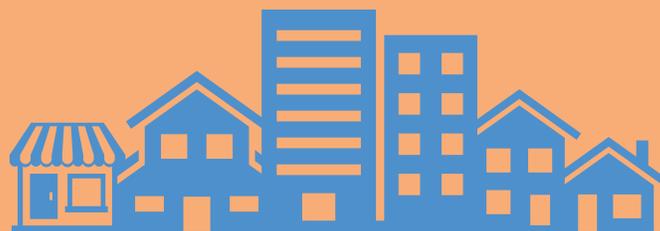


*Eugene-Springfield  
Consolidated Annual  
Performance & Evaluation  
Report Fiscal Year - 2019  
Executive Summary*



Consolidated Annual Performance  
& Evaluation Report

— *for* —

Housing and Community Development



# Eugene-Springfield 2019 Consolidated Annual Performance and Evaluation Report

## Executive Summary

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### Introduction

This Consolidated Annual Performance Evaluation Report (CAPER) reviews the Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funded activities undertaken by the Cities of Eugene and Springfield between July 1, 2018 and June 30, 2019 (City Fiscal Year 2019). It is the fourth of five annual reports describing Eugene’s and Springfield’s progress toward housing and community development objectives identified in the 2015 Eugene-Springfield Consolidated Plan and One-Year Action Plans.

The Cities of Eugene and Springfield each receive an annual entitlement allocation of CDBG funds directly from the U.S. Department of Housing and Urban Development (HUD). The City of Eugene also receives HOME funds from HUD on behalf of the Eugene-Springfield HOME Consortium. The City of Eugene is the lead agency in the HOME Consortium.

The 2019 CAPER evaluates the progress towards achieving the goals and strategies established in the 2015 Consolidated Plan and One-Year Action Plans to address the affordable housing, human service, and employment needs of low- and moderate-income households in our community. A table from the 2015 Consolidated Plan that identifies the adopted Priority Needs, Affordable Housing Strategies, and Community Development Strategies is provided as Attachment A. Specific measures of progress and numeric five-year goals were established for each strategy. Attachment B reports the progress made towards the five-year goals during the first four years of this Consolidated Plan, July 1, 2015 through June 30, 2019. The following document summarizes progress under each of the identified strategies. Electronic copies of the 2015 Eugene-Springfield Consolidated Plan, annual Action Plans, and CAPERs are all available online at [eugene-or.gov/hudconplan](http://eugene-or.gov/hudconplan).

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## Affordable Housing

The Eugene-Springfield Consolidated Plan identified four strategies to increase access to affordable housing for residents including: 1) Increase the supply of affordable housing; 2) Rehabilitate existing housing stock affordable to low-income persons; 3) Provide down-payment assistance for homeownership; and 4) Remove barriers to affordable and supportive housing. Both jurisdictions have made progress toward their Affordable Housing Strategies using a combination of CDBG and HOME funds. Work undertaken in FY 2019 to accomplish each strategy is described briefly below.

### Increase the Supply of Affordable Housing

The Cities of Eugene and Springfield advanced multiple strategies to increase the supply of affordable housing using both HOME and CDBG funds. Components of this strategy include: 1) Development of affordable housing projects; 2) Acquisition of land for future affordable housing development; and 3) Operating support for organizations engaged in affordable housing development. Outcomes in each of these areas are described below.

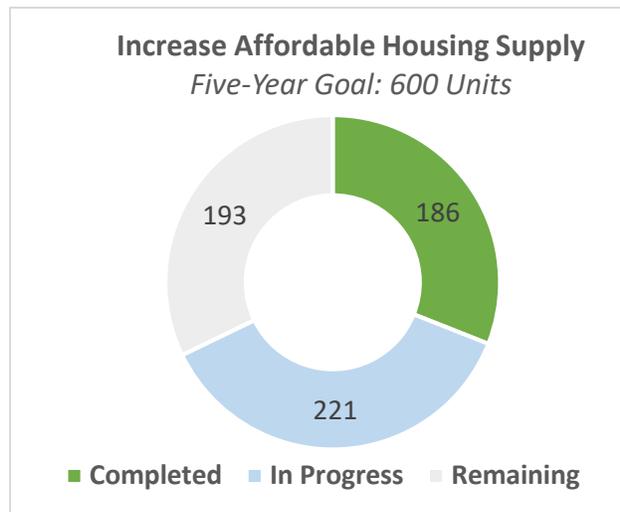
#### Housing Development

In summary, 40 units of affordable housing were created through the completion of one new construction project (the Myrtlewood) and one acquisition project (the Monroe).

