



Eugene City Council

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EUGENE CITY COUNCIL AGENDA AMENDED

April 28, 2025

5:30 p.m. CITY COUNCIL WORK SESSION

City Council Monday work sessions are held in hybrid format using in person and virtual meeting technology. Information about online or other options for access and participation will be available at <https://www.eugene-or.gov/3360/Webcasts-and-Meeting-Materials>

NOTE: This agenda has been amended to add Exhibit A to Attachment A and an updated version of Attachment G of Item 1A

Meeting of April 28, 2025; Her Honor Mayor Kaarin Knudson Presiding

Councilors

Greg Evans, President
Alan Zelenka
Randy Groves
Matt Keating

Lyndsie Leech, Vice President
Jennifer Yeh
Mike Clark
Eliza Kashinsky

5:30 p.m. CITY COUNCIL WORK SESSION

1. WORK SESSION and POSSIBLE ACTION :

A. Resolution Approving the Eugene-Springfield 2025 Consolidated Plan for Submission to the U.S. Department of Housing and Urban Development

B. Eugene-Springfield 2025 HUD Annual Action Plan for Affordable Housing and Community Development

2. WORK SESSION: Continued Discussion of Options regarding Referendum Petition 2025-1

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El consejo de la Ciudad de Eugene agradece su interés en estos asuntos de la agenda. El lugar de la reunión tiene acceso para sillas de ruedas. Se puede proveer a un intérprete para las personas con discapacidad auditiva si avisa con 48 horas de anticipación. También se puede proveer interpretación para español si avisa con 48 horas de anticipación. Para reservar estos servicios llame al 541-682-5010. Las reuniones del consejo de la ciudad se transmiten en vivo por Metro Televisión, Canal 21 de Comcast y son retransmitidas durante la semana.

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April 28, 2025 Work Session

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session and Possible Action: Resolution Approving the Eugene-Springfield 2025 Consolidated Plan for Submission to the U.S. Department of Housing and Urban Development

Meeting Date: April 28, 2025
Department: Planning and Development
www.eugene-or.gov

Agenda Item Number: 1A
Staff Contact: Genevieve Middleton
Contact Telephone Number: 541-682-5785

ISSUE STATEMENT

At this work session, staff will review the Eugene-Springfield 2025 Consolidated Plan development process and the proposed priority needs and strategies for the 2025 Consolidated Plan. The Consolidated Plan provides an assessment of local housing, homelessness, and community development needs and establishes a five-year strategic plan for use of federal funds received from the U.S. Department of Housing and Urban Development (HUD). Completion and adoption of the Consolidated Plan is necessary in order for the City to receive Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and other HUD funds. Council is asked to consider action on the resolution to approve the Eugene-Springfield 2025 Consolidated Plan. (The resolution is in Attachment A.)

BACKGROUND

The Eugene-Springfield 2025 Consolidated Plan provides an assessment of community needs and establishes strategic goals and measurable outcomes for the use of HUD funds to address those needs. Eugene and Springfield must complete, adopt, and submit a new five-year Consolidated Plan to HUD in May or June 2025 (specific deadline to be determined by HUD). The period for the next Consolidated Plan will commence on July 1, 2025, and end on June 30, 2030. Completion of the Consolidated Plan is a prerequisite for receiving CDBG, HOME, and other HUD grants. CDBG and HOME must be used to advance the following statutory objectives principally for the benefit of low-income and moderate-income residents:

- Provide decent, safe, and affordable housing (CDBG and HOME)
- Create suitable living environments (CDBG)
- Expand economic opportunities (CDBG)

The Cities of Eugene and Springfield are both designated as entitlement jurisdictions within the CDBG program. This means each jurisdiction meets the minimum population threshold to receive a direct annual allocation of CDBG funds from HUD. The minimum population threshold is higher for the HOME program, so only Eugene is eligible to receive a direct allocation of HOME funds from HUD. In 1992, Eugene and Springfield formed a HOME Consortium to provide local access to HOME funds for housing activities in Springfield. Eugene is the lead entity in the HOME Consortium and is responsible for the oversight and administration of HOME funds in the entire

April 28, 2025 Work Session – Item 1A

Consortium area. Unfortunately, over the last 20 years CDBG and HOME entitlement funds have declined. When adjusted for inflation, between 2005 and 2025, CDBG decreased 48 percent and HOME decreased by 60 percent, while project costs continue to increase substantially.

In addition to the Consolidated Plan, HUD requires the Cities of Eugene and Springfield to complete and submit an Annual Action Plan for each fiscal year within the five-year period. The Annual Action Plan describes the Cities' annual allocation and uses of HOME and CDBG funds allocated by Congress during a specific fiscal year. The FY26 Annual Action Plan must be completed and submitted to HUD along with the new Consolidated Plan prior to May 15, 2025. Lastly, the jurisdictions also jointly develop a Consolidated Annual Performance Evaluation Report (CAPER) to report on outcomes and progress achieved for each year. Attachment B provides a visual diagram of the required planning and reporting components and the primary steps in HUD's Consolidated Plan development process.

2025 Consolidated Plan Development Process

Work to develop the 2025 Consolidated Plan commenced in March 2024. This work was guided by a joint Eugene-Springfield Consolidated Plan Advisory Committee, which includes one City Councilor from each jurisdiction and two community members from each jurisdiction. Eugene Councilor Emily Semple and Springfield Councilor Kori Rodley both served on the Committee. A summary of the Committee members and process is provided in Attachment C.

Community Engagement, Consultations and Public Involvement

The Consolidated Plan is informed by the perspectives of community members, agencies, and stakeholders. Over the course of six one-on-one interviews and six key-stakeholder interviews, 64 key service providers representing 42 organizations provided vital feedback on community needs. In addition to these meetings, online surveys were completed by 395 individuals, including 151 representatives from 63 agencies and 244 community members, many of whom have received HUD funded services. A full list of agency participants is provided in Attachment D. The process engaged several committees that are actively evaluating and addressing housing, homelessness, fair housing, and community development needs including: Eugene-Springfield Consolidated Plan Advisory Committee, Lane County Poverty & Homelessness Board, Intergovernmental Human Services Commission, Eugene-Springfield HOME Governing Board, Eugene Human Rights Commission, Eugene Affordable Housing Trust Fund Advisory Committee, and the Eugene Planning Commission.

The City of Eugene held two Open Houses during the development of the Consolidated Plan: on June 5, 2024, to assess needs (150 attendees) and on October 17 (with 100+ attendees) to share and gather input on the draft plan. On October 17, staff presented the draft 2025 Consolidated Plan Strategic Goals and Priority Needs. At those events and during public hearings (described below), there was majority support for the strategic goals as presented, with an additional emphasis on the need for more funding for Affordable Housing, homeownership assistance, and the prevention of homelessness.

Assessment of Needs, Housing Market, and Community Conditions

The Consolidated Plan is also informed by a profile of community needs which analyzes demographic, poverty, housing market conditions, and homelessness data as required by HUD. Staff incorporated data from other community plans and agencies to create an analysis of changes

and trends. The Consolidated Plan incorporates data and perspectives from area agencies to reflect the continued impacts of the pandemic. This also reflects input received through surveys and other public involvement activities. Community response showed the greatest barrier to finding and maintaining housing in the cities was high rental cost, lack of unit vacancy, and the need for more Affordable Housing units. The respondents also identified needs for housing rehabilitation and home repairs, as well as the need for more housing that is ADA (Americans with Disabilities Act) accessible. Preventing homelessness and providing housing for homeless individuals was also identified as a high priority, and the homeless population was identified as most in need of housing assistance and services. Stakeholder interviews and the community survey summary are provided in Attachment E.

Development of Draft Priority Needs and Strategies

The Needs Assessment & Market Analysis sections of the Consolidated Plan examine data sources such as the US Census, the American Community Survey, and HUD's Comprehensive Housing Affordability Strategy, plus many other local and regional data sets including reports from Lane County and Homes for Good. The data sources detail the needs related to housing, homelessness, non-homeless special populations, and employment and economic development in Eugene and Springfield. Based on analysis of the data, surveys, and community engagement, a draft set of priority needs and strategies were completed and presented to the Consolidated Plan Advisory Committee in October 2024. Following the October meeting, staff published the draft Consolidated Plan including the priority needs and strategies on November 1, 2024 for public comment. Comments were accepted through a 30-day written comment period, and during a public hearing at the Consolidated Plan Advisory Committee meeting on December 10, 2024. A summary of public comments and agency letters are provided in Attachment F.

Proposed Priority Needs and Strategies

The Consolidated Plan is organized into Priority Needs, Affordable Housing Strategies, and Community Development Strategies in accordance with HUD requirements. In this plan format, all strategies must address one or more identified priority needs. Selected strategies must be feasible to implement within the complex regulatory requirements of the HOME and CDBG programs. The recommended needs and strategies are summarized below and more fully described in the Eugene-Springfield 2025 Consolidated Plan Executive Summary provided in Attachment G.

Priority Needs: Proposed priority needs are identified for five specific populations including low-income renters, low-income homeowners, people experiencing homelessness, special populations with identified needs that are not experiencing homelessness, and unemployed/underemployed people. In addition, a geographic priority need is identified for low-income areas and areas that meet HUD's definition of slums and blight.

Affordable Housing Strategies: Affordable Housing strategies are intended to address HUD program objective to provide decent, safe, and affordable housing. Both HOME and CDBG funds may be used to support Affordable Housing goals. Three Affordable Housing strategies are proposed for the 2025 Consolidated Plan:

- Increase the supply of Affordable Housing
- Rehabilitate existing housing stock
- Provide homeownership assistance

Community Development Strategies: Community Development strategies are intended to address multiple statutory objectives by providing human services, promoting economic opportunities, and improving low-income neighborhoods. Only CDBG funds may be used to support community development goals. Three community development goals are proposed for the 2025 Consolidated Plan:

- Support human services system
- Promote economic development
- Improve low-income neighborhoods

Next Steps

Following action by both Eugene City Council and Springfield City Council, staff will complete and submit all required documentation to HUD by May 15th. Staff will review and address any comments from HUD and anticipate approval by July. Concurrently, and following Council approval of the 2025 HUD Annual Action Plan (also an April 28 work session item), staff will submit it for HUD review and approval.

RELATED CITY POLICIES

[Housing Implementation Pipeline \(HIP\)](#) – The HIP 5-year goals that are aligned with the strategic goals of the proposed 2025 Consolidated Plan include: creation of Affordable Housing units, preservation of Affordable Housing units, purchase of landbank sites for future Affordable Housing, support of people experiencing homelessness, and support of the homeless services system.

City of Eugene [Strategic Plan 2023-2026](#) – The proposed 2025 Consolidated Plan aligns with the Urgent Community Needs areas of the City's strategic plan: Stabilize the cost of housing, Improve support for local businesses and the business environment, Advance efforts that will increase wages and create new jobs, and Mitigate the impacts of homelessness on unhoused individuals and the community.

PREVIOUS COUNCIL DIRECTIONS

[April 27, 2020, Work Session](#)

Councilor Semple, seconded by Councilor Yeh, moved to adopt Resolution No. 5294, a Resolution Approving the Eugene-Springfield 2020 Consolidated Plan.

Passed 8:0

[January 24, 2022, Work Session](#)

Councilor Syrett, seconded by Councilor Keating, moved to approve the Housing Implementation Pipeline (HIP).

Passed 6:0 (Councilors Evans and Groves absent).

COUNCIL OPTIONS

1. Adopt a Resolution Approving the Eugene-Springfield 2025 Consolidated Plan for Submission to the U.S. Department of Housing and Urban Development.
2. Modify or amend the Eugene-Springfield 2025 Consolidated Plan.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends option 1.

SUGGESTED MOTION

Move to adopt a Resolution Approving the Eugene-Springfield 2025 Consolidated Plan.

ATTACHMENTS

- A. Resolution Approving the Eugene-Springfield 2025 Consolidated Plan for Submission to the U.S. Department of Housing and Urban Development
- B. HUD Required Plans and Development Process Diagrams
- C. Summary of Consolidated Plan Advisory Committee Process
- D. List of Agency Participants
- E. Interview and Survey Summary
- F. Public Hearing Comments and Agency Letters
- G. Eugene-Springfield 2025 Consolidated Plan Executive Summary

FOR MORE INFORMATION

Staff Contact: Genevieve Middleton, Affordable Housing Policy & Planning Manager
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Staff E-Mail: GMiddleton@eugene-or.gov

RESOLUTION NO. ____**A RESOLUTION APPROVING THE EUGENE-SPRINGFIELD 2025 CONSOLIDATED PLAN FOR SUBMISSION TO THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT.****The City Council of the City of Eugene finds that:**

A. The Cities of Eugene and Springfield have formed a consortium as an entitlement community in order to increase the amount of HOME Investment Partnerships Program funds received and to enable funding of HOME activities in Springfield. Preparation of a Consolidated Plan for Housing and Community Development is a federal requirement in order for local entitlement jurisdictions to receive federal housing and community development funds administered by the U.S. Department of Housing and Urban Development.

B. The Cities of Eugene and Springfield have jointly prepared the Eugene-Springfield 2025 Consolidated Plan in order to meet that federal requirement. The Executive Summary of the 2025 Consolidated Plan is attached hereto as Exhibit A and incorporated herein by reference.

C. The thirty-day period for public comment on the draft Consolidated Plan began on November 1, 2024, and ended on December 6, 2024. Two public hearings were held by representatives of Eugene and Springfield serving on the Eugene-Springfield Consolidated Plan Advisory Committee. The first public hearing was held on October 17, 2024, to allow the Eugene-Springfield Consolidated Plan Advisory Committee to receive testimony on the performance of the Eugene-Springfield 2020 Consolidated Plan and the accomplishments attributable to that Plan. The second public hearing was held on December 10, 2024, to allow the Eugene-Springfield Consolidated Plan Advisory Committee to receive testimony on the draft Eugene-Springfield 2025 Consolidated Plan.

D. The City Council has reviewed and considered the Consolidated Plan Executive Summary (Executive Summary) attached hereto as Exhibit A. Copies of the Executive Summary and the complete Consolidated Plan submittal were made available to the public for review on the City of Eugene website and at the City Atrium, located at 99 West 10th Avenue. A reference to a digital copy of the complete Consolidated Plan submittal is included in the Executive Summary.

E. The City Council has reviewed and considered the testimony presented at the public hearings.

NOW, THEREFORE,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF EUGENE, a
Municipal Corporation of the State of Oregon, as follows:**

Section 1. Based on the above findings, which are adopted herein, and after consideration of the public testimony provided at the hearings held on the Eugene-Springfield 2025 Consolidated Plan, the Eugene-Springfield 2025 Consolidated Plan Executive Summary, attached as Exhibit A hereto, is hereby approved.

Section 2. This resolution shall become effective immediately upon its adoption.

The foregoing Resolution adopted the 28th day of April, 2025.

City Recorder

Eugene-Springfield 2025 Consolidated Plan

Executive Summary

The Eugene-Springfield 2025 Consolidated Plan provides an assessment of local housing, homelessness, and community development needs and establishes a five-year strategic plan for use of federal funds received by the Cities of Eugene and Springfield from the U.S. Department of Housing and Urban Development (HUD). The plan was shaped through extensive community engagement and analysis of economic and housing conditions. Completion and adoption of the Consolidated Plan is necessary for the jurisdictions to receive Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and other HUD funds. Visit www.eugene-or.gov/HUDplans to view the full plan.

Strategic Goals



Increase the supply of affordable rental housing: through land acquisition, development of new rental housing, and operating support for Community Housing Development Organizations.



Rehabilitate existing housing stock: affordable to low-income people; preserve existing rental and ownership housing for low-income people; continue and expand publicly supported rehabilitation and accessibility improvements.



Provide homeownership assistance: for homeownership; assist low-income residents with the first-time purchase of a home.



Support human services system: to address the needs of homeless people, special populations, and other low-income populations; fund capital improvements to facilities owned by non-profits, and job training.



Promote economic development: including employment opportunities through the creation of jobs and business development; provide below-market financing to local businesses creating or retaining jobs, micro-enterprise and workforce training or grants.



Improve low-income neighborhoods: make strategic investments; provide financing for activities that eliminate slums and blight, including acquisition, clearance, rehab and historic preservation and economic development activities, infrastructure development and public facility improvements.

Each of the 2025 Strategic Goals meets the needs of at least one priority community need as identified for five specific populations including low-income renters, low-income homeowners, people experiencing homelessness, special populations with identified needs that are not experiencing homelessness, and unemployed/underemployed people. In addition, a geographic priority need is identified for low-income areas (Eugene only) and areas that meet HUD's definition of slums and blight.

Key Agencies and Responsibilities



City of Eugene: Community Development (CDBG and HOME Administration)



City of Springfield: Community Development (CDBG Administration)

Resource Estimates (subject to change upon receipt of FY26 CDBG/HOME Grant Agreements)

- **Eugene** Community Development Block Grant (CDBG)
 - Annual HUD Entitlement: \$1,448,749
 - Annual Program Income: \$770,000
 - 5-Year Estimated Total: \$11,093,745
- **Springfield** Community Development Block Grant (CDBG)
 - Annual HUD Entitlement: \$534,243
 - Annual Program Income: \$25,466
 - 5-Year Estimated Total: \$2,798,545
- **Eugene-Springfield Consortium** HOME Investment Partnerships
 - Annual HUD Entitlement: \$1,189,581
 - Annual Program Income: \$40,000
 - 5-Year Estimated Total: \$6,147,905

Public Participation Process

The Cities of Eugene and Springfield developed the 2025 Consolidated Plan through a process that included extensive community engagement, stakeholder consultation, and public participation. The plan incorporated feedback from over 500 individuals and 100+ organizations through surveys, interviews, and public meetings. This collaborative process ensured the plan captures the diverse needs of Eugene and Springfield residents for the next five years.



Con Plan Kick-Off at Eugene Housing Open House, June 5, 2024

Community Engagement

The engagement process involved collaboration with key stakeholders, including public housing agencies, non-profits, service providers, business leaders and government entities. Numerous stakeholders expressed support for continued funding for Affordable Housing and human services, emphasizing the critical role of CDBG and HOME grants in addressing local challenges.

Engagement Methods

The engagement utilized a variety of methods to gather community input and feedback. An extended summary is available at www.eugene-or.gov/HUDplans.



Focus Groups and Interviews: Attended by 64 key stakeholders from 42 organizations.



Open Houses: Three events were attended by 450+ community members.



Online Survey: Received 395 responses from stakeholders and community members. Key survey insights:

- *Top housing barriers: High rental costs and limited vacancy*
- *Key needs: Affordable Housing - rental & homeownership, homelessness prevention & transitional housing, health and medical services*



Consolidated Plan Advisory Committee: Comprised of one City Councilor from each jurisdiction (Eugene Councilor Emily Semple and Springfield Councilor Kori Rodley) and two community members from each jurisdiction. The committee held two public hearings. Key public hearing themes include:

- *Increased focus on Affordable Housing supply*
- *Investments in shelter and human services*
- *Support for employment and community development initiatives*



Coordination with Continuum of Care (CoC): The plan resulted from close collaboration with Lane County's Humans Services Division to address homelessness.

Coordination with Homes for Good: The local housing authority provided insight and technical assistance in the creation of the plan to address public housing and community need.

Community Participation Plan

The Community Participation Plan outlines local responsibilities and a structured engagement strategy particularly for marginalized groups. Activities include:

- Broad community outreach requesting community participation and feedback
- Published legal notices in local newspapers
- Review period of draft plans
- Written public comment periods
- Public hearings with advance notice to the public
- Access to meetings when requested: interpreter for hearing impaired, induction loop, reading for sight impaired, foreign language interpreter

Needs Assessment

The Needs Assessment & Market Analysis chapters utilize data sources such as the US Census, the American Community Survey, and HUD's Comprehensive Housing Affordability Strategy, plus local and regional data sets including reports from Lane County and Homes for Good, the Public Housing Authority. The Needs Assessment identifies needs related to housing affordability, special populations, community development and homelessness for Eugene and Springfield.

Housing

Population and Income Trends: From 2017 to 2022, Eugene's population grew by 8%, Springfield's by 2%. Median income increased by 29% in Eugene and 46% in Springfield but did not keep pace with rising housing costs.

