 2010 Census has indicated that Latinos are the largest and most rapidly growing segment of Springfield's minority population. Hispanic/Latinos make up over 7% of Springfield's population. The City's Housing Planner is fluent in Spanish. All of the current housing staff for the City of Springfield have participated voluntarily in a Beginning Spanish class offered to City employees. In addition, all of the various housing program brochures have been printed in Spanish, and the Fair

Housing Consultant is also fluent in Spanish.

The City assisted NEDCO's move to downtown Springfield with CDBG and HOME allocations and with a Section 108 Loan. NEDCO has been designated by the State of Oregon as the Regional Housing Center for Lane County. From its downtown headquarters, NEDCO provides an array of services and educational opportunities for low and moderate income prospective homebuyers. A significant number of NEDCO's staff are bi-lingual and bi-cultural, and having NEDCO in our downtown provides expanded opportunities and access to homeownership.

The City will continue to develop outreach capabilities as a means of providing fair housing opportunities. The "ABC's of Home Buying," a required element of the SHOP is also taught in Spanish as a way to increase the availability of this important program to Spanish-speaking population. Many of our area lenders and real estate professionals offer services tailored specifically for Springfield's Spanish-speaking residents.

Conclusion - Through its various housing programs, comprehensive planning efforts, CDBG and HOME assisted housing projects, housing service providers and its contract with the Fair Housing Council of Oregon, the City of Springfield actively addresses a wide-range of housing needs in its community. Activities that address special needs, hard-to-serve, and minority populations continue to receive strong support from the City leadership. The staff and leadership at the City of Springfield continue to explore new ways to better address issues of fair, secure, accessible, and affordable housing for all segments of Springfield's population. Through the ongoing review process of Springfield's Development Code and the implementation of a wide range of housing programs, the City of Springfield continues to "raise the bar" for the effective and efficient use of CDBG and HOME funds to actively create and maintain opportunities for fair, diverse, and affordable housing.

Citizen Comments

The Springfield section of the draft CAPER was advertised and made available for public comment from September 6 - 21, 2012. In addition to running a legal ad in the Register-Guard announcing the availability of the draft document, the document was also posted for review on the city's Housing Programs and Community Development web page. The narrative section of the CAPER is included in the information packet distributed to Springfield's Community Development Advisory Committee (CDAC) each fall. This serves as the basis for the annual review of all CDBG and HOME funded projects and prepares the CDAC for the annual CDBG/HOME allocation process.

EUGENE-SPRINGFIELD CONSORTIUM

2011/12 Consolidated Annual Performance and Evaluation Report (CAPER)

*Community Development Block Grant (CDBG)
HOME Investment Partnerships Program (HOME)*

COMBINED NARRATIVE STATEMENTS

ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

In August 2009, staff from the cities of Eugene and Springfield began the process of developing a new five-year plan for housing and community development. A multi-faceted approach was employed to engaging community members and other stakeholders in the development of the plan. Staff from the Lane County Human Services Commission and the Housing and Community Services Agency of Lane County also provided input. Representatives from human service agencies, local school districts, park and recreation districts, utilities, police departments, legal aid services and libraries were also consulted. In May, 2010, the Cities of Eugene and Springfield adopted the Eugene-Springfield 2010 Consolidated Plan covering the period beginning on July 1, 2010 and ending on June 30, 2015.

One element of the 2010 Consolidated Plan is an updated Assessment of Impediments to Fair Housing and Fair Housing Plan Strategies. This CAPER reports on activities conducted in the second fiscal year covered by the five-year 2010 Consolidated Plan. The seven impediments identified in the 2010 Consolidated Plan are:

1. There is an inadequate supply of affordable housing.
2. Suitable sites for future low-income housing construction are difficult to find, are expensive to acquire, and some may have constraints that limit development opportunities.
3. There is a limited awareness of fair housing policies in the broader community.
4. There are market conditions and housing industry practices that increase housing costs or decrease housing choice.
5. There are cultural differences and language barriers which inhibit access to fair housing.
6. E-mail and the Internet have become vital to access housing opportunities and subsidy programs, creating a barrier for those without computer access.
7. People with disabilities who have special housing needs have limited choices and are often constrained by their lower incomes.

The table below lists the activities undertaken by the cities of Eugene and Springfield during the first two annual reporting periods, and indicates which of the seven impediments each activity addresses.

Analysis of Fair Housing Impediments by Activity, FY10-12

Activity	Jurisdiction	Funding Source	Fair Housing Impediment Addressed							
			1	2	3	4	5	6	7	
Rental Housing										
Mainstream Housing, accessibility improvements to parking lot	Springfield	CDBG								Yes
Afiya Apartments, Housing for persons with severe cognitive disabilities	Springfield	HOME	Yes							Yes
Alvord Taylor, accessibility improvements for developmentally disabled residents	Springfield	CDBG HOME	Yes							Yes
Homeownership Housing										
Habitat for Humanity, Meyer Park Subdivision	Springfield	HOME	Yes	Yes						
NEDCO, foreclosure recovery program	Springfield	HOME	Yes	Yes		Yes				
Housing Programs										
Springfield Home Ownership Program	Springfield	HOME	Yes				Yes			
Emergency Home Repair	Springfield	CDBG								Yes
CHORE	Springfield	CDBG								Yes
Emergency Rental Assistance	Springfield	CDBG	Yes			Yes				Yes
Home Improvement Program	Springfield	CDBG								Yes
Other Activities										
Project Homeless Connect 2011	Eugene/Springfield	Other			Yes					Yes
Wireless internet Access in Libraries	Eugene/Springfield	Other						Yes		
Fair Housing Council of Oregon, Contracted Services, Hotline	Eugene/Springfield	CDBG			Yes		Yes			
NEDCO, ABC's of Homebuying	Eugene/Springfield	Other			Yes		Yes			
Intergovernmental Housing Policy Board	Eugene/Springfield	Other	Yes	Yes	Yes		Yes			Yes
Fair Housing Council of Oregon, Fair Housing Testing	Eugene	Other			Yes		Yes			