Four additional projects with 221 affordable housing units are underway including Market District Commons, the Commons on MLK, Hayden Bridge Meadows, and River Road Affordable Housing. These projects will be completed in future reporting periods.

The Monroe – Liberty Housing Group LLC used HOME funds to acquire a six-unit apartment building in the Whiteaker neighborhood. The property completed rehabilitation and the two-bedroom units are targeted to low-income Veterans. (Eugene)

The Myrtlewood – St. Vincent de Paul Society of Lane County, Inc. (SVdP) used HOME funds to complete construction of a four-story building on Main Street in Springfield. The 34 one-bedroom units are targeted to low-income households plus one on-site manager unit. Of the total, eight units are targeted to persons with serious mental illness, intellectual disability and/or developmental disabilities. (Springfield)



*Eugene and Springfield have created 186 housing units over the past four years. With 221 units underway, the jurisdictions are achieving 68% of the five-year goal towards the development of 600 affordable housing units.*



*The Myrtlewood, Springfield*

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 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. (Eugene)



*Rendering of Market District Commons, Eugene*

The Commons on MLK - Homes for Good was awarded 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 anticipated to begin by the end of 2019. (Eugene)



*Rendering of The Commons on MLK, Eugene*

Hayden Bridge Meadows - Homes for Good was awarded HOME funds to construct Hayden Bridge Meadows, 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 anticipated to begin by the end of 2019. (Springfield)



*Rendering of Hayden Bridge Meadows, Springfield*

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 an on-site manager unit. Construction is anticipated to begin in Spring 2020. (Eugene)

Local Housing Subsidies – The City of Eugene utilizes additional local resources to support affordable housing outside of HOME and CDBG. Specifically, the State of Oregon enables local governments to exempt affordable housing developments from paying Systems Development Charges (SDCs) during the building permitting process. Eugene sets aside non-federal funds to cover the SDCs for qualifying

developments. Through this program, in FY 2019, six projects were approved for SDC exemptions and five of them are underway, totaling 107 units. The State of Oregon also enables local governments to provide property tax exemptions for affordable rental housing targeted to households earning 60% of the area median income or below. To qualify, properties must be constructed after February 1990, or must be owned by non-profit corporations. The City of Eugene and the local school district agree to exempt property taxes for qualifying developments. All property taxes are exempted through the program for a twenty-year period and may be renewed. In FY 2019, one project totaling 211 units is underway at the Ya-Po-Ah Terrace Retirement Apartments.

### **Acquire Land for Future Affordable Housing Development**

Eugene offered the property located at 1505-1525 River Road to affordable housing developers through a competitive Request for Proposals process. This property was acquired in FY 2016. SVdP was awarded the land in addition to HOME development funds and local resources. The 52-unit development is anticipated to begin construction in FY 2020.



*Rendering of River Road Affordable Housing, Eugene*

The City of Springfield has prioritized CDBG funds toward this strategy for multiple One-Year Action Plans. The City is currently identifying publicly- and privately-owned property for residential development and is working to identify a site for a new Manufactured Dwelling Park in Springfield. The City anticipates acquiring land with CDBG funds in FY 2020.

### **Provide Operating Support for Community Housing Development Organizations (CHDO)**

Eugene-Springfield HOME Consortium used \$69,952 in HOME funds to provide operating support to Community Housing Development Organizations serving both cities. There are three active CHDOs serving the Eugene-Springfield area including Cornerstone Community Housing, SVdP, and NEDCO.

## Rehabilitate Existing Housing Stock Affordable to Low-Income Persons

Eugene and Springfield made substantial progress towards homeowner and rental housing rehabilitation goal.