Income & Affordability:

- Eugene has 33,465 households (44% of households) earning less than 80% of AMI, while Springfield has 12,700 (50% of households).
- Approximately 70% of renters below 80% AMI are cost-burdened, spending more than 30% of their income on housing.
- Owners also face affordability challenges, with 65% in Eugene and 58% in Springfield spending more than 30% of their income on housing.

Public Housing

Demand for Public Housing: Homes for Good manages 595 public housing units in Lane County. A total of 11,699 applicants responded to a waitlist opening in 2022, 53% of whom were homeless, 71% of the applicants were from Eugene and Springfield, nearly 600 applicants indicated wheelchair accessible unit need.

Needs Identified: Residents need access to housing stability supports, employment training, childcare, and health care services.

Homelessness

Homelessness Trends: The 2024 Point-In-Time Count identified 3,085 homeless individuals, a 9% increase from 2023. Of those, 2,096 were unsheltered, 1,500 were chronically homeless, and 151 were veterans.

Needs Identified: Year-round emergency shelters, services for vulnerable populations, and access to basic resources like food and transportation.

Special Populations

Elderly and Disabled Populations: An estimated 40,023 elderly individuals need accessible housing and services in Eugene and Springfield. Eugene accounts for 76% of the elderly population in both cities. A total of 15% of Eugene's population are people living with disabilities and 19% in Springfield.

Victims of Domestic Violence: A total of 681 homeless domestic violence survivors were identified during the 2024 Point-In-Time Count.

Needs Identified: Accessible housing, mental and behavioral health services, and case management support.

Disproportionately Greater Need

Housing Challenges by Race: Non-White households face disproportionately higher rates of housing problems and cost burden.

Income Inequity: Black/African American households earn 32% less than the median income in Eugene.

Community Development and Non-Housing

Key Areas for Development:

- Infrastructure improvements, workforce development, and support for non-profit service providers.
- Elder care and accessible medical services are critical needs.

Market Analysis

The Market Analysis overview summarizes key Eugene-Springfield housing market trends, housing conditions, facilities and services, barriers to affordable housing, and significant economic characteristics of the region.

Housing Characteristics

Housing Stock:

- Eugene-Springfield has 104,028 housing units
 - 60% single-detached; 35% multi-unit; 5% manufactured homes
- Both cities identify increased multi-unit construction is needed to meet growth

Tenure and Unit Size:

- Eugene: 48% owners, 52% renters
- Springfield: 54% owners, 46% renters
- Owner units: 81% have three- or more bedrooms (EUG-SPR combined)
- Rental units: 39% two-bedroom, 29% three- or more bedroom, 25% one-bedroom (EUG-SPR combined)

Housing Costs:

Rental rates average (2010–2022):

- Eugene: ↑ 61% to \$1,116
- Springfield: ↑ 56% to \$979

Home values average (2010–2022):

↑ 63% in both cities

- Eugene: \$406,000 (ACS 2022)
- Springfield: \$293,200 (ACS 2022)

Cost burden:

- 49% of renters pay > 30% of income on housing (EUG-SPR combined)
- 25% of owners pay > 30% of income on housing (EUG-SPR combined)

Condition of Housing: Over 50% of housing was built before 1980, increasing the risk of deterioration for low/moderate-income households.

- Eugene: 18,535 units at risk of lead-based paint
- Springfield: 8,430 units at risk of lead-based paint

Public Housing

- 382 public housing units in Eugene-Springfield
- 3,306 vouchers, including:
 - 319 for Veterans
 - 181 for people with disabilities
 - 11 for Family Unification
- 4,700+ households on public housing waitlists (May 2024) typical wait times: 1–5 years
- 65% of public housing units are 50+ years old; most others 30+, indicating rehab needs

Homeless Facilities and Services

- 3,085 unhoused people in Lane County (2024 PIT Count);
 - 223 people in alternative shelters (e.g., vehicle camping, sites with shared amenities)
- 1,077 emergency shelter beds in Lane County, most of which are in Eugene (this total does not include the alternative shelters noted above)

Special Populations Facilities and Services

Many agencies in the area offer housing and supportive services to meet the needs of special populations, including people who are elderly or frail elderly; people with mental, physical and/or developmental disabilities; people with substance abuse disorders; victims of domestic violence; youth, youth aging-out of foster care; people with past convictions, veterans; and people living with HIV/AIDS. There are multiple gaps in meeting the housing needs of these populations.

Barriers to Affordable Housing

Barriers in Eugene:

- Land availability
- Access to development capital

- Market feasibility
- Regulatory constraints

Opportunities in Eugene:

- Local housing funds
- Funding for middle-income housing
- Reducing regulatory barriers
- Development-ready land within the Urban Growth Boundary (UGB)

Barriers in Springfield:

- Development fees
- Permitting time and complexity
- Development regulations
- Cost of development
- Land for development

Opportunities in Springfield:

- Regulatory reform
- Pre-approved building plans
- Incentives for housing development
- Acquiring and helping developers acquire land

Community Development and Non-Housing

Wages & Employment

- Over 50% of jobs pay less than the average wage of \$52,596 (2021 Lane County average).
- Job growth expected mostly in lower-wage sectors, such as Leisure and Hospitality (+15%).
- Top employment sectors: Education/Healthcare (29%), Retail (13%), Arts/Entertainment/Accommodations (11%), Manufacturing (10%).

Labor Market

- In July of 2024, unemployment was 4.5%, trending above state/national averages.

Workforce Location

- 37% of workers live outside Eugene-Springfield (up from 29% in 2002). Employers report that the trend is driven by rising housing costs.

Development & Workforce Initiatives

- Major projects: UO Knight Campus, Eugene riverfront/downtown housing initiatives, Springfield Glenwood/downtown initiatives.
- Lane Workforce Partnership and Lane Community College target skill gaps and workforce growth.

Broadband Needs

While nearly all areas in Eugene and Springfield have high-speed broadband access, affordability remains a barrier for low-income households following the expiration of the Affordable Connectivity Program in April 2024. Investments in open-access networks like Eugene's EUGNet and Springfield's Fiber Net-Neighborhoods have improved service options, reduced costs, and boosted competition.

Hazard Mitigation

The 2020 Eugene-Springfield Multi-Jurisdictional Hazard Mitigation Plan, integrated into the 2023-2028 Lane County Plan, highlights increased risks from heat, drought, flooding, and wildfires, which disproportionately affect low-income households. Updated hazard mapping is underway. Economic challenges, housing instability, and lack of insurance are identified vulnerabilities to hazards and disasters.

Conclusion

The Needs Assessment and Market Analysis underscores urgent housing affordability issues, rising homelessness rates, low average wage, and housing and human service gaps for vulnerable populations in Eugene and Springfield. Addressing these challenges will require coordinated efforts, continued community engagement, and targeted investments in housing, human services, and community infrastructure.

Strategic Plan

Priority Community Needs

The priority community needs section identifies housing, homelessness, and community development challenges in Eugene and Springfield based on data analysis and community feedback. It forms the foundation for strategic planning and resource allocation of HUD funds from July 2025 to June 2030.

The Eugene-Springfield priority community needs are:

1. **Renter Needs:** Increased access to affordable rental housing due to rising rents and housing shortages.
2. **Homelessness Needs:** Housing and supportive services to prevent and exit homelessness.
3. **Non-Homeless Special Populations:** Supportive services, Affordable Housing, and employment opportunities.
4. **Owner Needs:** Affordable homeownership and support to maintain ownership.
5. **Employment Opportunities:** Broader range of employment and economic development.
6. **Low-Income Areas & Slums/Blight:** Public facility and infrastructure improvements to combat blight.



Affordable rental housing



Supportive services



Employment and economic development



Homeless supportive services

Strategic Goals & Projected Outcomes

The Strategic Goals were developed to address the identified priority community needs. Eugene's section of the Strategic Plan includes goals for the use of HOME funds for both Cities, as well as CDBG funds within Eugene. Springfield's section of the Strategic Plan includes goals for the use of CDBG funds within Springfield.



EUGENE — SPRINGFIELD
2025 CONSOLIDATED PLAN
FOR HOUSING & COMMUNITY DEVELOPMENT

Affordable Housing Strategies						
Strategic Goal	Priority Needs Addressed	Possible Examples	Projected Outcomes			
			Description	HOME Consortium	Eugene CDBG	Springfield CDBG
Increase the supply of affordable housing	Renters, Homeless, Non-Homeless Special Populations	Land acquisition, development of new rental housing, and operating support for Community Housing Development Organizations (CHDO)	Number of rental units constructed or acquired (HOME)	250		
			Number of CHDOs assisted (HOME)	15		
			Number of housing units created for people exiting homelessness (HOME)	50		
			Number of sites acquired for future Affordable Housing development		1	1
Rehabilitate existing housing stock	Renters, Owners, Homeless, Non-Homeless Special Populations	Preserve existing rental and ownership housing for low-income persons	Number of Affordable Housing rental units rehabilitated		250	4
			Number of low-income home owner units rehabilitated		75	300
Provide homeownership assistance	Owners	Assist low-income residents with the first-time purchase of a home	Number of low-income, first-time homebuyers assisted		5	20

Community Development Strategies						
Strategic Goals	Priority Needs Addressed	Possible Examples	Projected Outcomes			
			Description	HOME Consortium	Eugene CDBG	Springfield CDBG
Support human services system	Homeless, Non-Homeless Special Populations	Address the needs of homeless persons, special populations, and other low-income populations; Fund capital improvements to facilities owned by non-profits, and job training.	Number of persons assisted with human service activities		60,000	30,000
			Number of public facilities improved		1	
			Number of persons assisted with public facility improvements		2,000	
			Number of transitional or emergency homeless beds added or maintained		5	
Promote economic development	Employment Opportunities, Homeless	Creation of jobs and business development; Provide below-market financing to local businesses creating or retaining jobs; micro-enterprise and workforce training or grants.	Number of jobs created or retained		50	
			Number of businesses assisted		20	
			Number of microenterprise business trainees		50	2
Improve low-income neighborhoods	Renter, Owner, Homeless, Non-Homeless Special Populations, Employment Opportunities, Low-Income Areas/Areas of Slums and Blight	Provide financing for activities that eliminate slums and blight, including acquisition, clearance, rehab and historic preservation and economic development activities, infrastructure development and public facility improvements.	Number of projects completed		1	1
			Number of persons assisted with public facility improvements		1,000	

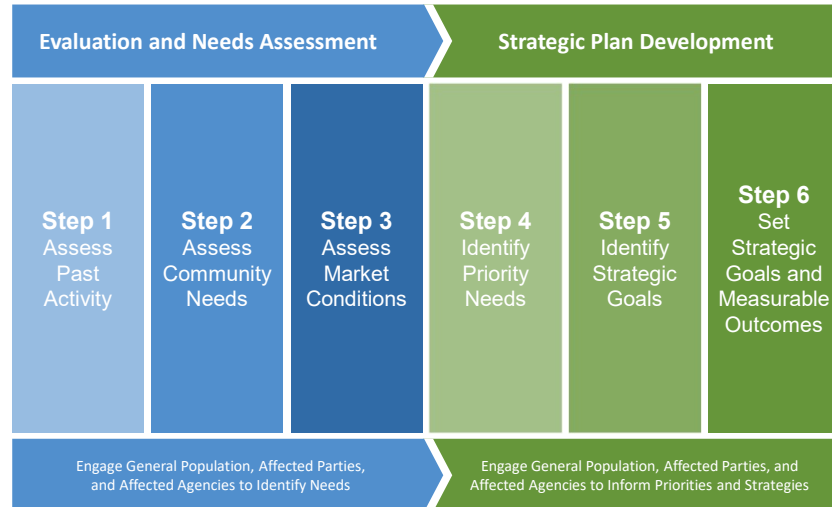


CITY OF EUGENE
Community Development
99 West 10th Ave. • Eugene, OR 97401
eugene-or.gov/hudconplan2025

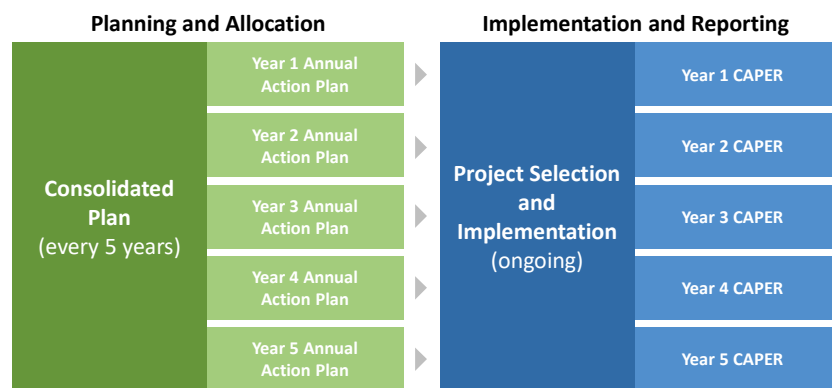


CITY OF SPRINGFIELD
Development and Public Works
225 5th St. • Springfield, OR 97477
eugene-or.gov/hudconplan2025

Consolidated Plan Development Process



Consolidated Plan 5-Year Structure



CAPER = Consolidated Annual Performance and Evaluation Report



Eugene- Springfield Consolidated Plan Advisory Committee

Ken Beeson

Thomas Hiura

Councilor Emily Semple

John Aaron

Rebecca Cashero

Councilor Kori Rodley

Timeline

- I. **Advisory Committee Meeting #1 October 8th, 2024**
 - i) **Public Hearing** regarding 2020 Consolidated Plan measurable outcome accomplishments.
 - ii) MOTION: Kori Rodley moved to recommend approval of the draft 2025 Eugene-Springfield Consolidated Plan Strategic goals as presented. Thomas Hiura seconded. The motion passed unanimously, 6:0:0.
- II. **30- day Public Comment Period**, regarding the draft 2025 Consolidated Plan including priority needs and strategies - published Nov 1, 2024 to Dec 6, 2024.
- III. **Advisory Committee Meeting #2 December 10th, 2024**
 - i) **Public Hearing** regarding 2025 draft Consolidated Plan priority needs and strategic goals.
 - ii) MOTION: Emily Semple moved to recommend approval of the 2025 Eugene-Springfield Consolidated Plan and Strategic Goals as presented. Kori Rodley seconded. The motion passed unanimously, 4:0:0.

2025 Eugene-Springfield Consolidated Plan Agency Participation

Over the course of six one-on-one interviews and six key-stakeholder interviews, 64 key service providers representing 42 organizations provided vital feedback on community needs. In addition to these meetings, online surveys were completed by 395 individuals, including 115 representatives from 63 agencies and 244 community members, many of whom have received services. Overall, 86 service providers that represent public, private, and non-profit agencies and organizations participated in the development of Needs Assessment, Market Analysis, and Strategic Plan through survey and stakeholder meeting responses. The following agencies and organizations participated in the process through interviews and survey responses:

- | | |
|---|---|
| 1. 15th Night | 17. City of Springfield Economic Development Agency |
| 2. 211 Info | 18. City of Springfield Library |
| 3. 90by30 | 19. City of Springfield Police |
| 4. Alliance for Community Wellness | 20. Community Alliance of Lane County (CALC) |
| 5. American Association of Retired Persons (AARP) | 21. Community Supported Shelters |
| 6. AmeriCorps Seniors | 22. Connected Lane County |
| 7. Ann's Heart Women's Shelter / Bridges Community Health | 23. Cornerstone Community Housing |
| 8. ARC of Lane County | 24. Court Appointed Special Advocates (CASA) of Lane County |
| 9. Bethel Health Center | 25. DevNW, Community Lending Works |
| 10. Burrito Brigade | 26. Ebbert Memorial Methodist Church |
| 11. Career Pathways | 27. Egan Warming Centers |
| 12. Carry It Forward | 28. Escudo Latino de Springfield |
| 13. Catholic Community Services | 29. Eugene Area Chamber of Commerce |
| 14. City of Eugene | 30. Eugene Faith Center |
| 15. City of Eugene Human Rights Commission | |
| 16. City of Springfield Chamber of Commerce | |

- | | |
|--|--|
| 31. Eugene Public Library | 51. Lane County Public Health |
| 32. Eugene-Springfield Tenant Association | 52. Lane Independent Living Alliance |
| 33. EveryOne Village | 53. Laundry Unicorns |
| 34. Fair Housing of Oregon | 54. Laurel Hill Center |
| 35. First Saturday Breakfast (St. John's Orthodox Church) | 55. Looking Glass Community Services |
| 36. Food for Lane County | 56. My Homeless Action page on Facebook |
| 37. Habitat for Humanity of Central Lane | 57. Nightingale Hosted Shelters |
| 38. HIV Alliance | 58. Northwood Church |
| 39. Homes for Good Housing Agency | 59. Open Eugene |
| 40. Hope and Safety Alliance | 60. Options Counseling and Family Services |
| 41. Hope on Wheels | 61. Oregon Department of Human Services |
| 42. Housing and Neighborhood Defense | 62. Oregon Employment Department |
| 43. Inspirational Sounds Gospel Choir | 63. Pacific Source Health Plans |
| 44. Lane Community College - Adult Basic and Secondary Education | 64. PacificSource Foundation |
| 45. Lane Community College CARE Department | 65. PeaceHealth |
| 46. Lane Council of Governments | 66. Planned Parenthood |
| 47. Lane Council of Governments Meals on Wheels | 67. Public Defenders Office |
| 48. Lane County | 68. Rise and Shine |
| 49. Lane County Human Services Commission | 69. Saturday Market |
| 50. Lane County Human Services Division | 70. Sexual Assault Support Services |
| | 71. ShelterCare |
| | 72. Sponsors Inc. |

73. Springfield Eugene Tenant
Association

74. Springfield Utility Board

75. SquareOne Villages

76. St. Mary's Episcopal Church

77. St. Vincent de Paul

78. State of Oregon

79. The Alliance for Community
Wellness

80. Transponder

81. United Way of Lane County
(Human Services Network)

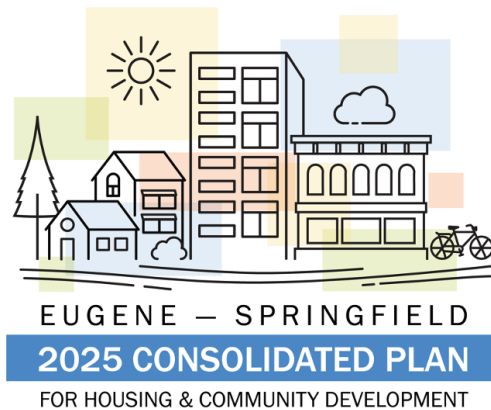
82. University of Oregon

83. VA HUDVASH

84. Volunteers in Medicine

85. White Bird Clinic

86. Willamette Family



Interview and Survey Summary

The 2025 Eugene-Springfield Consolidated Planning process conducted stakeholder interviews and a public survey of housing and human services needs and challenges. The results of this work indicate a high need for both services and facilities for low and moderate income residents in the area.

1. Stakeholder Interviews

From April through June of 2024, the Consolidated Plan team conducted six one-on-one interviews and six key-stakeholder interviews, 64 key service providers representing 42 organizations to discuss issues and opportunities related to housing and community development needs as well as fair housing issues. Individuals representing government and policy makers, nonprofit organizations, Affordable Housing providers, and other interested parties shared many points of view. In addition to these meetings, online surveys were completed by 395 individuals, including 115 representatives from 63 agencies and 244 community members, many of whom have received services and agency support. Overall, 86 service providers that represent public, private, and non-profit agencies and organizations participated in the development of Needs Assessment, Market Analysis, and Strategic Plan through survey and stakeholder meeting responses.

Summary Themes

- Accessibility
 - Increase the number of detached ground floor units: they are best for the elderly, people with disabilities, and people transitioning from homelessness.
 - Increase the number of accessible units in multi-family housing.
- Affordability
 - Reduce the cost of construction by removing regulatory barriers: local, state, and federal.
 - Adjust eligibility criteria to align better with local economic realities.
- Behavioral Health
 - Recognize the value of community-based models of housing and increase housing models that emphasize social components.