### Eugene Housing Revolving Loan Fund

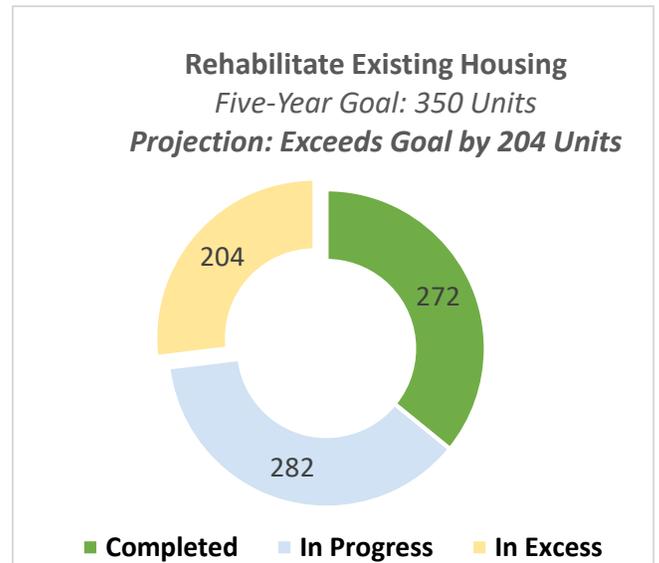
The revolving loan fund supports the CDBG program in several ways. Renters with disabilities may apply for grant funding for accessibility improvements to their home. Homeowners may apply for emergency home repair loans. Both renters and owners may apply for loan funding for a variety of rehabilitation needs.

### Rental Rehabilitation Activity

Eugene Rental Rehabilitation Loan Program – Supports efforts to preserve existing rental and ownership housing for low-income persons. Owners of rental units may apply to finance various levels of rehabilitation at below-market interest rates. Assistance is available up to \$25,000 per unit for qualifying properties. A total of 282 rental units undergoing rehabilitation are in progress.

Santa Clara Place – St. Vincent de Paul received a rental rehabilitation loan for 60 units. These affordable units vary in size for families, seniors and disabled persons at or below 50% of area median income. The project will be completed in FY 2020.

Ya-Po-Ah Terrace Retirement Apartments – Evergreen Union Retirement Apartments received a rehabilitation loan for 222 units located downtown. These apartments are dedicated for 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. Rehabilitation Loan funds are being used to provide gap financing for the substantial rehabilitation project. The preservation was only possible with a combination of federal, state, and local resources. Construction is expected to be completed in FY 2021.



*Eugene has rehabilitated 272 housing units four years into the current Consolidated Plan. With the completion of Ya-Po-Ah Terrace, Eugene is expected to exceed the five-year goal of rehabilitating 350 rental units by an additional 204 units, for a total of 554 rental units, or 158% of the five-year goal.*



*Ya-Po-Ah Terrace construction progress underway, Eugene (Photo credits to Meadowhawk Imagery)*



*Rendering of completed Ya-Po-Ah Terrace, Eugene*

### **Homeowner Rehabilitation Activity**

Eugene Emergency Home Repair Program – A total of 20 households received assistance through Eugene’s Emergency Home Repair and Accessibility Improvements program. Of these, 14 homes are occupied by people with disabilities and 12 homes are occupied by elderly people.

The program provides up to \$5,000 every three years to very low-income property owners to correct conditions that create a threat to the health and safety of the occupants such as electrical, HVAC, plumbing repairs and security concerns. Assistance up to \$10,000 is also available to very low-income homeowners and tenants with disabilities to make accessibility improvements such as a ramp and for leaking roof replacement. (Eugene)



*Wheelchair accessible ramp installed CDBG funds, Eugene*

Springfield Emergency Home Repair Program – A total of 73 households received assistance through Springfield’s emergency home repair program. Of these, 51 homes are occupied by homeowners who are elderly. The program provides up to \$5,000 every five years to very low-income property owners to correct conditions that create a threat to the health and safety of the occupants. (Springfield)

### **Provide Down Payment Assistance for Homeownership**

Both Springfield and Eugene transitioned funding for their respective homebuyer assistance programs to CDBG from HOME as part of the 2015 Consolidated Plan.