- Housing, Permanent Supportive
 - Reduce requirements that result in program removal, such as incontinence and overnight stays by partners.
 - Increase the amount by purchasing market-built multi-family housing.
- Housing, Rental
 - Streamline and simplify the application process.
 - Support tenant/landlord relations and rights.
- Housing, Temporary
 - Consider alternative concepts of housing that address urgent short term needs: RV, mobile home, etc.
 - Focus on actions that prevent the need for temporary housing, such as support services to keep people in their home (maintenance, rent assistance)..
- Housing, Transitional
 - A low barrier environment with individual lock and key is an important stepping stone to a permanent unit.
 - Increase options for elders and people on hospice.
 - Change the government criteria for “positive outcomes” for housing. Create more realistic timeframes from shelter to permanent housing.
- Housing Type
 - Increase community support for density and affordable housing.
 - Increase the amount of single unit/studio detached housing (tiny homes).
 - Increase housing types needed for adult foster care.
- Social Services
 - Increase housing and employment navigator programs, substance abuse treatment, behavioral health training and services.

2. Stakeholder with Black, Indigenous, and All People of Color communities

The City of Eugene hosted an in-person event to understand the challenges and opportunities for finding, securing, and maintaining housing within diverse communities in Eugene: Black, Indigenous, Latino/Latina, Asian, Pacific Islander, and all people of color. At the meeting, staff shared current information on the City of Eugene’s Housing projects, including Urban Growth Strategies and the Consolidated Plan. Twenty-nine participants gathered in-person, representing fifteen local groups, organizations, and institutions. Facilitators shared the following discussion prompts:

1. **Think about what home** looks like and feels like. What were the places you grew up in like, what is your current home like, what does your next/future home look and feel like?
2. **What are the barriers** you (or someone you know) have experienced when looking for the housing you want, need, and can afford in Eugene?
3. **What are the qualities** of the housing you have that you value? What about the housing you'd like to have? What qualities do you want in your neighborhood?

Event Summary Themes

Housing Barriers

Community members in Eugene face unjust housing discrimination in many ways, but the key themes participants shared with staff as barriers to finding and remaining in a home are listed below. For a full summary of the meeting, visit https://www.eugene-or.gov/DocumentCenter/View/74463/UGS_Social-Engagement_Meeting-Summary_041724.

- Racism
- Displacement
- Poverty: current, generational
- Dispossession of land
- Pollution: outdoors and indoors
- Rental history
- Language

Housing Qualities

When asked about their future vision of home, participants highlighted that a home and neighborhood needed:

- Safety, security
- Stability
- Belonging
- Affordability
- Access to nature
- Trust
- Clean water, air, access to sun
- Indoor environmental health
- Walkability: stores, school, etc
- Live/work
- Community connections
- Cultural events, spaces
- Family gatherings

Quotes from the Event:

- *Home feels like a place where you're able to take a deep breath and safely close your eyes and then open your eyes and be okay with not knowing what you will see because you feel safe. I grew up supported by my community and the land around me, in a family that worked really hard to provide and struggled to do so.*
- *Looking at the history of the African American experience, the past 80 years has been a story of migration. From slavery and civil war and up until the early 1970's, you see families on the move. There's hostility in our community about race and we are still living in the 1950s. Racism, commodities and labor – we know housing decisions were made around industry and the labor force. It was definitely not structured for people's health or socialization and it contributed to segregation and separation of class.*

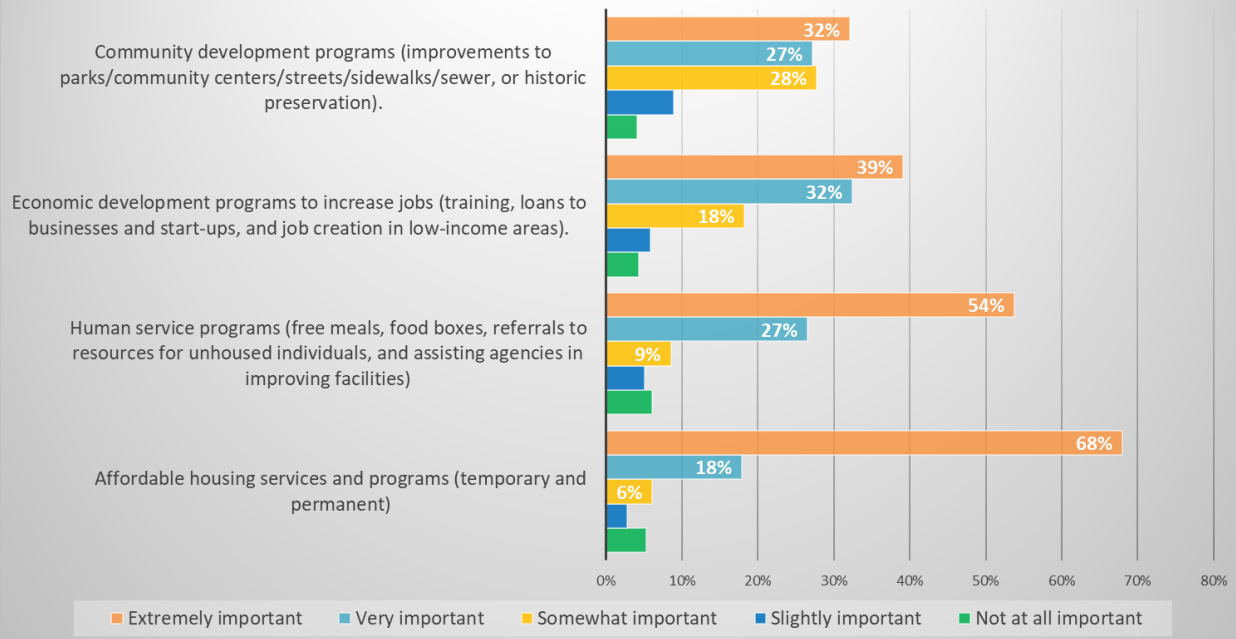
- *I was a baby and my Mom was single with five kids. We couldn't find a place to live because landlords wouldn't rent to a White woman with Black children. At first we stayed with friends, but then we were unhoused.*
- *I wanted to change the world with designs about how Native communities embraced each other and was told by a professor to go into social work...then I worked in planning, permits, surveyors at the County, and would see the subdivision plats from the 30s and 40s that say "no chickens or people of color." Things need to change.*
- *Something better is possible around housing security and accessibility: housing should be a right, without barriers to what you need in a home and neighborhood. What we see in the community is by design, it's not an accident: how can we disrupt the system?*
- *I'm on the Project Turnkey Advisory Board, and it has opened my eyes about NIMBYism, misconceptions of homelessness and how much hidden homelessness is in this community. I hope for a future where everyone can be housed without feeling unsafe or threatened.*
- *I grew up in an alcoholic family, the tribe was forced to sell land, and was given money from the government, bought houses but people weren't ready and that was part of the government's plan. A lot of tribal members didn't know how to (manage money) or maintain a house. Thinking about what it was like growing up, homes were temporary, parents didn't know how to manage money: keep it, save it, invest it...As an advocate for dealing with domestic violence, homelessness, and covid, I've spent a lot of time trying to help my own people.*
- *This year I have the cheapest rent I've ever paid living in Eugene. Unfortunately, there was a cost: my apartment was broken into and that was really scary. I feel like I have to choose between financial security and physical security.*
- *Within the Latinx community it is quite common to initially live with friends or family, so when you try to get your own place, you don't have a rental history and it is incredibly difficult to find someone willing to rent a house or apartment when you don't have a rental history.*

3. Community and Agency Survey

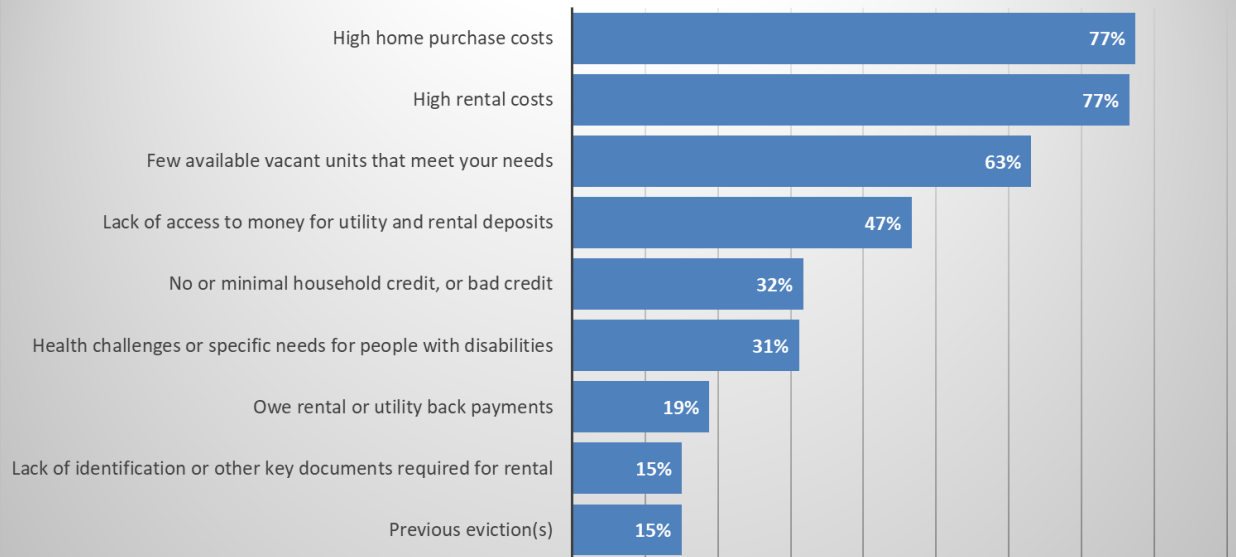
An online survey was developed to gather information about current community conditions and needs. A total of 395 individuals responded to the survey, including 115 representatives from 63 organizations and 280 community members. This survey sought input from housing and community development stakeholders and community members for the purposes of identifying priority needs, reviewing and providing feedback on the City's current priorities, and providing feedback on the housing and community development conditions in Eugene. The survey received responses from a range of organizations including city agencies, regional housing agencies, housing providers, and social service providers and advocate groups. The participating agencies provide social services support to low-income and near-homeless populations to maintain housing and secure available public and private resources.

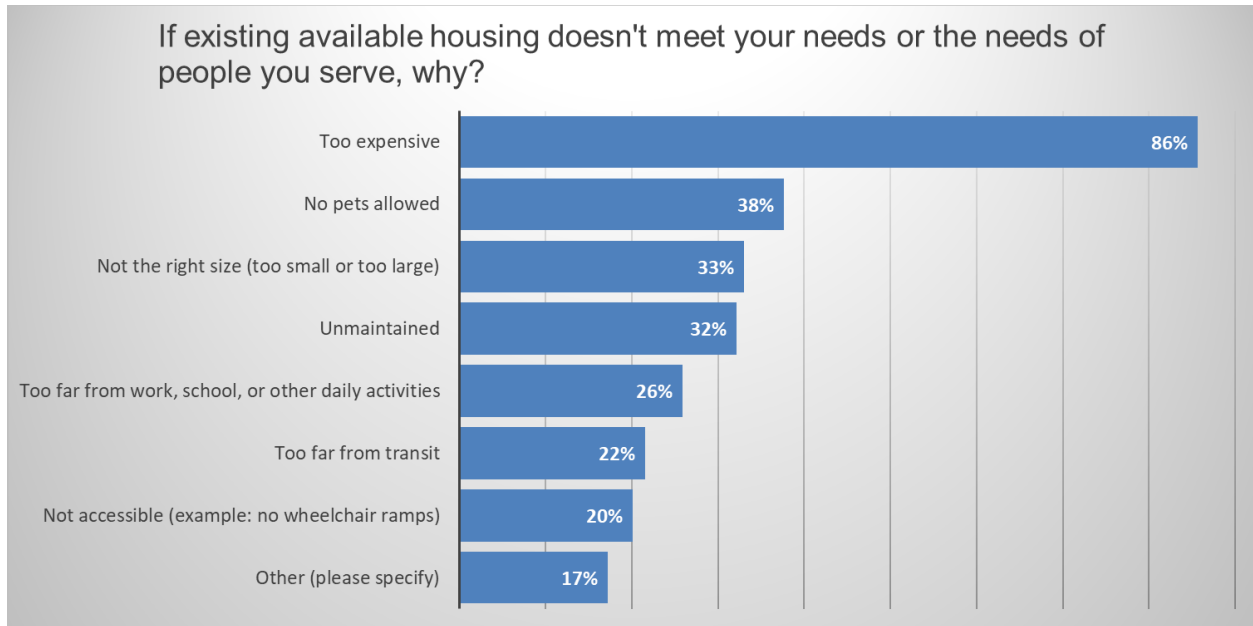
The survey was distributed widely through the community via public channels and organizational networks. 37% percent of the respondents work or volunteer with an organization connected to housing or human services for low to moderate income people in the Eugene-Springfield area, and 62% were not affiliated with a group.

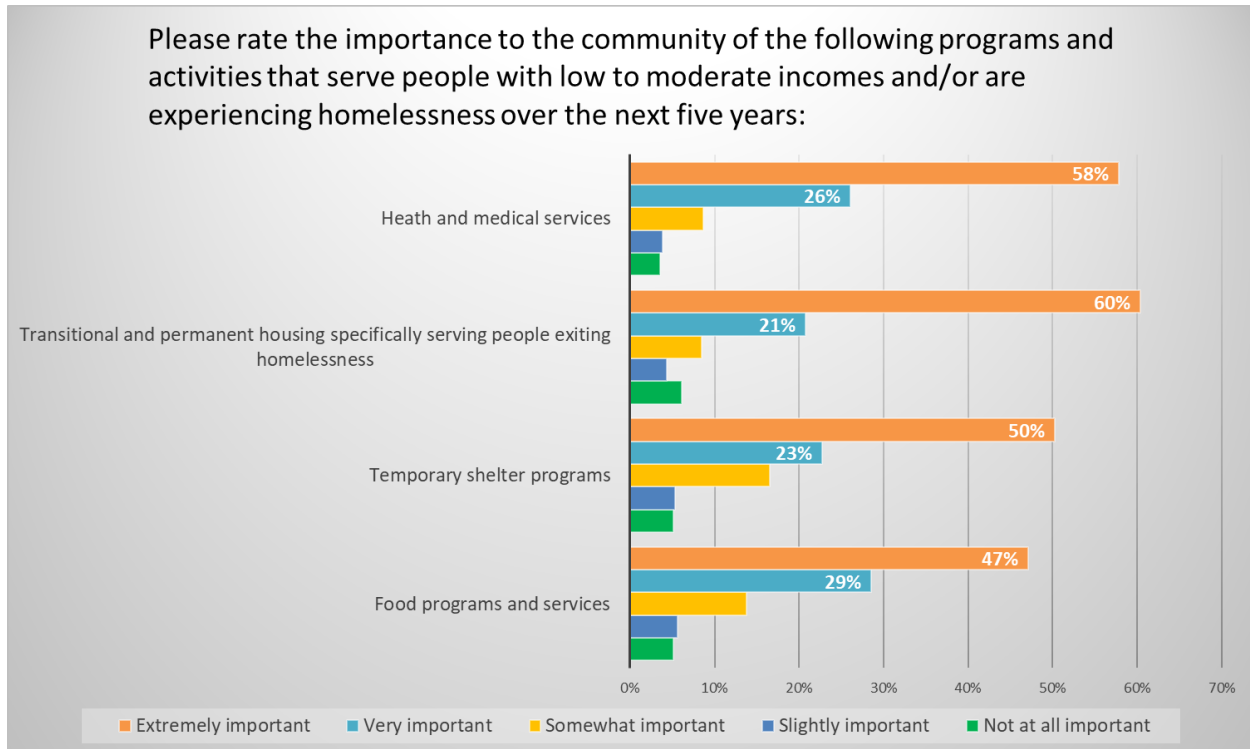
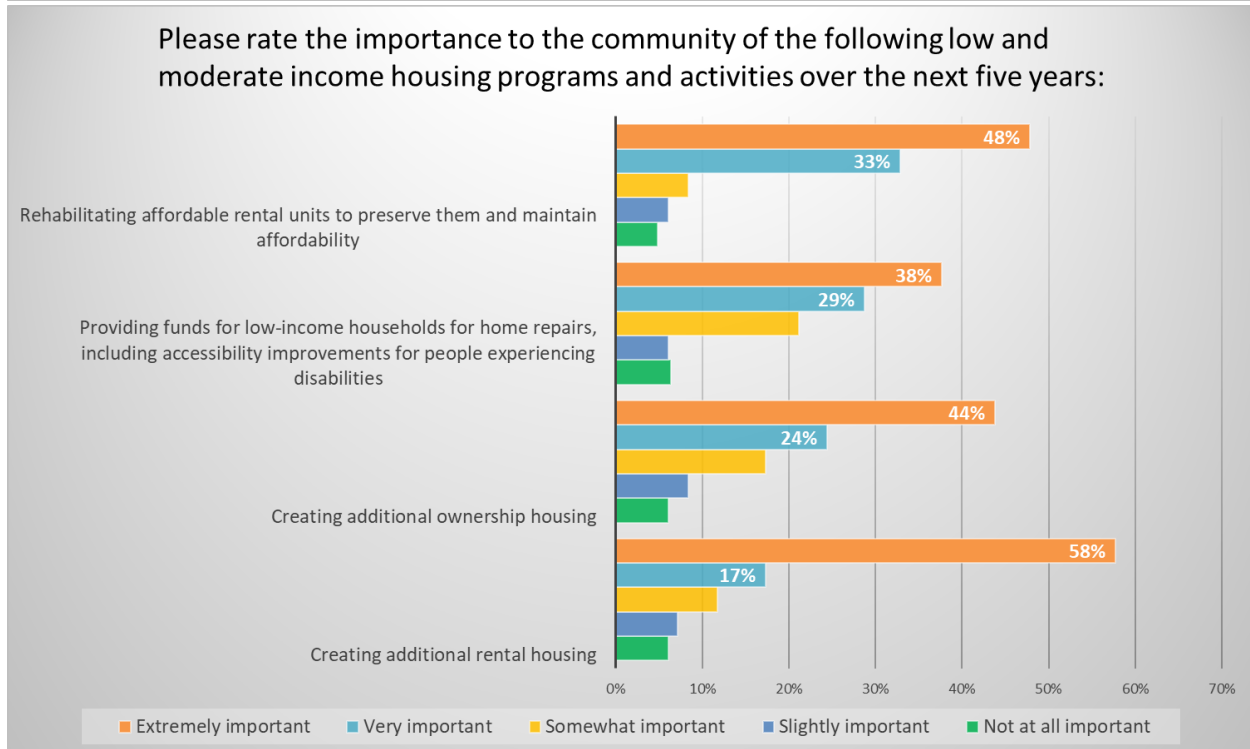
Please rate the importance to the community of the following services and programs in the Eugene-Springfield area:



Most frequent barriers to finding, maintaining, and staying housed:

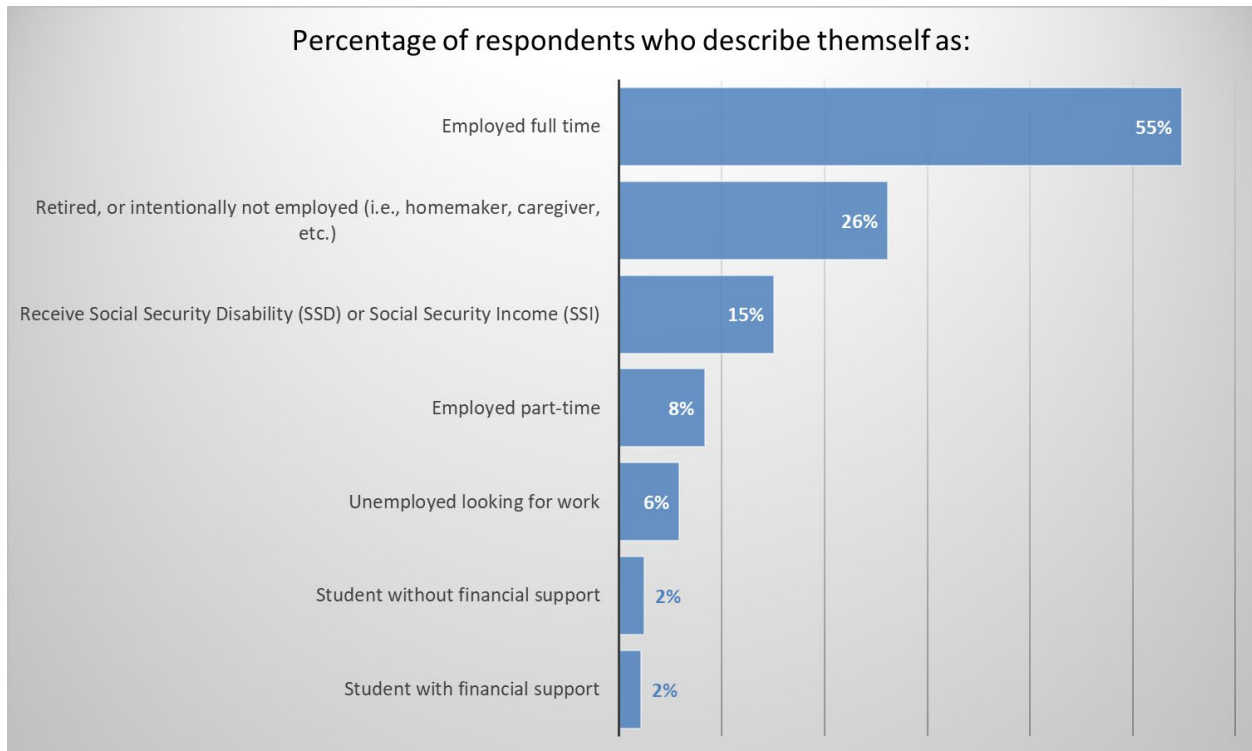






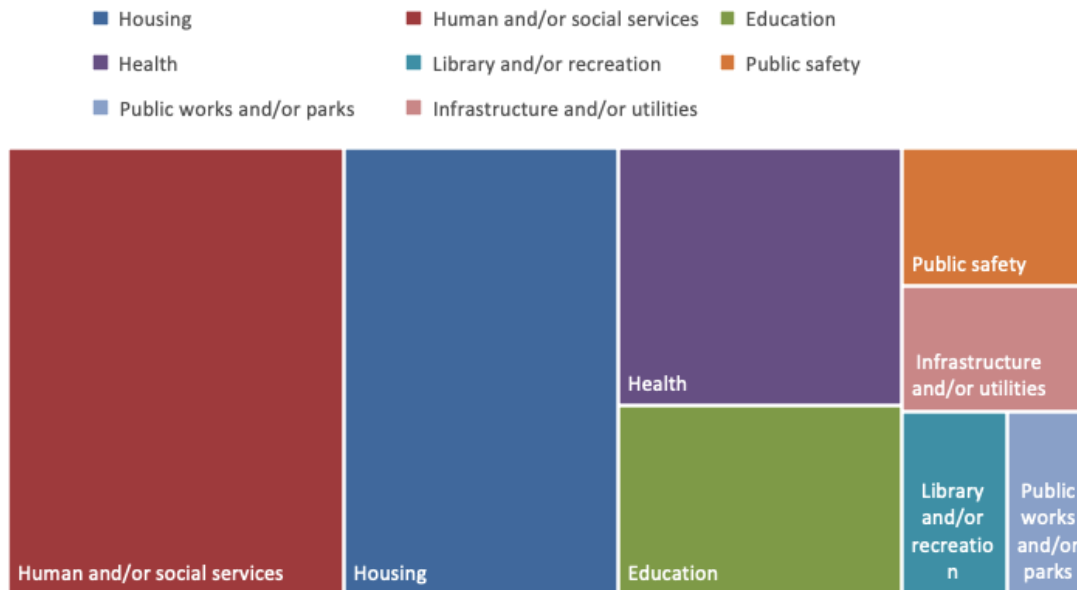
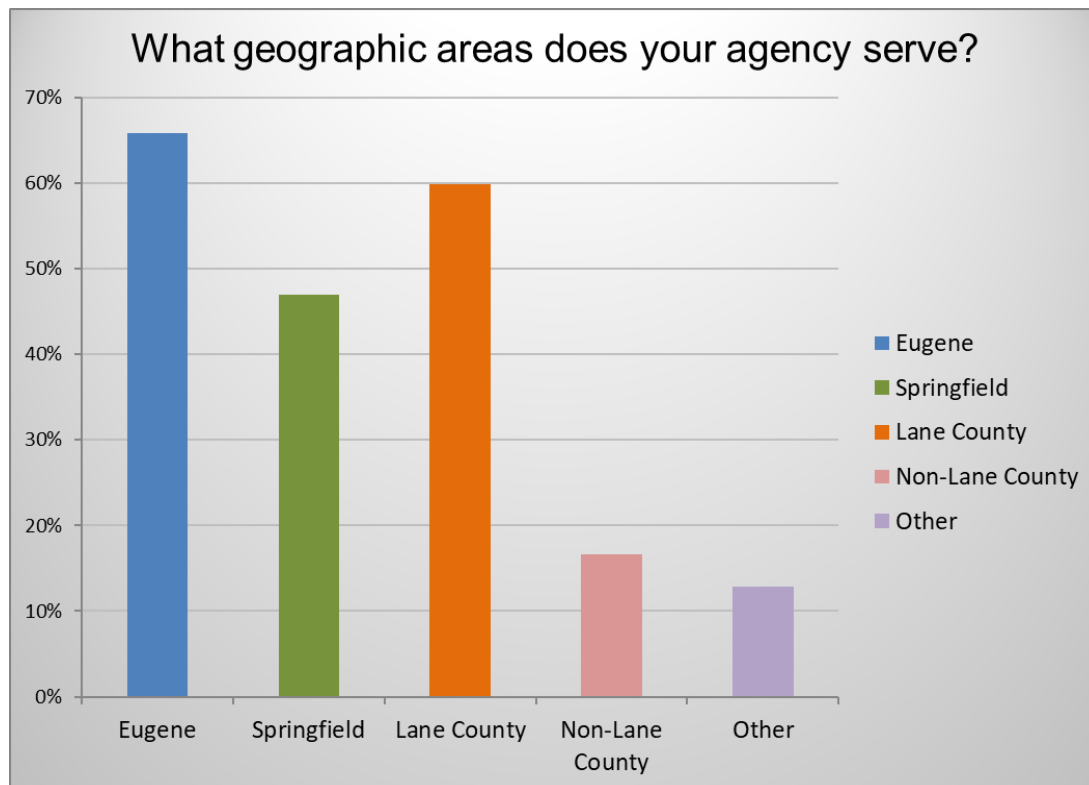
Survey Respondent Demographics

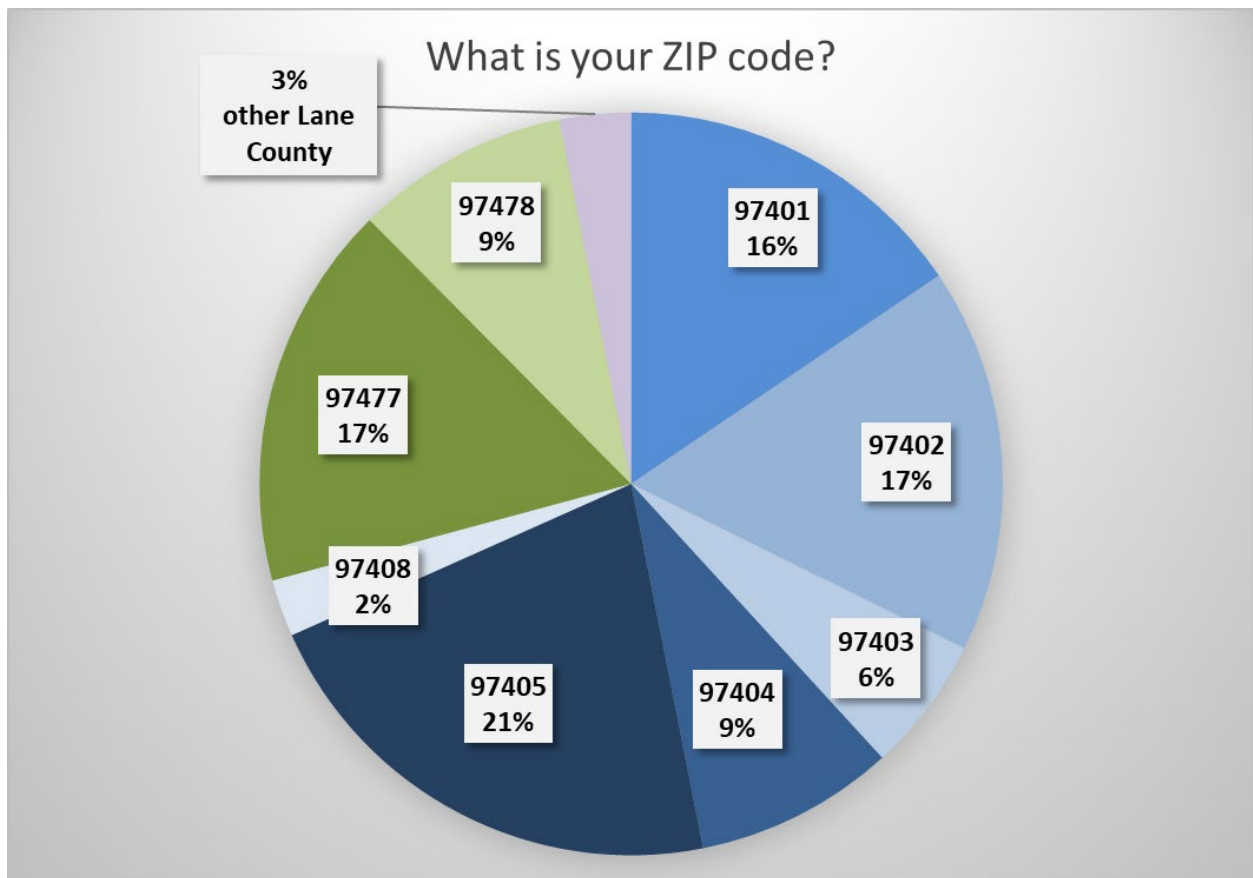
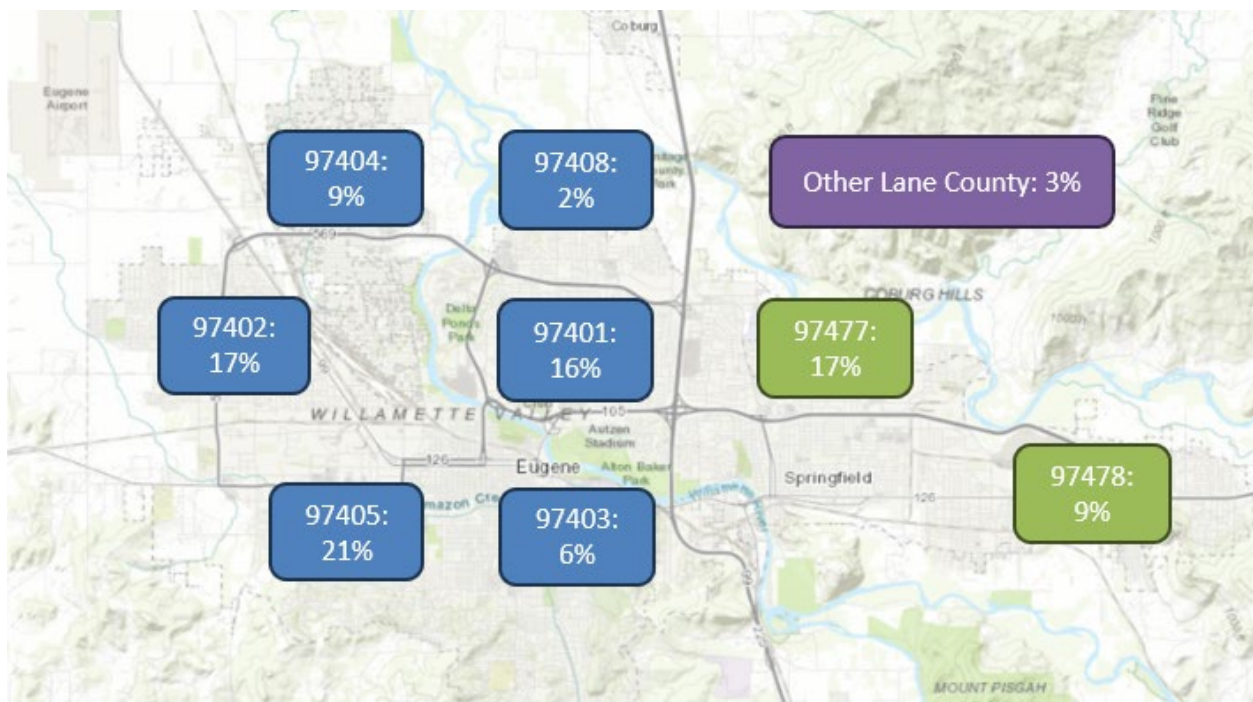
Of the non-affiliated respondents, 63% are employed full or part time, 58% were over 45 years old, 49% earn less than \$50K for a 2 person household, 43% experience a disability, 27% are a survivor of domestic violence, 23% have experienced homelessness in the past 5 years, 14% are veterans, 15% identify as non-white, and 96% live in the Eugene/Springfield area.



Of the respondents affiliated with an organization: 66% were connected to human or social services 56% were connected to housing, and 32% were connected to health.

Type of service/program





Survey Open-ended Questions

In addition to five multiple choice questions, the survey asked two open-ended questions:

1. *If you have specific ideas, please describe **housing solutions** that would benefit communities you represent/identify/work with. This could include an increase in programs or services that currently exist, or new policies/activities/programs/services that you recommend.*
2. *If you have specific ideas, please describe **human services solutions** that would benefit communities you represent/identify/work with. This could include an increase in programs or services that currently exist, or new policies/activities/programs/services that you recommend.*

Survey Open-ended Answers

- *Build more affordable housing. It's really that easy. Build upward if you have to.*
- *SquareOne Villages; safe spaces for women; city subsidized storage units; indoor air purifiers; manage waste; support businesses and residential to remove illegal camping but also need legal camping with law community safety enforcement available.*
- *As a mental health professional I feel housing specifically for persons on disability is an absolute must in our community. The number of people on disability utilizing short term solutions is shamefully high for our community.*
- *More low barrier & emergency homeless shelter, stop persecuting the homeless by forcing them to constantly move unsanctioned camps, more affordable housing, put more limits on landlords.*
- *Single room occupancy with low barrier to entry and pets allowed-pls help us get off the streets.*
- *Increased supportive housing units (like The Nel) that have wraparound services, case management, food assistance, mental health services, drug and alcohol recovery support.*
- *More accessible government programs to help pay rent and other expenses. Controlled rent hikes so property management companies cannot raise rent annually/cannot raise rent beyond what tenants can afford. Financial support for individuals at risk of eviction.*
- *We need to disincentivize homelessness in Eugene by instituting a zero-tolerance camping ban, after the Supreme Court overturns the ban on bans.*
- *Cheaper housing and more help to get into said housing. We've been living in a motel since June of 2019 due to a no-cause eviction, and not being able to find another affordable place to rent that's affordable because we are low income.*
- *Specific accessible housing for persons on disability with centralized social services would be amazing. Even just a drop in resource center for people would be a huge improvement.*
- *I suggest an increase in pet-friendly housing options for houseless community members. For the reasons cited above, there are many people who do not enter transition programs that refuse their animal companions- the result is people and their pets still out in the cold, when they should be supported for not abandoning their animals.*
- *The programs that exist are understaffed and are unable to really help people.*

- *Funding for case management or support services that are not usually reimbursable by OHP/insurance, like street outreach, support in accessing benefits and services, making and keeping appointments, transportation, house cleaning, finding a doctor, transportation etc.*
- *Enforce public camping restrictions and relocation to safe sleep areas. Support medical and behavioral health outreach services.*
- *Incentivize private investment into income qualified housing that incorporates permanent supportive housing services, climate resiliency, day care and retail into multifamily developments.*
- *Provide all children in public school the opportunity to attend free, high quality after school enrichment programs so that their parents can both work full time jobs, and the kids learn valuable skills that make them able to attain work and function in the world, like literacy.*

Survey Additional Themes

All the themes listed in the interview results section were also reflected in the survey results. The following bullets include additional themes not shared by service providers:

- Incentivize/do not incentivize market rate housing (both sides of the spectrum)
- Job development for people utilizing public assistance
- Consider the Houston model for reducing homelessness
- Reduce the size and impact of government programs, increase eligibility requirements, reduce government waste
- Many survey respondents requested an increase in:
 - Early childhood education and childcare
 - Food distribution
 - Medical services

Stakeholder Interviews – Themes & Comments

Theme	Comment
Accessibility	Accessibility is key: visit-ability, universal design, public transportation
	Ground floor units – provide best outcomes for elderly, people with disabilities, and people transitioning from homelessness.
	Increase requirements for accessible units in multi family from 5% to 10%
Affordable housing, Barriers	Remove OHCS criteria barriers for shovel-ready projects
	Reduce costs for building affordable housing by providing local technical support and providing public incentives such as reducing permit fees.
	Loosen the strict requirements associated with permanent supportive housing. Example: partners staying overnight, not addressing incontinence.
Affordable housing, eligibility	Shelter to housing – 60% AMI. Incentivize people who are hitting lower AMI levels
	Adjust income requirements: 3X income requirement is unrealistic – it should be 2X
	Reform eligibility criteria for affordable housing
Affordable housing, supply	Housing capacity hasn't kept pace with the needs, especially for multi-family, affordable.
	Increase density within the City limits by increasing community support for urban density. Say no to sprawl, no to NIMBYs.
	Purchase newly constructed multi-family housing before it goes to rent, and use it for affordable housing.
	Need more income-based housing
	Increase our housing capacity by combining funding sources and collaborating. Federal regulations make it so difficult.
Affordable housing, type	Mental health treatment is very difficult when people have housing challenges. Isolation is a major issue, so community housing models are excellent.
	Single occupancy units – high demand, difficult to find
	Community village model: Detached small units support people with behavioral health challenges. This would help people stay in units and not circulate back into homelessness.
	Increase availability of housing for families with more members; more children. Difficult to find 3+ bedrooms for blended families.

	Housing for adult foster care
Economic development	Wages haven't kept pace with housing costs. Inability to switch to higher paying jobs. Low wages for social service workers mean it is difficult to provide services. People leave and you need to spend time on training new staff.
	Economic impacts of housing shortage: no workers. Business support for short term and long term work force housing
	Deposit and rent support: rents far exceed wages
	More workforce housing to help support the economy and build the tax base to fund affordable housing and support services.
	Build housing type diversity – Springfield has 1.6% vacancy rate. Middle housing.
	Housing price increases locally are due to population growth from other areas. Our local youth are moving elsewhere because they can't afford housing.
	New financial models to help people enter the housing market.
	Increase wages and support services for the working poor.
Funding	Increase flexibility in the use of funding
	Flexible funding to support a range of needs, not just housing
Rental housing	Rental application process: simplify - housing dashboard, translate all documents
	New ideas such as Homeshare are good, but both tenants and landlords need support services and training.
	Keep in mind the health and safety of renters – non-traditional housing can be problematic and unhealthy.
	Develop financial systems to support low-income renters: evolving loan program for people up to 120% AMI.
	Increase the amount of rental housing and combat the NIMBY attitude.
	More uniform landlord tenant regulations
	Trauma informed practices and training for property owners/managers
Social service	Increase substance abuse treatment programs, behavioral health training and services
	Emotional health supports, such as grief groups, are not available and very much needed.
	Housing navigators, caseworkers, and support finding employment. More supports to find housing and employment make a big difference in ability to maintain housing over time.