Eugene Homebuyer Assistance Program – This program was launched as a pilot in October 2015 using CDBG funds. Due to local market conditions, the program was suspended mid-way through FY 2017. Low-income households seeking to purchase had tremendous difficulty finding units that were both affordable and met HUD housing quality standards making this program ineffective. During this time period, Eugene has supported development of homeownership units through the City’s SDC exemption program.

Springfield Home Ownership Program – Down-payment assistance was provided to one low-income homeowner, through 0% interest deferred loans up to \$7,000. With a delayed start to the program in 2015, Springfield still has funds available for the program from FY 2017 allocation.

### **Remove Barriers to Affordable and Supportive Housing**

Both Eugene and Springfield seek opportunities to affirmatively further fair housing and raise awareness of the housing needs of low- and moderate-income people.

### **Intergovernmental Housing Policy Board**

The Intergovernmental Housing Policy Board (HPB) continued strategic work planning, forming a task team to identify tools and strategies to protect renters and prevent displacement in Eugene. HPB administered a city-wide survey to learn about renters experiences. Listening sessions with neighborhood associations and university students were held to hear directly from renters. Staff presented the survey findings to City Council and additional, city-wide work is underway. HPB continued to advocate for state and local policy changes to remove barriers to affordable housing and housing choice. Eugene staff collaborated with community advocacy groups on fair housing strategies, trainings, and outreach.

## Fair Housing

Eugene Fair Housing – Eugene engaged in fair housing work in collaboration with the Fair Housing Council of Oregon. The hotline for fair housing questions and complaints continued to serve as a useful resource for community members. Fair housing advocacy was provided, and investigations were conducted.

Six fair housing trainings were provided in Eugene to community members, the Planning Commission, the Local Government Affairs Council, realtors, social service agencies, and housing providers. Fair housing information was discussed and distributed at the renters listening sessions. Eugene staff also exhibited at two outreach fairs and provided fair housing and bilingual resources to community members.

Mayor Vinis proclaimed April as Fair Housing Month in Eugene. In April, an outreach event was held at the Eugene Public Library, which included fair housing themed books read by Mayor Vinis, and the distribution of fair housing materials in English and Spanish.



*Mayor Vinis reads during Fair Housing Storytime*

Springfield Fair Housing – Springfield dedicated time and efficiently used university student interns to help address this strategy in FY 2018. Fair housing documents were created for residents and landlords and are available on the City's website. Springfield proclaimed April to be Fair Housing Month, encouraging residents to reaffirm their commitment to creating equal opportunity in our community, and held an event where the mayor read books to children and Fair Housing material was disseminated.



*2019 Fair Housing Council of Oregon Poster Contest Winner; Bilingual posters and fair housing materials are shared at all Fair Housing trainings*

## Community Development

Springfield and Eugene made significant progress toward their Community Development Strategies using CDBG funds. Accomplishments for human services, economic development, and improvements to low-income areas are described below.

### Support a Human Services Delivery System to Address the Needs of Homeless Persons and Special Needs Populations

Eugene and Springfield continued investments in human service operations. Eugene continued preparatory work on four human service capital facilities projects.

#### Human Service Operations

Eugene Human Services - Eugene provided \$350,000 in CDBG funds, in collaboration with the Lane County Human Services Commission, which supported 20,813 low- and very low-income persons with critical social services. A significant proportion of persons served by these agencies are homeless or at-risk of homelessness. Funded agencies include: Food for Lane County, The Relief Nursery, Catholic Community Services, St. Vincent de Paul, and Womenspace.

Springfield Human Services - Springfield provided \$94,202 in CDBG funds to the Lane County Human Services Commission which supported 14,143 low- and very low-income persons with critical social services in Springfield. Funded agencies include: Food for Lane County, The Relief Nursery, Catholic Community Services, and Womenspace.

#### Human Services Capital Facilities

Eugene continued work on four capital facility projects, which were approved for funding by the CDBG Advisory Committee and City Council. These facilities serve thousands of low- and moderate-income people and people experiencing homelessness each year.

Eugene Community Service Center – Catholic Community Services is the largest distributor of food boxes among 150 Food for Lane County partners. An estimated 12,000 people were served at the center in 2018. Emergency housing vouchers, rapid-rehousing, and other self-sufficiency programs are among the additional services provided to community members in need. Completed in FY 2019, the project included the installation of a new walk-in freezer cooler, operable accessible doors, new windows and lights for improved energy efficiency. Reconfiguration of the lobby to create new office and classroom space was also included. A new, wider awning and fresh paint enhanced the exterior of the facility.