Social services	Maintain personal access to internet services. Funding for the affordable connectivity act is ending, and we need to replace it.
	Affordable housing property managers: training in trauma-informed practices
	Stabilize funding for agencies and organizations providing programs. Increasing and decreasing staffing results in loss of knowledge, increase in training, and several other negatives.
	Case management and housing navigator: increase
	Support services to keep people in their home (maintenance, rent assistance) would help reduce homelessness and the need for shelters.
Temporary housing	Multi-tiered approach to increasing short term shelter options: vacant lots for shelter, etc.
	Create a “temporary hardship permit” so that people can rent a parking spot to someone without a home. (Springfield has this, but homeowner can’t charge rent).
	Consider alternative concepts of housing that address urgent short term needs: RV, mobile home, etc.
Transitional opportunities	Expand the concept of housing: community, stability, tiny homes with shared kitchen, laundry – transitional works!
	Low barrier environment with individual lock and key is important. Stepping stone to permanent unit. Dignity.
	Short term housing for elders and people on hospice
	Change the government criteria for “positive outcomes” for housing...people need transitional services but when you refer them from a shelter to a transitional housing it doesn’t count as a positive outcome. Funders need more realistic timeframes from shelter to permanent housing.
	Regarding housing: singular pathways and past methods don’t work. Change is essential.
	People who are unhoused should be defined as a “protected group”
	Community Supported Shelters having a very hard time with supply of housing: there are more than 100 people applying to each available unit.
	Increase the amount of transitional housing – people moving from homeless to renting need support to succeed.

Public Comment Summary- Eugene-Springfield 2025 Consolidated Plan

The thirty-day period for public comment on the draft 2025 Consolidated Plan began on November 1, 2024, and ended on December 6, 2024. All comments were accepted. The four comments submitted discussed the critical need for more affordable housing, the need for more jobs that pay livable wages, the need to address homelessness, and investments in neighborhood infrastructure.



**Lane Small Business Development Center
Office of the Director**

E collinsdm@lanecc.edu

October 8, 2024

TO: Eugene-Springfield Consolidated Plan Advisory Committee

Re: Early Child Care Business Accelerators and Eugene CDBG Funds

Thank you for partnering with the Lane Small Business Development Center (SBDC), Lane Child Care Resource and Referral (CCRR) agency, and Onward Eugene, by providing start-up grants for the Early Child Care Business Accelerator program.

To recap the program, the Early Child Care Business Accelerator is a four-month program that provides training, skills, and business advising to open a registered or certified home-based child care business. CCRR provides the training and licensing support for providers to become licensed with the Department of Early Learning and Care. The Lane SBDC provides business training and support so that early educators have the skills necessary to become a successful small business owner. Onward Eugene provides program coordination and grant-writing through their Child Care Sector Strategist.

To date we have completed two cohorts of the program with 27 graduates, 14 new child care programs and a projected 175 new child care slots across Lane County. Licensed Accelerator graduates receive \$5,000 to start their business as well as continued wrap-around services from both CCRR and the SBDC after the program. "We are thrilled to not only continue to chip away at the number of new slots needed across the community, but to also support these new businesses and local job creation," Holly Mar-Conte, Child Care Sector Strategist at Onward Eugene.

This free program is made possible through the partnerships, funding and support from Lane Community College, Chambers Family Foundation, JTMF Foundation, Roundhouse Foundation, the City of Eugene, and the City of Springfield.

We look forward to continuing partnership with the City of Eugene as we launch cohorts three and four of this program this fall, and together provide real solutions to the Childcare desert in Eugene and Lane County

Serving Leaders and Small Businesses in Lane County,

Dan Collins PhD
Director Lane SBDC
collinsdm@lanecc.edu

**Lane County Human Services Division**

151 West 7th Avenue, Room 560
Eugene, OR 97401

541.682.3798 phone
541.682.3760 fax

Good morning Eugene/Springfield Consolidated Plan Advisory Committee,

Lane County would like to extend a huge thank you to the City of Eugene and City of Springfield for their continued partnership with CDBG housing programming and services. We have been able to support so many amazing services in our community and couldn't have done it without the CDBG teams.

The 2020-2025 Consolidated Plan includes CDBG funding that supports food box distribution, metro area meals, unhoused singles and families day access centers, basic needs at a community service center, and parent education services for families with young children facing multiple stressors

Additionally, Coronavirus funds were supplied to Eugene and Springfield residents to support those who were affected by COVID-19 and it's lasting effects. Those services included accessing rent assistance, overnight shelter for unhoused individuals, housing navigation, street outreach, legal services, and senior meals and groceries. Through the height of the COVID Pandemic and in the recent years "post COVID" families and individuals are continuing to see drastic challenges in meeting their basic needs and/or remaining stable in their housing. Food access remains a huge need for our housed and unhoused neighbors and Eugene residents are accessing food pantries and food services and an increasing rate. CDBG funding allows our food bank (FFLC) to distribute food boxes to non profit partners and funds the Dining Room which supplies hot meals onsite and on the go in a welcoming and respectful environment.

Housed and unhoused residents continue to need additional resources such as clothing, hygiene items, access to mainstream benefits and housing supports. Access centers and service centers funded by CDBG are essential in providing basic human needs to those who are facing houselessness and housing instability and can provide a safe space for individuals and families to make connections to their community.

Lastly, funding parent education courses for families who experience many stressors and barriers is a vital service to our children and families. The support and learning provided to families and children is vital to our community members.

Within Lane County, CDBG funds are leveraged by the interagency Human Services commission (HSC) funding, which includes contributions from Eugene, Springfield, and Lane County. For just last fiscal year, 27,755 households were served and 905,844 services were provided. For the entire FY21-24, CDBG and CDBG COVID programming dollars provided assistance to individuals a record more than 4million (4,184,215) times.

The programming and services provided by CDBG are an integral and essential part of the community's wellbeing. We again want to thank the City of Eugene, City of Springfield, and their CDBG staff for their time and commitment to these projects and partnership in serving our community members.

Thank you for your time,

Brianna Rogers

Sr. Program Services Coordinator, Anti-Poverty

Lane County Housing and Community Action, Human Services Division

2025 Consolidated Plan Advisory Committee, Relief Nursery Testimony

October 2, 2024

Dear Councilor's Semple and Rodley, and committee members Aaron, Beeson, Cashero and Hiura,

Relief Nursery has enjoyed a decades-long collaboration with the cities of Eugene and Springfield CDBG programs in support of low-income families.

We are grateful for this partnership which currently funds our Parenting Education and In-Home Outreach services for parents children aged birth to 6, identified as at-risk for child abuse and neglect.

Parenting Education and In-Home Outreach are core services and are directly related to child behavioral health and development and parental resiliency.

Human services, CDBG funding has been instrumental in stabilizing and sustaining these core services for our community's most vulnerable children and families.

Each year, nearly a thousand families seek services from Relief Nursery. About 45% of these families reside in Eugene; 45% in Springfield; and 10% in rural Lane County communities. 38% of our clients identify as minority populations; 28% as Hispanic or Latino; 14% of our families are multi-ethnic. Both rural and Hispanic families have been identified as underserved populations in local needs-studies. Additionally, the number of Native American families we serve has increased six-fold over the past three years.

CDBG funded services have provided an anchor for our families, stability for our children, and have had the greatest and most consistent impact of improving family functioning, protecting children from abuse and neglect, and reducing the need for foster care.

In addition to extreme low income, our families face multiple challenges: unemployment; substance use disorder; domestic violence; child protective services history; mental health issues; house-lessness and food insecurity. During recent years, we have seen significant increases in food insecurity, family stress levels and the number of children presenting with social, emotional and developmental issues.

Despite the high proportion of families we serve that have prior child protective services history, after one year in our programs, 95% do not require further reports of abuse or neglect or foster care placement. In addition, 100% of children served are making appropriate developmental progress or are receiving appropriate special education support.

Parenting Education plays a crucial role in developing strong, stable families, keeping children safe, and providing an environment in which they can thrive. There is a continued need for CDBG funding to support Relief Nursery and other human services in our community.

To substantially change developmental outcomes for children, and if systemic change is to be had, community-based programs, like Relief Nurseries, which offer comprehensive child development and parental support programs for children and families, must continue to be part of an on-going support strategy and approach that is driven by community investment.

[submitted by Kelly Sutherland, Executive Director of Relief Nursery]

October 8, 2024

The CDBG Grant helps fund a portion of our Emergency Day Access Center; First Place Family Center (FPFC). Allowing FPFC to offer meals, showers, laundry, personal hygiene, clothing vouchers, and referrals to households with children experiencing homelessness in Eugene.

FPFC has a Program Plan to serve 600 households annually. Funding allows us to provide vital services to some of LC's most vulnerable; unhoused families with minor children, offering services 365 days/year. FPFC has used CDBG funds to cover staffing needs, as well as some admin, allowing us to utilize other funds towards other operating costs. Adequate staffing allows us to provide the most Trauma Informed and safe setting possible. In the future we would like to be able to have funds allocated for client assistance for things such as identifying documents, bus passes and more.

In addition to the benefit to First Place, CDBG greatly benefits the Eugene Service Station, as we use the funding towards HMIS front desk and other critical infrastructure elements.

HMIS is critically important to track and monitor changes in demographics and prioritize our workload for our clients that have the greatest vulnerability. This resource helps us plan year over year how we can best support those in greatest need throughout the community. Due to this insight, we have begun plans to implement a shared space for Community Partnerships where agencies outside of St. Vincent de Paul can come and have a stable place to offer on-site assistance. This will greatly benefit our clients and bolster their housing readiness. Our goal is to have as many agencies as possible offering wrap around services out of this location, and have made a number of connections and received commitments from a handful such as WorkSource, Goodwill Job Connections, DHS, Senior and Disabled services, The Alliance and more. Through our shared efforts our goal is to promote a strong bond between our varied agencies, while centralizing services for the clients.

Blaze Kenyon

Homeless and Shelter Services Director

Pronouns: (He/Him/His)

St. Vincent de Paul Society of Lane County, Inc.

Phone: (458) 250-3304

“Leah Pettus-Czar, Director of Asset Management at Cornerstone Community Housing, expressed strong support for the continued funding of the Community Development Block Grant (CDBG) and the Home Investment Partnership Program. She said the funding sources play a critical role in addressing the affordable housing crisis. She described recent local affordable housing developments that would not have been possible without the financial support provided. She expressed gratitude and reiterated that the aforementioned programs are proven solutions to the affordable housing crisis.”

December 10, 2024

To: Consolidated Plan Advisory Committee

Subject: Draft Eugene-Springfield 2025 Consolidated Plan

Dear Members of the Consolidated Plan Advisory Committee,

I am writing to voice my support of the Draft Eugene-Springfield 2025 Consolidated Plan and the continued funding of the Community Development Block Grant (CDBG) program. This program has been pivotal in advancing housing and community development efforts in our community.

A prime example of the positive impact of the CDBG program is the recent siding rehabilitation at Prairie View Apartments. This critical project, essential for preserving affordable housing and providing safe, high-quality living conditions for residents, would not have been possible without CDBG funds. The individuals and families we serve, all of whom are low- to moderate-income, directly benefit from projects like Prairie View.

Cornerstone Community Housing is committed to building quality, affordable housing for people living on limited incomes while offering services that promote opportunities for personal growth and economic independence.

The Draft Eugene-Springfield 2025 Consolidated Plan aligns closely with our mission, particularly through its Strategic Goals 1 and 2:

1. **Increase Affordable Housing:** As the demand for affordable housing continues to grow, CDBG funds are vital for supporting new developments and expanding housing opportunities for those most in need. Cornerstone aims to partner on future projects that align with this goal, helping to provide homes where individuals and families can build a better future.
2. **Rehabilitate Existing Housing:** Preserving the safety and quality of existing housing is just as important as creating new units. Many of Cornerstone's aging properties require periodic updates to maintain their functionality and meet the evolving needs of residents. Continued CDBG funding ensures we can keep these homes safe, stable, and accessible for residents.

I encourage the Advisory Committee to approve the Draft Eugene-Springfield 2025 Consolidated Plan to maintain a robust CDBG program. These funds are not just investments in housing but in the health, stability, and future of our community. With the ongoing support of CDBG resources, we can continue to work toward a community where everyone has a safe, affordable place to call home.

Thank you for your commitment to creating a thriving and equitable community for all.

Sincerely,



Darcy Phillips
Executive Director

ple living on limited incomes and offering se

rvice

Cornerstone Community Housing is committed to building quality, affordable housing for peo
that promote opportunities for personal growth and economic independence.



100 West 13th Avenue, Eugene, OR 97401 • PH 541-682-3755 • FAX 541-682-3411

Homes. People. Partnerships. Good. www.homesforgood.org



December 10, 2024

Eugene-Springfield Consolidated Plan Advisory Committee

Dear Eugene-Springfield Consolidated Plan Advisory Committee,

Homes for Good Housing Agency is in broad support of the goals set forth in the 2025 HUD Consolidated Draft Plan.

Past iterations of the HUD Consolidated Plan for the Eugene-Springfield HOME Consortium have been immensely helpful in helping us to identify target populations in developing affordable housing to meet the needs of our community.

Additionally, since 2020, HOME funds have been crucial to the construction of 216 new affordable units at four different Homes for Good developments and another 81 affordable units at a development currently under construction. HOME and CDBG funding are a vital source for affordable housing development that allows projects to be more competitive in leveraging sources of state funding.

Regards,

A handwritten signature in black ink that reads "Audrey Banks".

Audrey Banks
Real Estate Development Director
Homes for Good Housing Agency



St. Vincent de Paul Society of Lane County, Inc.

P.O. Box 24608, Eugene, OR 97402
www.svdp.us and on Facebook

Phone: 541.687.5820
Fax: 541.683.9423

December 10, 2024

Genevieve Middleton

City of Eugene | Community Development Division
99 W. 10th Ave, Suite 240
Eugene, OR 97401

Re: Public Comment: Draft 2025 Eugene-Springfield Consolidated Plan

Dear Ms. Middleton,

St. Vincent de Paul Society of Lane County, Inc. (SVdP) offers our support for the Strategic Goals of the Consolidated Plan: 1. Increase Affordable Housing, 2. Rehabilitate existing housing, 3. Support local human services system, 4. Promote Economic Development, 5. Provide Homeownership Assistance, 6. Invest in neighborhoods. These goals are well aligned with SVdP's mission and will directly benefit the low-income and vulnerable populations we serve.

It is extremely difficult to develop affordable housing, it's equally or more difficult to fund capital improvements as properties age. Given that we are in a statewide housing crisis, the majority of public funds are aimed at developing and constructing new housing units with few funds left over to preserve those already built. The funds available from the state housing finance agency to preserve and rehabilitate existing units are limited and HIGHLY competitive. Local Community Development Block Grant (CDBG) Renter Rehabilitation funds are a critical resource to preserve existing affordable housing.

Since the onset of the COVID-19 pandemic, operating expenses for affordable housing have skyrocketed, and rents and rent increases are restricted. This means that cash flow is even tighter than in the past and properties are not generating enough revenue to pay for capital repairs after other operational expenses. Over the past five years, CDBG Renter Rehabilitation funds have allowed us to fill the gap and tackle deferred capital needs at Ross Lane and Oakwood Manor. The funds were used to replace roofs and siding, paint, and improve drainage to preserve and refresh the properties for the 108 families that call them home. We have several other properties over 20 years old with capital needs that could benefit from CDBG Rental Rehabilitation funding.

The City of Eugene has in the past has also used CDBG funding to acquire land for affordable housing. The land acquisition program combined with HOME and other local funding support is a highly effective tool to promote affordable housing development and ensure the rents are truly affordable to households earning very low incomes (50% of AMI or below). Not only does the program help reduce the initial costs, but it also helps developers effectively compete for the remaining funds needed for construction. Our most financially stable properties are those that we developed from the land acquisition program.



St. Vincent de Paul Society of Lane County, Inc.

P.O. Box 24608, Eugene, OR 97402
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SVdP also operates several shelter sites for the unhoused in our community. In addition to receiving some operating funds from Lane County Human Services Division (from CDBG funding), in the past we have utilized CDBG funds for needed upgrades at these facilities to provide services for our clients (upgrading a kitchen for food service, rebuilding shower and bathroom areas, and roof replacement). These facilities serve approximately 6,000 people per year—resulting in heavy usage and need for rehabilitation. We certainly could utilize CDBG funding for facility improvements at our shelter sites if it is available.

On behalf of SVdP and the thousands of people we serve, thank you for your work on this plan to prioritize critical investments that improve the quality of life for low income and vulnerable populations and in turn strengthen our community.

Sincerely,

A handwritten signature in purple ink, appearing to read 'Kristen Karle'.

Kristen Karle
Real Estate Development Director



944 W 5TH AVE.
EUGENE, OR 97402
(541) 687-2667

WWW.PLAZACOMUNIDAD.ORG

December 10, 2024

Dear Eugene-Springfield Consolidated Plan Advisory Committee,

On behalf of Plaza de Nuestra Comunidad (Plaza), I am writing to express our support for the City of Eugene's continued allocation of CDBG funding for the development of local microenterprise businesses. Plaza is the only nonprofit in Lane County, Oregon committed to providing Spanish-language, culturally relevant services to the Latinx and immigrant community. Our mission is to support the lives of Latinx and immigrant community members by creating a safe space that fosters leadership, education, wellness, and connection.

Plaza has a long history of partnering with the City of Eugene's Planning and Development Department. Beginning in 2021, Plaza and the Planning and Development Department crafted an agreement for Plaza to receive CDBG funds toward the goal of providing culturally specific, Spanish-language business support services for entrepreneurs.

This funding has made the following possible: 1) Providing a 12-week business planning class; 2) Offering one-on-one technical assistance to local businesses on specific topics they need extra support with; 3) Offering workshops for community members with presenters sharing expertise on business topics; 4) Connecting local entrepreneurs and business owners to grants and other funding opportunities; and 5) Building a network of Latinx and immigrant business owners.

All the services offered through this partnership were provided in Spanish thereby increasing accessibility of business support for Latinx and immigrant entrepreneurs. In addition, we were able to leverage CDBG funding to access additional funding for our business programming. This allowed us to grow our program and serve even more businesses. For example, we doubled the number of 12-week business class cohorts increasing it from two to four cohorts per year.

Plaza recognizes the importance of CDBG Microenterprise funding. Sustaining this unique program is essential to improving economic equity in Lane County.

Sincerely,

Marissa Elena Zarate

Marissa Zarate
Co-Executive Director
Plaza de Nuestra Comunidad

12/10/24

To Whom It May Concern:

Community Development Block Grant funding supported improvements to the Looking Glass McKay Lodge facility. This assisted us in establishing the PEER Shelter, a supportive shelter program for homeless youth in our community. Youth directly served, and the community, benefitted from this program.

Looking Glass Peer Shelter serves unhoused youth, ages 16 to 24, with safe shelter, safety net services such as food, clothing, parent/child/family rooms, pet dormitory, peer counseling, therapy services, medical services, housing assistance/referral, vocational counseling, and connections to a vast network of human services to support future success.

The capacity of the shelter is 26 and we reach capacity almost every evening. We have served over 175 youth since October 2023. The youth we serve consistently report a significantly improved life trajectory. With our support, they are likely to become good employees/taxpayers and good tenants/homeowners in the future.

The Looking Glass McKay Lodge facility is a safe, comforting, state-licensed facility that enables us to provide an essential service. The CDBG funding was a vital part of our ability to provide this program.

Chad Westphal
President and CEO
Looking Glass Community Services

December 10th, 2024

Consolidated Plan Public Hearing Comment,

1. We at Live. Grow. Share. are very grateful for the Business Growth Loan and quite simply wouldn't be in business without it
2. We have served over 300 clients in the last year, providing Mental Health Therapy, Drug and Alcohol Treatment, and various peer services
3. Thank you!

[Ashley Teeters](#) (she/her)

Chief Executive Officer

LIVE. GROW. SHARE.

Recipient of the CDBG Business Growth Loan

541-525-3139

ashleyteeters@livegrowshare.org

"People Helping People"

www.livegrowshare.org

Eugene-Springfield 2025 Consolidated Plan

Executive Summary

The Eugene-Springfield 2025 Consolidated Plan provides an assessment of local housing, homelessness, and community development needs and establishes a five-year strategic plan for use of federal funds received by the Cities of Eugene and Springfield from the U.S. Department of Housing and Urban Development (HUD). The plan was shaped through extensive community engagement and analysis of economic and housing conditions. Completion and adoption of the Consolidated Plan is necessary for the jurisdictions to receive Community Development Block Grant (CDBG), HOME Investment Partnerships Program (HOME), and other HUD funds. Visit www.eugene-or.gov/HUDplans to view the full plan.

Strategic Goals



Increase the supply of affordable rental housing: through land acquisition, development of new rental housing, and operating support for Community Housing Development Organizations.



Rehabilitate existing housing stock: affordable to low-income people; preserve existing rental and ownership housing for low-income people; continue and expand publicly supported rehabilitation and accessibility improvements.



Provide homeownership assistance: for homeownership; assist low-income residents with the first-time purchase of a home.



Support human services system: to address the needs of homeless people, special populations, and other low-income populations; fund capital improvements to facilities owned by non-profits, and job training.



Promote economic development: including employment opportunities through the creation of jobs and business development; provide below-market financing to local businesses creating or retaining jobs, micro-enterprise and workforce training or grants.



Improve low-income neighborhoods: make strategic investments; provide financing for activities that eliminate slums and blight, including acquisition, clearance, rehab and historic preservation and economic development activities, infrastructure development and public facility improvements.

Each of the 2025 Strategic Goals meets the needs of at least one priority community need as identified for five specific populations including low-income renters, low-income homeowners, people experiencing homelessness, special populations with identified needs that are not experiencing homelessness, and unemployed/underemployed people. In addition, a geographic priority need is identified for low-income areas (Eugene only) and areas that meet HUD's definition of slums and blight.

Key Agencies and Responsibilities



City of Eugene: Community Development (CDBG and HOME Administration)



City of Springfield: Community Development (CDBG Administration)

Resource Estimates (subject to change upon receipt of FY26 CDBG/HOME Grant Agreements)

- **Eugene** Community Development Block Grant (CDBG)
 - Annual HUD Entitlement: \$1,448,749
 - Annual Program Income: \$770,000
 - 5-Year Estimated Total: \$11,093,745
- **Springfield** Community Development Block Grant (CDBG)
 - Annual HUD Entitlement: \$534,243
 - Annual Program Income: \$25,466
 - 5-Year Estimated Total: \$2,798,545
- **Eugene-Springfield Consortium** HOME Investment Partnerships
 - Annual HUD Entitlement: \$1,189,581
 - Annual Program Income: \$40,000
 - 5-Year Estimated Total: \$6,147,905

Public Participation Process

The Cities of Eugene and Springfield developed the 2025 Consolidated Plan through a process that included extensive community engagement, stakeholder consultation, and public participation. The plan incorporated feedback from over 500 individuals and 100+ organizations through surveys, interviews, and public meetings. This collaborative process ensured the plan captures the diverse needs of Eugene and Springfield residents for the next five years.



Con Plan Kick-Off at Eugene Housing Open House, June 5, 2024

Community Engagement

The engagement process involved collaboration with key stakeholders, including public housing agencies, non-profits, service providers, business leaders and government entities. Numerous stakeholders expressed support for continued funding for Affordable Housing and human services, emphasizing the critical role of CDBG and HOME grants in addressing local challenges.

Engagement Methods

The engagement utilized a variety of methods to gather community input and feedback. An extended summary is available at www.eugene-or.gov/HUDplans.



Focus Groups and Interviews: Attended by 64 key stakeholders from 42 organizations.



Open Houses: Three events were attended by 450+ community members.



Online Survey: Received 395 responses from stakeholders and community members. Key survey insights:

- *Top housing barriers: High rental costs and limited vacancy*
- *Key needs: Affordable Housing - rental & homeownership, homelessness prevention & transitional housing, health and medical services*



Consolidated Plan Advisory Committee: Comprised of one City Councilor from each jurisdiction (Eugene Councilor Emily Semple and Springfield Councilor Kori Rodley) and two community members from each jurisdiction. The committee held two public hearings. Key public hearing themes include:

- *Increased focus on Affordable Housing supply*
- *Investments in shelter and human services*
- *Support for employment and community development initiatives*



Coordination with Continuum of Care (CoC): The plan resulted from close collaboration with Lane County's Humans Services Division to address homelessness.

Coordination with Homes for Good: The local housing authority provided insight and technical assistance in the creation of the plan to address public housing and community need.

Community Participation Plan

The Community Participation Plan outlines local responsibilities and a structured engagement strategy particularly for marginalized groups. Activities include:

- Broad community outreach requesting community participation and feedback
- Published legal notices in local newspapers
- Review period of draft plans
- Written public comment periods
- Public hearings with advance notice to the public
- Access to meetings when requested: interpreter for hearing impaired, induction loop, reading for sight impaired, foreign language interpreter

Needs Assessment

The Needs Assessment & Market Analysis chapters utilize data sources such as the US Census, the American Community Survey, and HUD's Comprehensive Housing Affordability Strategy, plus local and regional data sets including reports from Lane County and Homes for Good, the Public Housing Authority. The Needs Assessment identifies needs related to housing affordability, special populations, community development and homelessness for Eugene and Springfield.

Housing

Population and Income Trends: From 2017 to 2022, Eugene's population grew by 8%, Springfield's by 2%. Median income increased by 29% in Eugene and 46% in Springfield but did not keep pace with rising housing costs.

Income & Affordability:

- Eugene has 33,465 households (44% of households) earning less than 80% of AMI, while Springfield has 12,700 (50% of households).
- Approximately 70% of renters below 80% AMI are cost-burdened, spending more than 30% of their income on housing.
- Owners also face affordability challenges, with 65% in Eugene and 58% in Springfield spending more than 30% of their income on housing.

Public Housing

Demand for Public Housing: Homes for Good manages 595 public housing units in Lane County. A total of 11,699 applicants responded to a waitlist opening in 2022, 53% of whom were homeless, 71% of the applicants were from Eugene and Springfield, nearly 600 applicants indicated wheelchair accessible unit need.

Needs Identified: Residents need access to housing stability supports, employment training, childcare, and health care services.

Homelessness

Homelessness Trends: The 2024 Point-In-Time Count identified 3,085 homeless individuals, a 9% increase from 2023. Of those, 2,096 were unsheltered, 1,500 were chronically homeless, and 151 were veterans.

Needs Identified: Year-round emergency shelters, services for vulnerable populations, and access to basic resources like food and transportation.

Special Populations

Elderly and Disabled Populations: An estimated 40,023 elderly individuals need accessible housing and services in Eugene and Springfield. Eugene accounts for 76% of the elderly population in both cities. A total of 15% of Eugene's population are people living with disabilities and 19% in Springfield.

Victims of Domestic Violence: A total of 681 homeless domestic violence survivors were identified during the 2024 Point-In-Time Count.

Needs Identified: Accessible housing, mental and behavioral health services, and case management support.

Disproportionately Greater Need

Housing Challenges by Race: Non-White households face disproportionately higher rates of housing problems and cost burden.

Income Inequity: Black/African American households earn 32% less than the median income in Eugene.

Community Development and Non-Housing

Key Areas for Development:

- Infrastructure improvements, workforce development, and support for non-profit service providers.
- Elder care and accessible medical services are critical needs.

Market Analysis

The Market Analysis overview summarizes key Eugene-Springfield housing market trends, housing conditions, facilities and services, barriers to affordable housing, and significant economic characteristics of the region.

Housing Characteristics

Housing Stock:

- Eugene-Springfield has 104,028 housing units
 - 60% single-detached; 35% multi-unit; 5% manufactured homes
- Both cities identify increased multi-unit construction is needed to meet growth

Tenure and Unit Size:

- Eugene: 48% owners, 52% renters
- Springfield: 54% owners, 46% renters
- Owner units: 81% have three- or more bedrooms (EUG-SPR combined)
- Rental units: 39% two-bedroom, 29% three- or more bedroom, 25% one-bedroom (EUG-SPR combined)

Housing Costs:

Rental rates average (2010–2022):

- Eugene: ↑ 61% to \$1,116
- Springfield: ↑ 56% to \$979

Home values average (2010–2022):

↑ 63% in both cities

- Eugene: \$406,000 (ACS 2022)
- Springfield: \$293,200 (ACS 2022)

Cost burden:

- 49% of renters pay > 30% of income on housing (EUG-SPR combined)
- 25% of owners pay > 30% of income on housing (EUG-SPR combined)

Condition of Housing: Over 50% of housing was built before 1980, increasing the risk of deterioration for low/moderate-income households.

- Eugene: 18,535 units at risk of lead-based paint
- Springfield: 8,430 units at risk of lead-based paint

Public Housing

- 382 public housing units in Eugene-Springfield
- 3,306 vouchers, including:
 - 319 for Veterans
 - 181 for people with disabilities
 - 11 for Family Unification
- 4,700+ households on public housing waitlists (May 2024) typical wait times: 1–5 years
- 65% of public housing units are 50+ years old; most others 30+, indicating rehab needs

Homeless Facilities and Services

- 3,085 unhoused people in Lane County (2024 PIT Count);
 - 223 people in alternative shelters (e.g., vehicle camping, sites with shared amenities)
- 1,077 emergency shelter beds in Lane County, most of which are in Eugene (this total does not include the alternative shelters noted above)

Special Populations Facilities and Services

Many agencies in the area offer housing and supportive services to meet the needs of special populations, including people who are elderly or frail elderly; people with mental, physical and/or developmental disabilities; people with substance abuse disorders; victims of domestic violence; youth, youth aging-out of foster care; people with past convictions, veterans; and people living with HIV/AIDS. There are multiple gaps in meeting the housing needs of these populations.

Barriers to Affordable Housing

Barriers in Eugene:

- Land availability
- Access to development capital

- Market feasibility
- Regulatory constraints

Opportunities in Eugene:

- Local housing funds
- Funding for middle-income housing
- Reducing regulatory barriers
- Development-ready land within the Urban Growth Boundary (UGB)

Barriers in Springfield:

- Development fees
- Permitting time and complexity
- Development regulations
- Cost of development
- Land for development

Opportunities in Springfield:

- Regulatory reform
- Pre-approved building plans
- Incentives for housing development
- Acquiring and helping developers acquire land

Community Development and Non-Housing

Wages & Employment

- Over 50% of jobs pay less than the average wage of \$52,596 (2021 Lane County average).
- Job growth expected mostly in lower-wage sectors, such as Leisure and Hospitality (+15%).
- Top employment sectors: Education/Healthcare (29%), Retail (13%), Arts/Entertainment/Accommodations (11%), Manufacturing (10%).

Labor Market

- In July of 2024, unemployment was 4.5%, trending above state/national averages.

Workforce Location

- 37% of workers live outside Eugene-Springfield (up from 29% in 2002). Employers report that the trend is driven by rising housing costs.

Development & Workforce Initiatives

- Major projects: UO Knight Campus, Eugene riverfront/downtown housing initiatives, Springfield Glenwood/downtown initiatives.
- Lane Workforce Partnership and Lane Community College target skill gaps and workforce growth.

Broadband Needs

While nearly all areas in Eugene and Springfield have high-speed broadband access, affordability remains a barrier for low-income households following the expiration of the Affordable Connectivity Program in April 2024. Investments in open-access networks like Eugene's EUGNet and Springfield's Fiber Net-Neighborhoods have improved service options, reduced costs, and boosted competition.

Hazard Mitigation

The 2020 Eugene-Springfield Multi-Jurisdictional Hazard Mitigation Plan, integrated into the 2023-2028 Lane County Plan, highlights increased risks from heat, drought, flooding, and wildfires, which disproportionately affect low-income households. Updated hazard mapping is underway. Economic challenges, housing instability, and lack of insurance are identified vulnerabilities to hazards and disasters.

Conclusion

The Needs Assessment and Market Analysis underscores urgent housing affordability issues, rising homelessness rates, low average wage, and housing and human service gaps for vulnerable populations in Eugene and Springfield. Addressing these challenges will require coordinated efforts, continued community engagement, and targeted investments in housing, human services, and community infrastructure.

Strategic Plan

Priority Community Needs

The priority community needs section identifies housing, homelessness, and community development challenges in Eugene and Springfield based on data analysis and community feedback. It forms the foundation for strategic planning and resource allocation of HUD funds from July 2025 to June 2030.

The Eugene-Springfield priority community needs are:

1. **Renter Needs:** Increased access to affordable rental housing due to rising rents and housing shortages.
2. **Homelessness Needs:** Housing and supportive services to prevent and exit homelessness.
3. **Non-Homeless Special Populations:** Supportive services, Affordable Housing, and employment opportunities.
4. **Owner Needs:** Affordable homeownership and support to maintain ownership.
5. **Employment Opportunities:** Broader range of employment and economic development.
6. **Low-Income Areas & Slums/Blight:** Public facility and infrastructure improvements to combat blight.



Affordable rental housing



Supportive services



Employment and economic development



Homeless supportive services

Strategic Goals & Projected Outcomes

The Strategic Goals were developed to address the identified priority community needs. Eugene's section of the Strategic Plan includes goals for the use of HOME funds for both Cities, as well as CDBG funds within Eugene. Springfield's section of the Strategic Plan includes goals for the use of CDBG funds within Springfield.



EUGENE — SPRINGFIELD
2025 CONSOLIDATED PLAN
 FOR HOUSING & COMMUNITY DEVELOPMENT

Affordable Housing Strategies

Strategic Goal	Priority Needs Addressed	Possible Examples	Projected Outcomes			
			Description	HOME Consortium	Eugene CDBG	Springfield CDBG
Increase the supply of affordable housing	Renters, Homeless, Non-Homeless Special Populations	Land acquisition, development of new rental housing, and operating support for Community Housing Development Organizations (CHDO)	Number of rental units constructed or acquired (HOME)	250		
			Number of CHDOs assisted (HOME)	15		
			Number of housing units created for people exiting homelessness (HOME)	50		
			Number of sites acquired for future Affordable Housing development		1	1
Rehabilitate existing housing stock	Renters, Owners, Homeless, Non-Homeless Special Populations	Preserve existing rental and ownership housing for low-income persons	Number of Affordable Housing rental units rehabilitated		250	4
			Number of low-income home owner units rehabilitated		75	300
Provide homeownership assistance	Owners	Assist low-income residents with the first-time purchase of a home	Number of low-income, first-time homebuyers assisted		5	20

Community Development Strategies

Strategic Goals	Priority Needs Addressed	Possible Examples	Projected Outcomes			
			Description	HOME Consortium	Eugene CDBG	Springfield CDBG
Support human services system	Homeless, Non-Homeless Special Populations	Address the needs of homeless persons, special populations, and other low-income populations; Fund capital improvements to facilities owned by non-profits, and job training.	Number of persons assisted with human service activities		60,000	30,000
			Number of public facilities improved		1	
			Number of persons assisted with public facility improvements		2,000	
			Number of transitional or emergency homeless beds added or maintained		5	
Promote economic development	Employment Opportunities, Homeless	Creation of jobs and business development; Provide below-market financing to local businesses creating or retaining jobs; micro-enterprise and workforce training or grants.	Number of jobs created or retained		50	
			Number of businesses assisted		20	
			Number of microenterprise business trainees		50	2
Improve low-income neighborhoods	Renter, Owner, Homeless, Non-Homeless Special Populations, Employment Opportunities, Low-Income Areas/Areas of Slums and Blight	Provide financing for activities that eliminate slums and blight, including acquisition, clearance, rehab and historic preservation and economic development activities, infrastructure development and public facility improvements.	Number of projects completed		1	1
			Number of persons assisted with public facility improvements		1,000	



CITY OF EUGENE
 Community Development
 99 West 10th Ave. • Eugene, OR 97401
eugene-or.gov/hudconplan2025



CITY OF SPRINGFIELD
 Development and Public Works
 225 5th St. • Springfield, OR 97477
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EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session and Possible Action: Eugene-Springfield 2025 HUD Annual Action Plan for Affordable Housing and Community Development

Meeting Date: April 28, 2025
Department: Planning & Development
www.eugene-or.gov

Agenda Item Number: 1B
Staff Contact: Genevieve Middleton
Contact Telephone Number: 541-682-5785

ISSUE STATEMENT

Council is asked to consider approval of the Eugene-Springfield 2025 Annual Action Plan proposed activities for Affordable Housing, human services, and job creation investments (See Attachment A.) The proposed use of funds must support strategies identified in the Eugene-Springfield 2025 Consolidated Plan. (See Attachment B.) The Annual Action Plan allocates funds received through two Federal programs administered by the U.S. Department of Housing and Urban Development (HUD): Community Development Block Grant (CDBG) program and HOME Investment Partnerships Program (HOME).

BACKGROUND

Each spring, Council approves an Annual Action Plan in order for the City to receive federal CDBG and HOME funds for the next fiscal year. The 2025 Annual Action Plan begins on July 1, 2025, and ends on June 30, 2026. (HUD'S Program Year 2025 is City Fiscal Year 2026.) The plan is typically due to HUD by May 15 each year. A graphic illustration with proposed activities for the 2025 Annual Action Plan (Attachment A) provides a summary of the strategies and recommended allocation.

The uses of HUD funding in the Annual Action Plan must align with the local community needs and strategic plan described in the Eugene-Springfield Consolidated Plan that covers a five-year period. Attachment B provides additional information regarding the priority needs and strategies that are identified in the 2025 Consolidated Plan.

2025 Consolidated Plan

The Eugene-Springfield 2025 Consolidated Plan was developed through an extensive process that included significant data analysis, community consultation and a work session with Council. Council will consider adoption of the 2025 Consolidated Plan at the April 28, 2025 Council work session. Priority needs in the Consolidated Plan identify five specific populations including low-income renters, low-income homeowners, people experiencing homelessness, special populations that are not experiencing homelessness, and unemployed/underemployed persons. In addition, a priority need was identified for low-income areas that meet HUD's definition of slums and blight.

April 28, 2025 Work Session – Item 1B

The Consolidated Plan identifies specific Affordable Housing and community development strategies to address the Priority Needs. Affordable Housing strategies include: 1) Increase the supply of Affordable Housing, 2) Rehabilitate existing housing stock affordable, and 3) Provide homeownership assistance; Community development strategies include: 1) Support a human services system; 2) Promote economic development, and 3) Improve low-income neighborhoods.

2025 Allocation Process

Staff conducted extensive community outreach on proposed HOME and CDBG funding, including distributing information in English and Spanish throughout the community, through email announcements to multiple interested parties, posting on the City's website and social media accounts, and announcements on the Here in the City Spanish broadcast.

Staff worked with the Eugene-Springfield HOME Consortium Governing Board to develop the proposed HOME allocation for Affordable Housing. Public hearings were held for the proposed funding for HOME and CDBG activities after draft allocations were published in *The Register-Guard* in English and Spanish. No public testimony was received during either public hearing. During the 30-day public comment period, three comments were received on the proposed HOME Allocation, encouraging the maximum use of funds to support Affordable Housing development. Two comments were received regarding the proposed CDBG Allocation, including one that suggested prioritizing increasing Affordable Housing and supporting the needs of homeless persons, while the second comment did not include feedback on the draft allocation. On March 11, 2025, the HOME Consortium Governing Board approved the HOME allocation focused on Affordable Housing development. Attachment C includes a list of HOME Consortium Governing Board members.

Progress Towards Consolidated Plan

Outcomes of the activities identified in Annual Action Plans are monitored and reported annually to HUD in the Consolidated Annual Performance and Evaluation Report (CAPER). The CAPER includes overall progress towards meeting goals estimated in the 2020 Consolidated Plan. The Eugene-Springfield 2023/2024 CAPER Summary (which covers FY24 - July 1, 2023, to June 30, 2024) is provided in Attachment D.

RELATED CITY POLICIES

[Housing Implementation Pipeline \(HIP\)](#) – The HIP 5-year goals that are aligned with the strategic goals of the proposed 2025 Consolidated Plan include: creation of Affordable Housing units, preservation of Affordable Housing units, purchase of landbank sites for future Affordable Housing, support of people experiencing homelessness, and support of the homeless services system.

City of Eugene [Strategic Plan 2023-2026](#) – The proposed 2025 Consolidated Plan aligns with the Urgent Community Needs areas of the City's strategic plan: Stabilize the cost of housing, Improve support for local businesses and the business environment, Advance efforts that will increase wages and create new jobs, and Mitigate the impacts of homelessness on unhoused individuals and the community.

PREVIOUS COUNCIL DIRECTION

[April 27, 2020, Work Session](#)

Councilor Semple, seconded by Councilor Yeh, moved to adopt Resolution No. 5294, a Resolution Approving the Eugene-Springfield 2020 Consolidated Plan.