*Eugene Community Service Center, before and after improvements were made*

Homeless Medical Recuperation Program Facility – ShelterCare provides a place for meals, medical recuperation, and wrap around services to people being discharged from hospitals who are homeless. Services include appropriate follow up medical care and case management. These services significantly decrease the likelihood of re-hospitalization and emergency room visits, while making connections with other human service programs.

In FY 2019, exterior improvements included the replacement of the facility’s roof. The damaged exterior stucco was repaired and painted. The food storage room was insulated and a new HVAC system was installed in it. (Eugene)



*Homeless Medical Recuperation, Eugene*

Whiteaker Head Start Community Center – Head Start of Lane County serves low- and extremely low-income children, their families, and provides services to the surrounding community. At this location, Head Start provides early childhood education, 4,000 meals per month, family education, and other supports to children and their families. The Whiteaker School facility is also utilized by other community agencies.

In FY 2019, the environmental review was completed, and the grant agreement was executed. Procurement is in progress for work which will include roof replacement, kitchen renovation, and exterior security improvements. (Eugene)



*Whiteaker Head Start Community Center, Eugene*

McKay Lodge – Looking Glass provides male, juvenile ex-offenders housing, meals, and access to an array of human services, health care, and education.

In FY 2019, the environmental review was completed, and grant agreements were executed. Procurement is in progress for a project that will include kitchen renovation, roof replacement, and other facility improvements, primarily related to the use of the HVAC unit. (Eugene)



*McKay Lodge, Eugene*

## Promote Economic Development and Employment Opportunities through the Creation of Jobs and Business Development

Significant progress was made in Eugene’s economic development activities as described below.

### Eugene Business Growth Loan (FKA Business Development Fund) /Emerging Business Loan Pool

Eugene continued to operate its Business Growth Loan, and provided three loans totaling \$795,000, which are projected to result in the creation of twenty-six jobs for low-income people to the following local businesses: Thinking Tree Spirits, LLC, West Cider, LLC dba Cyderish, Public SCC, LLC. Additionally, there are applications totaling \$529,000 in underwriting which if approved, will fund in FY 2020.



*Thinking Tree Spirits, LLC, Eugene*



*Cyderish, Eugene*



*Public Streetwear, SCC, Eugene*

### Microenterprise Training

Eugene Microenterprise Training – NEDCO was selected through an open request for proposals in May of 2015 to conduct Microenterprise Training on behalf of the City of Eugene. In FY 2019, a total of 44 people who are either business owners or seeking to start a business were trained.

Springfield Microenterprise Training – During this reporting period, Springfield did not allocate funds to this program.



*Students attend Microenterprise Training*

## Make Strategic Investments to Improve Low-Income Neighborhoods and Other Areas Exhibiting Conditions of Slums and Blight

The Cities of Eugene and Springfield did not allocate funds to support this strategy during this reporting period.