Passed 8:0

[January 24, 2022, Work Session](#)

Councilor Syrett, seconded by Councilor Keating, moved to approve the Housing Implementation Pipeline (HIP).

Passed 6:0 (Councilors Evans and Groves absent).

COUNCIL OPTIONS

1. Approve the Eugene-Springfield 2025 Annual Action Plan summary for use of Federal Community Development Block Grant provided in Attachment A.
2. Modify or amend the Eugene-Springfield 2025 Annual Action Plan.

CITY MANAGER'S RECOMMENDATION

The City Manager recommends option 1.

SUGGESTED MOTION

Move to approve the Eugene-Springfield 2025 Annual Action Plan summary for use of Federal Community Development Block Grant provided in Attachment A.

ATTACHMENTS

- A. 2025 HOME and CDBG Proposed Activities
- B. 2025 Consolidated Plan Priority Needs and Strategies Tables
- C. Eugene-Springfield HOME Governing Board Members
- D. 2023/2024 Consolidated Annual Performance Evaluation Report (CAPER) Summary

FOR MORE INFORMATION

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2025 Annual Action Plan

For the Use of Federal HUD Funds

The Eugene-Springfield Consolidated Plan is proposing to use **HOME Investment Partnerships Program (HOME)** and **Community Development Block Grant (CDBG)** funds to support housing and community development efforts to benefit low-income individuals and households in our community. The funding period is July 1, 2025 – June 30, 2026. This is the first Annual Action Plan of the five-year 2025 Eugene-Springfield Consolidated Plan.

- **HOME Public Comment Period:**
February 17–March 18, 2025
- HOME Public Hearing:
March 11, 2025
- **CDBG Public Comment Period:**
February 28–March 29, 2025
- CDBG Public Hearing:
March 21, 2025

Public Hearings & Comment at:
www.eugene-or.gov/hudplans

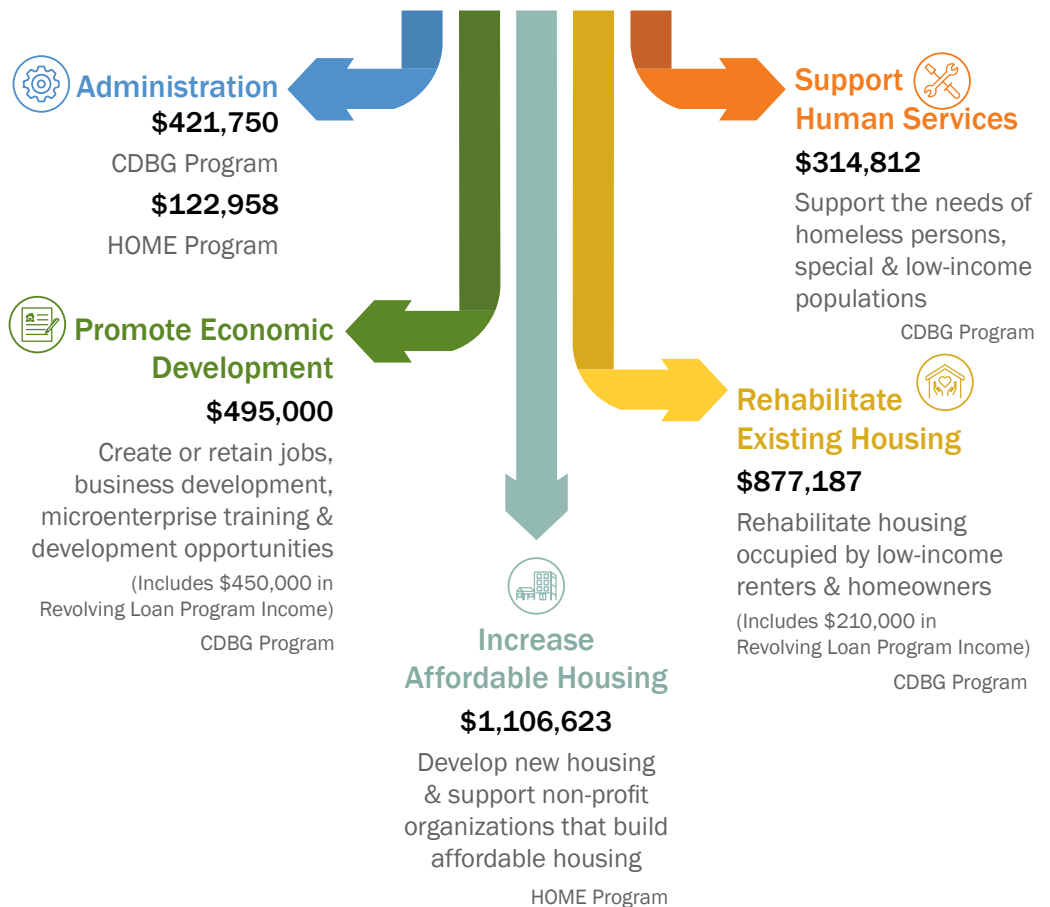


2025 HOME & CDBG Proposed Activities

www.eugene-or.gov/hudplans

Proposed Activities

Total Estimated | HOME Budget: \$1,229,581 | CDBG Budget: \$2,108,749





EUGENE – SPRINGFIELD
2025 CONSOLIDATED PLAN
 FOR HOUSING & COMMUNITY DEVELOPMENT

Affordable Housing Strategies

Strategic Goal	Priority Needs Addressed	Possible Examples	Projected Outcomes			
			Description	HOME Consortium	Eugene CDBG	Springfield CDBG
Increase the supply of affordable housing	Renters, Homeless, Non-Homeless Special Populations	Land acquisition, development of new rental housing, and operating support for Community Housing Development Organizations (CHDO)	Number of rental units constructed or acquired (HOME)	250		
			Number of CHDOs assisted (HOME)	15		
			Number of housing units created for people exiting homelessness (HOME)	50		
			Number of sites acquired for future Affordable Housing development		1	
Rehabilitate existing housing stock	Renters, Owners, Homeless, Non-Homeless Special Populations	Preserve existing rental and ownership housing for low-income persons	Number of Affordable Housing rental units rehabilitated		250	4
			Number of low-income home owner units rehabilitated		75	300
Provide homeownership assistance	Owners	Assist low-income residents with the first-time purchase of a home	Number of low-income, first-time homebuyers assisted			20

Community Development Strategies

Strategic Goals	Priority Needs Addressed	Possible Examples	Projected Outcomes			
			Description	HOME Consortium	Eugene CDBG	Springfield CDBG
Support human services system	Homeless, Non-Homeless Special Populations	Address the needs of homeless persons, special populations, and other low-income populations; Fund capital improvements to facilities owned by non-profits, and job training.	Number of persons assisted with human service activities		60,000	30,000
			Number of public facilities improved		1	
			Number of persons assisted with public facility improvements		2,000	
			Number of transitional or emergency homeless beds added or maintained		5	
Promote economic development	Employment Opportunities, Homeless	Creation of jobs and business development; Provide below-market financing to local businesses creating or retaining jobs; micro-enterprise and workforce training or grants.	Number of jobs created or retained		50	
			Number of businesses assisted		20	
			Number of microenterprise business trainees		50	
Improve low-income neighborhoods	Renter, Owner, Homeless, Non-Homeless Special Populations, Employment Opportunities, Low-Income Areas/Areas of Slums and Blight	Provide financing for activities that eliminate slums and blight, including acquisition, clearance, rehab and historic preservation and economic development activities, infrastructure development and public facility improvements.	Number of projects completed		1	
			Number of persons assisted with public facility improvements		1,000	



CITY OF EUGENE
 Community Development
 99 West 10th Ave. · Eugene, OR 97401
eugene-or.gov/hudconplan2025



CITY OF SPRINGFIELD
 Development and Public Works
 225 5th St. · Springfield, OR 97477
eugene-or.gov/hudconplan2025

Eugene-Springfield HOME Consortium Governing Board Membership

Eugene-Springfield HOME Consortium Governing Board

Mayor Kaarin Knudson, Eugene

Councilor Eliza Kashinsky, Eugene

Mayor Sean VanGordon, Springfield

Councilor Kori Rodley, Springfield

Eugene–Springfield 2024 Consolidated Annual Performance & Evaluation Report

EXECUTIVE SUMMARY



ANNUAL REPORT of Housing and Community Development Accomplishments



CITY OF EUGENE
eugene-or.gov/hudconplan



CITY OF SPRINGFIELD
springfield-or.gov

Eugene-Springfield 2023/2024 Consolidated Annual Performance and Evaluation Report Executive Summary

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, 2023, and June 30, 2024 (Federal Program Year 2023 and City Fiscal Year 2024). It is the fourth of five annual reports describing Eugene's and Springfield's progress toward housing and community development objectives identified in the 2020 Eugene-Springfield Consolidated Plan and Annual 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.

In March 2020, the federal CARES Act (Coronavirus Aid, Relief, and Economic Security Act) included a special allocation of CDBG funding to help local communities respond to the impacts of coronavirus. This CDBG-CV (CDBG-Coronavirus) funding was received by Eugene and Springfield in previous reporting periods. The related accomplishments are included below within each corresponding strategy.

The 2023 / 2024 CAPER evaluates the progress towards achieving the goals and strategies established in the 2020 Consolidated Plan and Annual Action Plans to address the affordable housing, human services, and employment needs of low- and moderate-income households in our community. A table from the 2020 Consolidated Plan that identifies the adopted Priority Needs, Affordable Housing Strategies, and Community Development Strategies is provided as Exhibit A. Specific measures of progress and numeric five-year goals were established for each strategy. Exhibits B and C report the progress Eugene and Springfield respectively made towards the five-year goals of this Consolidated Plan, July 1, 2020, through June 30, 2025. The following document summarizes progress under each of the identified strategies. Electronic copies of the 2020 Eugene-Springfield Consolidated Plan, Annual Action Plans, and CAPERs are all available online at <http://eugene-or.gov/hudconplan>.

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Affordable Housing

The Eugene-Springfield Consolidated Plan identified five 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; 4) Provide rental assistance for housing stability and homelessness prevention, and 5) Remove barriers to affordable and supportive housing. Both jurisdictions have made significant progress toward their Affordable Housing Strategies using a combination of CDBG and HOME funds. Work undertaken in FY 2024 to accomplish each funded 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

Polk 2.0 - DevNW used HOME funds to construct a two-story 12-unit development in the Whiteaker neighborhood. The building provides PSH and rental housing for young adults entering independence from foster care and young adults experiencing homelessness or at risk of homelessness. The building includes common areas, on-site services and an on-site manager apartment. The development was completed in the fiscal year but had not leased up. (Eugene)



Polk 2.0, Eugene, Steve Smith Photography

Ollie Court – Homes for Good Housing Agency (the public housing authority) just started construction and includes 80 affordable rental units and an on-site Early Learning Center in the Jefferson Westside neighborhood. Two four-story buildings will include one, two and three-bedroom apartments, common area, and one on-site manager unit, and will serve very low-income households. All units will use Project Based Vouchers rental assistance. The development will include on-site supportive services.



PIVOT

OLLIE COURT // EARLY LEARNING ENTRY - SOUTHEAST CORNER



Local Housing Subsidies – The Cities of Eugene and Springfield utilize additional local resources to support affordable housing outside of HOME and CDBG. Specifically, the State of Oregon enables local governments to provide property tax exemptions for affordable rental housing and limited equity cooperatives serving households earning 60% of the Area Median Income (AMI) or below. In FY 2024, the Eugene City Council approved three Low Income Rental Housing Property Tax Exemptions (LIRHPTE) that will contribute to the creation and preservation of 285 affordable housing units in Eugene for the next 20 years.

The State of Oregon also 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 and other City fees for qualifying developments. Four future affordable housing developments were awarded more than \$1.2 million in City Fee Assistance and SDC Exemptions in FY 2024 to support the creation of 156 homes for lower-income households in Eugene.



Rendering of Rosa Village by SquareOne Villages, Eugene

The State of Oregon enables local governments to adopt a local construction excise tax as a dedicated source for housing resources, which Eugene did in 2019. In FY 2024 the trust fund provided direct rental assistance to low-income renters and awarded over \$1 million to two affordable housing development projects in Eugene to support creation of 88 units of housing affordable to households earning up to 60% AMI. Peace Village, the 70-unit cooperative homeownership development by SquareOne Villages, and Williams Place, a 10-unit development to transition veterans out of homelessness by St. Vincent de Paul were funded with previous years' trust funds and were completed and opened this fiscal year.

In FY 2023, the Springfield City Council approved a temporary program through December 2025 to waive System Development Charges (SDCs) for housing that is sold affordably to low-income homebuyers. To date, 10 housing units have received SDC waivers under this program. Springfield also continues to waive SDCs for Accessory Dwelling Units (ADUs) through June 2027. In FY 2024, 12 ADUs were permitted in Springfield.

Acquire Land for Future Affordable Housing Development

Eugene used CDBG funds to acquire a vacant building in downtown Eugene, formerly used by Lane Community College. The property will be used for mixed-income housing, with at least 51% of the units or a total of 68 units being designated affordable to households earning 80% of Area Median Income. The City offered the property to developers through a competitive RFP process and entered into a development agreement in FY 2023 for the construction of a 129-unit mixed-income, mixed-use housing project at the site. Construction updates will be reported next year. Both Eugene and Springfield are currently identifying publicly- and privately-owned



Rendering of acquired land proposed mixed income/mixed-use project, Eugene



property for residential development and are working to acquire land for larger and smaller multi-family development. Eugene anticipates acquiring land with CDBG funds in FY 2024.

In FY 2023, Springfield received \$1.5 million in state American Rescue Plan Act (ARPA) funds to also acquire land for affordable housing. In February 2024, Springfield purchased a 1.1-acre vacant lot near downtown for the purposes of developing income-qualified housing. That property will be paired with HOME funds and will be made available in Fall 2024 through the Consortium's HOME Request for Proposals. The approximately \$900,000 in one-time funding remaining is now available through an application process to qualified applicants to purchase land in Springfield suited for the development of income-qualified housing. Funds will be awarded as a forgivable loan, forgivable upon completion of a 20-year affordability period. Property purchased with these funds may be used for the development of income-qualified rental or homeownership housing to serve households with low-incomes.

In August of 2023, Springfield took ownership from Lane County of two tax-foreclosed properties to be developed for income-qualified affordable housing, with an affordability period of 20 years. Springfield plans to make these properties available in FY2025 through competitive Requests for Proposals.

Provide Operating Support for Community Housing Development Organizations (CHDO)

Eugene-Springfield HOME Consortium allocated \$75,179 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, St. Vincent de Paul, and DevNW.



Rehabilitate Existing Housing Stock Affordable to Low-Income Persons

Eugene and Springfield made progress towards homeowner and rental housing rehabilitation goals.

Eugene Housing Revolving Loan Fund

The revolving loan fund provides low-interest loans and grants to low- or moderate-income homeowners and rental properties for emergency repairs and accessibility improvements. These funds help ensure safe, accessible, and affordable homes for people with disabilities, low-income families, individuals, youth, seniors, and others with special needs. 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.



Ross Lane Apartments, Phase 2 – In FY 2024 St. Vincent de Paul started and completed rehabilitation work that included replacement of gutters and downspouts, fascia, and trash enclosures, along with a full exterior painting and landscaping improvements. The 36 apartments are affordable units of various sizes to families, seniors, and persons with disabilities at or below 50% of area median income. Some of the units are set aside for families coming out of homelessness (known as transitional housing).



Ross Lane Apartments, Eugene

Homeowner Rehabilitation Activity

Eugene Home Repair Program – A total of seven households received assistance through the Home Repair Program. Of these projects, six homes were occupied by people with disabilities and six homes were occupied by elderly persons.

The program provides up to \$10,000 every three years to low and moderate-income property owners to correct conditions that create a threat to the health and safety of the occupants such as roofing, electrical, HVAC, plumbing repairs, security concerns, water damaged siding, walls and ceilings, and accessibility improvements such as installation of ramps, modification to doorways, installation of grab bars, handrails and stobe light smoke alarm.

Springfield Home Repair Program – A total of 76 households received assistance through Springfield's home repair program in FY 2024. Of these, 60 homes are occupied by homeowners who are elderly, and 51 homes are occupied by female heads of household. The Springfield Home Repair program provides up to \$10,000 every five years to very low-income property owners to correct conditions that create a threat to the health and safety of the occupants. Repairs include electrical, plumbing, and heating systems, roofing repairs, home security measures, and accessibility improvements.

Provide Down Payment Assistance for Homeownership

Both Eugene and Springfield have identified the Down Payment Assistance program as a strategy for supporting low-income residents.

Eugene Homebuyer Assistance Program – Eugene did not allocate funds during the reporting period.

Springfield Home Ownership Program – With a renewed program in FY 2023, down-payment assistance, in addition to closing costs, was available to low-income homebuyers through 0% interest deferred loans up to \$25,000. Springfield is working in collaboration with DevNW to help administer the program and connect with interested applicants. In FY 2024, four families in Springfield received homeownership assistance loans of \$25,000 each to help them purchase a home in Springfield. Springfield City Council has continued to fund this program in FY25.



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) held eight meetings, continued intergovernmental housing communications, and focused conversations on renter protections and relocation assistance recommendations for Eugene City Council. HPB members discussed and voted on recommendations for relocation assistance triggers, payment amount, and exemptions for scenarios in which a landlord could trigger relocation assistance but would not be required to pay the tenant. HPB continued to advocate for state and local policy changes to remove barriers to affordable housing and housing choice. The recommendations received public comment and a public hearing and were approved with modifications by City Council in July 2023.

Fair Housing

Eugene Fair Housing – Eugene engaged in fair housing work in collaboration with the Fair Housing Council of Oregon (FHCO). The fair housing hotline continued to be a useful resource for community members and service providers. FHCO provided fair housing advocacy and conducted investigations.

Four fair housing trainings and tabling at a community open house focused on housing and urban growth were provided in Eugene to renters, service providers, housing advocates, affordable housing providers, planning commissioners, elected officials, landlords, and property managers reaching over 500 people.



Community Open House on Housing and Urban Growth, Eugene

Springfield Fair Housing – As part of the development of the 2020 Consolidated Planning process, Springfield developed an Analysis of Impediments to Fair Housing Choice, analyzing local data, consulting with public and private agencies and engaging with community members. The Analysis identifies barriers to fair housing that may exist in the City and helps inform potential future programs and partnerships. The City has also created educational fair housing documents for residents and landlords which are currently available on the City's website.

Springfield CDBG-CV Funds

Springfield allocated CDBG-CV funds to the Springfield Eugene Tenants Association (SETA) in support of expanding the availability of the SETA Tenant Hotline. The Tenant Hotline is operated free-of-charge to all current or potential renters and is used to answer tenants' questions related to their tenancies, housing discrimination, housing availability and resources, or other tenants' rights concerns. In calendar year 2023, SETA's hotline received 297 calls from Springfield residents, including calls related to rent assistance, habitability/repairs, and resource navigation. Of those callers, 60 identified as having a disability, 38 were families with children, 27 were seniors (aged 55+), and 27 were receiving housing assistance.



Community Development

Eugene and Springfield 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 to manage three human service capital facilities projects.

Human Service Operations

Eugene Human Services - Eugene provided \$350,428 in CDBG funds, in collaboration with the Lane County Human Services to fund core human services at the following non-profit agencies: Food for Lane County, The Relief Nursery, Catholic Community Services, and St. Vincent de Paul. In total, 16,414 low and very low-income persons were served, including 6,622 individuals with disabilities and 4,622 female head of households.

Eugene CDBG-CV Funds - In response to COVID-19, Eugene utilized CDBG-CV funds in collaboration with Lane County Human Services to help address the needs of individuals experiencing homelessness. Community Supported Shelters received funding to provide strategic, targeted outreach services to homeless individuals living in alternative shelter. The goal was to secure permanent housing as quickly as possible. The program served 229 homeless individuals. Of those, 84% of people served reported having a disability and 30% were female head of households.