## Attachment A

### Eugene Springfield 2015 Consolidated Plan – Priority Needs and Strategies Tables

#### Priority Needs Table

Priority Need	Explanation
<p><b>Renters</b> - Low and very low income people need increased access to quality affordable rental housing</p>	<ul style="list-style-type: none"> <li>• A significant majority of low-income renters spend more than 30% of their income on housing costs (Eugene–76%, Springfield–74%)</li> <li>• A significant majority of low-income renters experience overcrowding, substandard housing, or a housing cost burden (Eugene–78%, Springfield–76%)</li> <li>• A large percentage of low-income renters spend more than 50% of their income on housing costs (Eugene–51%, Springfield–34%)</li> </ul>
<p><b>Home Owners</b> - Low and very low income people need increased access to affordable home ownership opportunities and support to remain homeowners</p>	<ul style="list-style-type: none"> <li>• A significant majority of low-income owners experience overcrowding, substandard housing, or a housing cost burden (Eugene – 76%, Springfield – 57%)</li> <li>• A significant majority of low-income owners spend more than 30% of their income on housing costs (Eugene–64%, Springfield–56%)</li> <li>• A large percentage of low-income owners spend more than 50% of their income on housing costs (Eugene–40%, Springfield–31%)</li> </ul>
<p><b>Homeless</b> - People need access to housing and supportive services to prevent them from becoming homeless and to leave homelessness</p>	<ul style="list-style-type: none"> <li>• A total of 11,668 homeless individuals were served in FY 2014 by agencies funded by Lane County.</li> <li>• The three public school districts in Eugene and Springfield report 1,616 homeless youth during 2014, and this definition includes students who are staying with friends or family.</li> <li>• The definition of homeless for purposes of this Plan includes people who are “doubled-up”.</li> </ul>
<p><b>Non-Homeless Special Needs Populations</b> - People with special needs including seniors, ex-offenders, people with HIV/AIDS, victims of domestic violence, people with drug and alcohol addictions, people who are evicted or foreclosed, people with physical and mental disabilities, veterans, youth and college students, and youth aging out of foster care.</p>	<ul style="list-style-type: none"> <li>• Special needs populations need additional support as it relates to affordable housing, human services, and employment opportunities.</li> </ul>
<p><b>Employment Opportunities</b> - People who have low incomes, are unemployed or underemployed need a broader range of employment opportunities, including self-employment.</p>	<ul style="list-style-type: none"> <li>• Between 2007 and 2010, Lane County lost nearly 18,000 jobs.</li> <li>• The loss of jobs combined with the subsequent recession, have widened the gap between employed wages and housing costs.</li> </ul>
<p><b>Low-Income Areas &amp; Areas of Slums and Blight</b> – Geographic areas defined as areas of slums and blight or as low-income areas need additional support for rehabilitation and public facility improvements</p>	<ul style="list-style-type: none"> <li>• There are several areas in this community that are or could meet the HUD requirement for an areas of slums and blight which would allow different uses of CDBG funds. These areas could benefit from increased investments in the area.</li> <li>• There are several areas of this community that are characterized by 51% or more low- to moderate-income residents, which can benefit from increased investments in this area.</li> </ul>

*For the purposes of the 2015 Consolidated Plan, HUD provided data from the 2007-2011 Census ACS for the cost burden data above.*



## Affordable Housing Strategies to Address Priority Needs and Five-Year Goals

Strategy	Priority Needs Addressed	Possible Examples	Measurements	HOME Consortium 5-Year Goals	Eugene CDBG - 5-Year Goals	Springfield CDBG 5-Year Goals
Increase the supply of affordable housing (Consortium HOME and CDBG)	Renters, Home Owners, Homeless, Special Needs	Land Acquisition. Development of new rental housing. Operating Support for Community Housing Development Organizations	Number of rental units constructed, reconstructed, acquired or preserved	600	50	
			Number of CHDO's Assisted	4		
			Housing for homeless added	20		
			Number of sites acquired		2	1
			Homeowner housing added		10	5
Rehabilitate existing housing stock affordable to low-income persons (CDBG)	Renters, Homeless, Special Needs, Low-Income Areas, Home Owners	Continue and expand publicly supported rehabilitation and accessibility improvements.	Number of rental units rehabilitated		350	5
			Number of home owner units rehabilitated		150	200
Provide down payment assistance for home ownership (CDBG)	Home Owners	Assist low-income residents with the first time purchase of a home.	Households assisted with direct assistance to home buyers		10	50
Remove barriers to affordable and supportive housing (CDBG)	Renters, Home Owners, Homeless, Low Income Area Non Homeless Special Needs	Support programs that assure housing opportunities are provided without discrimination. Support Housing Policy Board. Update Fair Housing Plan.	Maintain Housing Policy board		Yes	Yes
			Number of fair housing events		20	5
			Maintain fair housing services		Yes	Yes
			Update Fair Housing Plan		Yes	Yes



## Community Development Strategies to Address Priority Needs and Five-Year Goals

Strategy	Priority Needs Addressed	Possible Examples	Measurements	HOME Consortium 5-Year Goals	Eugene CDBG 5-Year Goals	Springfield CDBG 5-Year Goals
Support a human services delivery system to address the needs of homeless persons and special needs populations (CDBG)	Homeless, Special Needs	Fund capital improvements to facilities owned by non-profits. Fund non-profit services through the Human Services Commission.	Persons assisted with public facility activities		25,000	5,000
			Persons assisted with public service activities		110,000	65,000
			Number of public facilities improved		15	4
			Number of transitional or emergency beds added		20	5
Promote economic development and employment opportunities through the creation of jobs and business development (CDBG)	Employment Opportunities	Provide below market financing to local businesses creating or retaining jobs. Provide micro-enterprise training and development opportunities.	Jobs created or retained		200	5
			Businesses assisted		50	1
			Micro business trainees		300	55
Make strategic investments to improve low income neighborhoods and other areas of slums and blight (CDBG)	Renters, Owners, Homeless, Special Needs, Low Income Areas and Slums & Blight, Employment Opportunities	Provide financing for activities which eliminate slums and blight, including acquisition, clearance, rehab and historic preservation and economic development activities.	Businesses assisted with façade treatment or building rehab		-	2
			Number of projects completed		2	2
			Persons assisted with public facility activity		5,000	6,000





## Attachment B

### Affordable Housing Strategies and Five-Year Goals Progress Report: July 1, 2015 – June 30, 2019

Strategy	Priority Needs Addressed	Possible Examples	Measurements	HOME Consortium 5-Year Goals	Eugene CDBG 5-Year Goals	HOME & Eugene CDBG Progress Completed
Increase the supply of affordable housing (Consortium HOME and CDBG)	Renters, Home Owners, Homeless, Special Needs	Land Acquisition. Development of new rental housing. Operating Support for Community Housing Development Organizations	Number of rental units constructed, reconstructed, acquired or preserved	600	50	186
			Number of CHDO's Assisted	4		3
			Housing for homeless added	20		21
			Number of sites acquired		2	1
			Homeowner housing added		10	-
Rehabilitate existing housing stock affordable to low-income persons (CDBG)	Renters, Homeless, Special Needs, Low-Income Areas, Home Owners	Continue and expand publicly supported rehabilitation and accessibility improvements.	Number of rental units rehabilitated		350	272
			Number of home owner units rehabilitated		150	82
Provide down payment assistance for home ownership (CDBG)	Home Owners	Assist low-income residents with the first time purchase of a home.	Households assisted with direct assistance to home buyers		10	6
Remove barriers to affordable and supportive housing (CDBG)	Renters, Home Owners, Homeless, Low Income Area Non Homeless Special Needs	Support programs that assure housing opportunities are provided without discrimination. Support Housing Policy Board. Update Fair Housing Plan.	Maintain Housing Policy board		Yes	Yes
			Number of fair housing events		20	32
			Maintain fair housing services		Yes	Yes
			Update Fair Housing Plan		Yes	-



**Community Development Strategies and Five-Year Goals  
Progress Report: July 1, 2015 – June 30, 2019**

Strategy	Priority Needs Addressed	Possible Examples	Measurements	HOME Consortium 5-Year Goals	Eugene CDBG 5-Year Goals	HOME & Eugene CDBG Progress Completed
Support a human services delivery system to address the needs of homeless persons and special needs populations (CDBG)	Homeless, Special Needs	Fund capital improvements to facilities owned by non-profits. Fund non-profit services through the Human Services Commission.	Persons assisted with public service activities		110,000	93,542
			Number of public facilities improved		15	2
			Number of transitional or emergency beds added		20	8
Promote economic development and employment opportunities through the creation of jobs and business development (CDBG)	Employment Opportunities	Provide below market financing to local businesses creating or retaining jobs. Provide micro-enterprise training and development opportunities.	Jobs created or retained		200	113
			Businesses assisted		50	15
			Micro business trainees		300	156
Make strategic investments to improve low income neighborhoods and other areas of slums and blight (CDBG)	Renters, Owners, Homeless, Special Needs, Low Income Areas and Slums & Blight, Employment Opportunities	Provide financing for activities which eliminate slums and blight, including acquisition, clearance, rehab and historic preservation and economic development activities.	Businesses assisted with façade treatment or building rehab		-	-
			Number of projects completed		2	1
			Persons assisted with public facility activity		5,000	1,850