Meal service at Food for Lane County's Dining Room, Eugene

Springfield Human Services - Springfield provided CDBG funds, in collaboration with the Lane County Human Services Commission, to fund core human services at the following non-profit agencies: Food for Lane County, The Relief Nursery, and Catholic Community Services, including the Access Center as well as OASIS day shelter for homeless families with children. In total across these agencies, 6,880 low- and very low-income persons in Springfield were served, including 1,560 individuals with disabilities and 1,728 female heads of household.

Service Provider Facility Improvement Program

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



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, benefitting 8,940 people. 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 Community Center facility is also utilized by other community agencies.

During FY 2024, the kitchen was expanded to include a new walk-in freezer/refrigerator. Other new components for the kitchen included a water heater and vent trap. Work completed in FY 2024.



Whiteaker Head Start Community Center, Eugene

McKay Lodge (PEER Shelter) – In FY 2023, phase two of the project, which included a kitchen renovation, was completed. In addition, Looking Glass decided that McKay Lodge, now known as PEER Shelter, will house a new program in the facility to provide a homeless shelter for youth, age 16-24, who need support with being unhoused or otherwise in crisis, including addiction challenges. The program opened in October 2023 and 275 individuals benefited from this program in FY 2024.



Looking Glass McKay Lodge, Kitchen remodel, Eugene

Springfield Capital Facilities – Through a 2023 substantial amendment, Springfield City Council reallocated a portion of the CDBG funds to support Relief Nursery's purchase of land to expand their existing facility. It is anticipated that Relief Nursery will buy land in FY 2025 and build a new childcare center and preschool to meet their growing demand for services.

Through a 2024 substantial amendment, Springfield City Council also reallocated prior year CDBG funds to support Plaza de Nuestra Comunidad's rehabilitation of their recently purchased wellness center in Springfield. That center is expected to open to the public in Spring 2025.

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

Eugene Business Growth Loan

Eugene continued to operate its Business Growth Loan program and provided four loans totaling \$482,500, which are expected to create 14 jobs, to the following local businesses: Live. Grow. Share, LLC., a peer run behavioral health organization, Threadbare on Demand, LLC., offers commercial embroidery, digital print, on demand services, Oakshire Inc., a small batch brewing company, and AS Crepes, LLC (DBA T-swirl crepe), a Japanese crepe establishment. In addition, five jobs were created or retained from previously funded Business Growth Loans.



Microenterprise Business Assistance

In FY 2024, Eugene piloted a microenterprise assistance program to support the growth and stability of new licensed in-home childcare providers. In partnership with Lane Small Business Development Center/Quality Care Connections Early Childcare Business Accelerator Program, funds were used to award \$5,000 grants to graduates of the Early Childcare Accelerator Program through their program. Classes gave childcare providers the tools they needed to run a successful in-home childcare business. Classes were taught in English and Spanish. Upon completion of the course, CDBG funds were granted to these new businesses to cover costs related to running their business. Fourteen microenterprise businesses received this support.



Microenterprise grant recipient, Eugene

Microenterprise Training

The City of Eugene continued to support Business classes provided by Plaza de Nuestra Comunidad (formerly known as Centro Latino Americano) with previously allocated CDBG-CV funds. Plaza de Nuestra Comunidad offers services to Lane County's Spanish-speaking community, and the program trains current and prospective Eugene business owners in financial, marketing, and accounting principles needed to open or operate micro-businesses more efficiently. In total, 21 individuals successfully completed the course.

Springfield Microenterprise Business Support – Through a 2024 substantial amendment, Springfield City Council reallocated prior year CDBG funds toward supporting new microenterprise businesses in Springfield. This program is a collaboration with Lane Community College (LCC)'s Early Child Care Business Accelerator Program and would provide start-up funding for new microenterprise businesses graduating from LCC's business training and support program for new and expanding in-home childcare businesses in Springfield. This funding is anticipated to support 8 businesses in Springfield in FY 2025.





EUGENE • SPRINGFIELD

2020 CONSOLIDATED PLAN
 for Housing & Community Development

Exhibit A: Priority Needs

Priority Need	Explanation	Comments
Renters Low- and very low-income people need increased access to quality affordable rental housing as well as rental assistance	<ul style="list-style-type: none"> About three quarters of moderate- and low-income renters spend more than 30% of their income on housing costs (Eugene – 79%, Springfield – 74%) The majority of low-income renters spend more than 50% of their income on housing costs (Eugene – 68%, Springfield – 57%) 	<ul style="list-style-type: none"> Between 2010 and 2019, the median rental rate rose to \$1,373 in Eugene (47% increase) and \$1,181 in Springfield (58% increase) Significant increase in need from 2013 to 2017; <ul style="list-style-type: none"> Many more moderate-income households spend more than 30% on housing Many more low- and very income households spend more than 50% on housing
Homeowners Low- and very low-income people need increased access to affordable homeownership opportunities and support to remain homeowners	<ul style="list-style-type: none"> A significant majority of low-income owners experience over-crowding, substandard housing, or a housing cost burden (Eugene – 78%, Springfield – 59%) A significant majority of moderate- and low-income owners spend more than 30% of their income on housing costs (Eugene – 66%, Springfield – 57%) A large percentage of low-income owners spend more than 50% of their income on housing costs (Eugene – 59%, Springfield – 39%) 	<ul style="list-style-type: none"> Low-income households spending more than 30% of income housing have increased in Eugene but remains steady in Springfield Low-income households spending more than 50% of income housing have increased in both Eugene and Springfield



EUGENE • SPRINGFIELD

2020 CONSOLIDATED PLAN for Housing & Community Development

Priority Need	Explanation	Comments
People experiencing Homelessness People need access to housing and supportive services to prevent them from becoming homeless and to leave homelessness	<ul style="list-style-type: none"> A total of 2,165 homeless individuals were served in FY 2019 by agencies funded by Lane County The three public school districts in Eugene and Springfield report 1,629 homeless youth during 2019 (includes students who are staying with friends or family) The definition of homeless for purposes of this Plan includes people who are “doubled-up” Shortage of year-round low-barrier emergency shelter beds, especially for single individuals and victims of Domestic Violence Lack of diversion and rapid exit services for those exiting Permanent Housing 	<ul style="list-style-type: none"> Majority of the homeless population in Eugene (73%) and Springfield (88%) are experiencing unsheltered homelessness <ul style="list-style-type: none"> Shortage of low-barrier year-round emergency shelter and shelter beds in Eugene and Springfield In 2017, one in four persons exiting permanent housing in Lane County returned to homelessness There are no youth-specific resources for transition-age youth (18-24) Due to low rental vacancy (3.6% in Eugene and 3.4% in Springfield) and even lower affordable unit rental vacancy, the Lane County Continuum of Care struggles with voucher or tenant-based programs
Non-Homeless Special Needs Populations Special needs populations need additional support as it relates to affordable housing, human services, and employment opportunities	<ul style="list-style-type: none"> People with special needs including families with children, seniors, ex-offenders, people with HIV/AIDS, victims of domestic violence, people with drug and alcohol addictions, people who are evicted or foreclosed, people with physical and mental disabilities, veterans, youth, and youth aging out of foster care 	<ul style="list-style-type: none"> There were 32,438 elderly (over the age of 65) and 3,310 frail elderly (that need assistance with daily living) in Eugene-Springfield (2017 ACS) The disability rate is 13.5 percent in Eugene and 18.6 percent in Springfield Physical disabilities can include hearing, vision, cognitive, ambulatory, self-care or independent living difficulties In the Community Survey, respondents identified <i>mental health and addiction services</i> and <i>housing services</i> as the greatest social service needs. Respondents also identified <i>assist human service agencies with facilities acquisition or improvements</i> as the most needed Community Development Need



EUGENE • SPRINGFIELD

2020 CONSOLIDATED PLAN for Housing & Community Development

<p>Employment Opportunities People who have low incomes, are unemployed or underemployed need a broader range of employment opportunities, including self-employment</p>	<ul style="list-style-type: none"> • Job growth and low unemployment rates has not yielded better wages for many younger residents and workers lacking necessary skills • The new workforce of youth 16-24 years old accounts for 38% of the workforce • Current low unemployment rates and retirements in workforce has created demand for skilled workers in some industries 	<ul style="list-style-type: none"> • The United Way ALICE report found that 58% of all jobs in Oregon are low-wage (less than \$20/hour), with contract positions (non-benefited) increasing, a factor in job and housing insecurity • There is a need to increase high-wage and living wage career employment opportunities for youth • Lower wages are exacerbating housing affordability for some workers
<p>Low-Income Areas & Areas of Slums and Blight Geographic areas that meet federal criteria as areas of slums and blight or as low-income areas and need additional support for rehabilitation and public improvements</p>	<ul style="list-style-type: none"> • There are several areas in this community that are or could meet the HUD requirement for an area of slums and blight which would allow different uses of CDBG funds. These areas could benefit from increased investments in the area • There are several areas of this community that are characterized by 51% or more low- to moderate-income residents, which can benefit from increased investments in this area 	<ul style="list-style-type: none"> • Need to support low- and moderate- income neighborhoods through public improvements such as infrastructure and public facilities • Low-Income Areas have been mapped for both jurisdictions • Support currently designated slum/blight areas



Exhibit B: Affordable Housing Strategy and Five-Year Goals

HOME and Eugene CDBG Accomplishments: July 1, 2020 - June 30, 2024

Strategy/Goal	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 (HOME and CDBG)	Renters, Homeowners, Homeless, Special Populations	Land Acquisition. Development of new rental housing. Operating Support for Community Housing Development Organizations.	Number of housing units constructed, reconstructed, acquired or preserved	400	5	266
			Number of CHDOs assisted	3		3
			Housing for homeless added	100		108
			Number of sites acquired		2	-
Rehabilitate existing housing stock affordable to low-income persons (CDBG)	Renters, Homeless, Special Populations, Low-Income Areas, Homeowners	Continue and expand publicly supported rehabilitation and accessibility improvements.	Number of rental units rehabilitated		350	356
			Number of homeowner units rehabilitated		150	55
Provide down payment assistance for homeownership (CDBG)	Homeowners	Assist low-income residents with the first-time purchase of a home.	Households assisted with direct assistance to home buyers		20	-
Provide rental assistance for housing stability and homelessness prevention (HOME)	Renters	Assist low-income residents to remain in stable housing.	Households provided rental assistance	20		-
Remove barriers to affordable and supportive housing (CDBG)	Renters, Homeowners, Homeless, Low - Income Area Non-Homeless Special Needs	Support programs that assure housing opportunities are provided without discrimination. Support Housing Policy Board. Update Fair Housing Plan.	Maintain Housing Policy board		✓	✓
			Number of fair housing events		20	21
			Maintain fair housing services		✓	✓
			Update Fair Housing Plan		✓	-

2023/2024 Eugene-Springfield Consolidated Annual Performance and Evaluation Report



Community Development Strategy and Five-Year Goals
HOME and Eugene CDBG Accomplishments: July 1, 2020 - June 30, 2024

Strategy	Priority Needs Addressed	Possible Examples	Measurements	Eugene CDBG 5-Year Goals	Eugene CDBG Progress Completed
Support a human services delivery system to address the needs of homeless persons, special populations, and other low-income populations (CDBG)	Homeless, Special Populations	Fund capital improvements to facilities owned by non-profits. Fund non-profit services through the Human Services Commission. Fund job training. Fund housing stability counseling and assistance.	Persons assisted with public facility activities	20,000	14,586
			Persons assisted with public service activities	100,000	58,145
			Number of public facilities improved	5	4
			Number of transitional or emergency beds added	20	59
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	150	59
			Businesses assisted	25	38
			Micro business trainees	150	78
Make strategic investments to improve low-income neighborhoods and other areas of slums and blight (CDBG)	Renters, Owners, Homeless, Special Populations, Low-Income Areas and Slums & Blight, Employment Opportunities	Provide financing for activities which eliminate slums and blight, including acquisition, clearance, rehab and historic preservation and economic development activities, infrastructure and public facility improvements.	Businesses assisted with façade treatment or building rehab		
			Number of projects completed		
			Persons assisted with public improvement activity	5,000	-



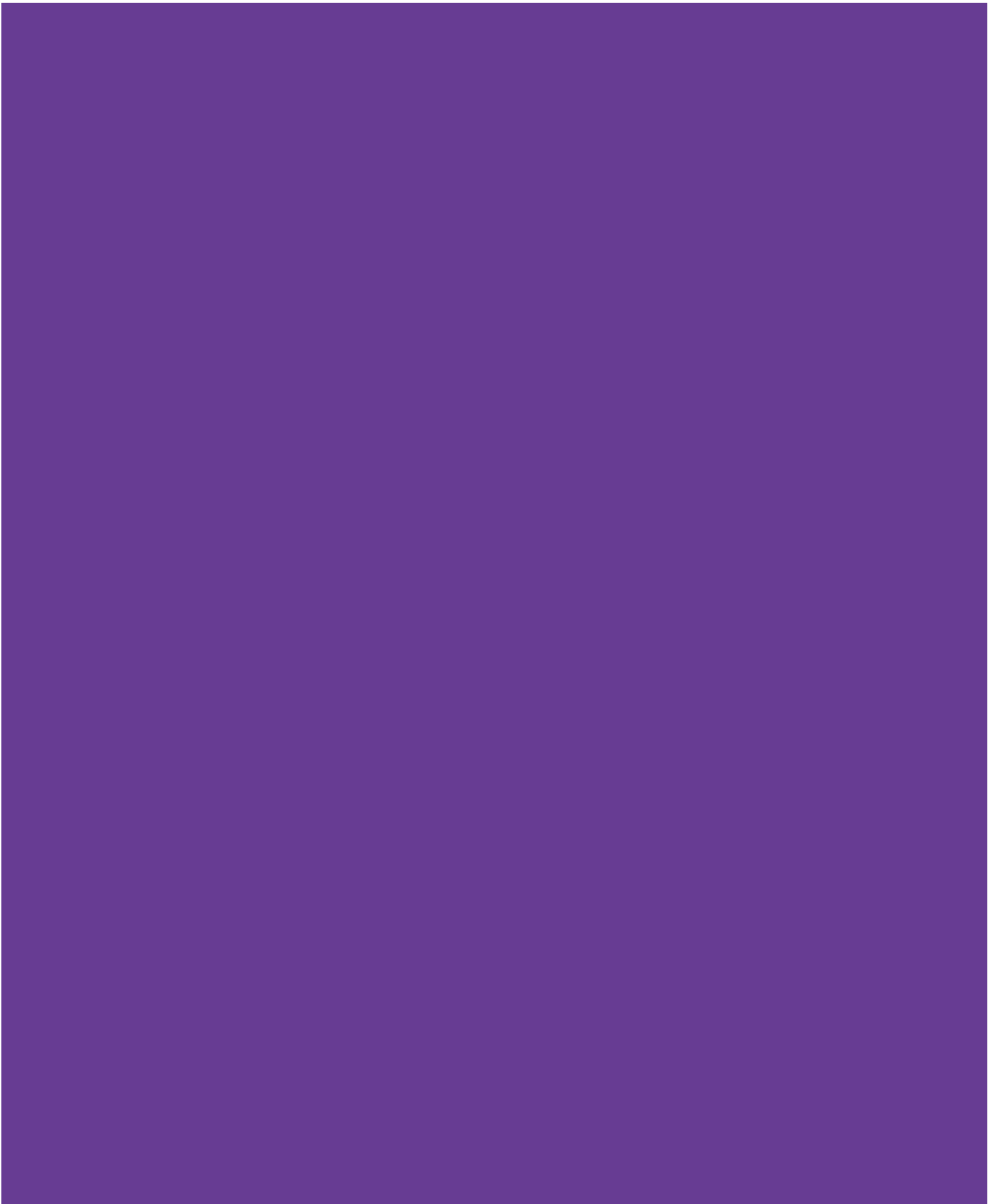
Exhibit C: Affordable Housing Strategy and Five-Year Goals
Springfield CDBG Accomplishments: July 1, 2020 - June 30, 2024

Strategy/Goal	Priority Needs Addressed	Possible Examples	Measurements	Springfield CDBG 5-Year Goals	Springfield CDBG Progress Completed
Increase the supply of affordable housing (HOME and CDBG)	Renters, Homeowners, Homeless, Special Needs	Land Acquisition. Development of new rental housing. Operating Support for Community Housing Development Organizations.	Number of housing units constructed, reconstructed, acquired or preserved	5	69
			Number of CHDOs assisted		
			Housing for homeless added		
			Number of sites acquired	2	1
Rehabilitate existing housing stock affordable to low-income persons (CDBG)	Renters, Homeless, Special Needs, Low-Income Areas, Homeowners	Continue and expand publicly supported rehabilitation and accessibility improvements.	Number of rental units rehabilitated	5	14
			Number of homeowner units rehabilitated	300	295
Provide down payment assistance for homeownership (CDBG)	Homeowners	Assist low-income residents with the first-time purchase of a home.	Households assisted with direct assistance to home buyers	20	11
Provide rental assistance for housing stability and homelessness prevention (HOME)	Renters	Assist low-income residents to remain in stable housing.	Households provided rental assistance		
Remove barriers to affordable and supportive housing (CDBG)	Renters, Homeowners, Homeless, Low - Income Area Non-Homeless Special Needs	Support programs that assure housing opportunities are provided without discrimination. Support Housing Policy Board. Update Fair Housing Plan.	Maintain Housing Policy board		
			Number of fair housing events		
			Maintain fair housing services	✓	✓
			Update Fair Housing Plan	✓	✓



Community Development Strategy and Five-Year Goals
Springfield CDBG Accomplishments: July 1, 2020 - June 30, 2024

Strategy	Priority Needs Addressed	Possible Examples	Measurements	Springfield CDBG 5-Year Goals	Springfield CDBG Progress Completed
Support a human services delivery system to address the needs of homeless persons, special needs, and other low-income populations (CDBG)	Homeless, Special Needs	Fund capital improvements to facilities owned by non-profits. Fund non-profit services through the Human Services Commission. Fund job training. Fund housing stability counseling and assistance.	Persons assisted with public facility activities	5,000	94
			Persons assisted with public service activities	60,000	20,178
			Number of public facilities improved	2	2
			Number of transitional or emergency beds added	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	5	-
			Businesses assisted	1	-
			Micro business trainees	5	-
Make strategic investments to improve low-income neighborhoods and other areas of slums and blight (CDBG)	Renters, Owners, Homeless, Special Needs, Low-Income Areas and Slums & Blight, Employment Opportunities	Provide financing for activities which eliminate slums and blight, including acquisition, clearance, rehab and historic preservation and economic development activities, infrastructure and public facility improvements.	Businesses assisted with façade treatment or building rehab	1	-
			Number of projects completed	2	0
			Person assisted with public improvement activity	5,000	27,970



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CITY OF SPRINGFIELD
springfield-or.gov

EUGENE CITY COUNCIL AGENDA ITEM SUMMARY



Work Session: Continued Discussion of Options regarding Referendum Petition 2025-1

Meeting Date: April 28, 2025
Department: Central Services
www.eugene-or.gov

Agenda Item Number: 2
Staff Contact: Sarah Medary
Contact Telephone Number: 541-682-5010

ISSUE STATEMENT

The purpose of this item is for Council to continue its April 9th and April 21st discussion regarding options related to certified referendum petition 2023-1, referring Ordinance No. 20717 to the ballot.

BACKGROUND

A prospective referendum petition was filed with the City Recorder's Office on February 20, 2025, regarding Ordinance 20717, An Ordinance Establishing A Fire Service Fee And Adding New Sections 6.760, 6.765, 6.770, 6.775, 6.780, 6.785, And 6.790 To The Eugene Code, 1971. (Ordinance 20717 is included as Attachment A, and the Ballot Title is included as Attachment B.)

On March 13, 2025, the Chief Petitioners submitted the petition signature sheets to the City Recorder's Office to be validated, meeting the initial deadline for a referendum filing as defined by E.C. 2.974(d) (requiring that a completed referendum petition be submitted to the City Recorder by the effective date of the legislation sought to be referred). The effective date of the ordinance was March 14, 2025.

On March 17, 2025, the City Recorder's Office received certification from Lane County Elections, stating that the results of the statistical sample of signatures showed that the petition contained the required 5,817 valid signatures to refer the measure to the ballot (6,084 valid signatures estimated via sampling, see Attachment C).

On March 24, 2025 the City Recorder finished reviewing Lane County's results and certified the completed referendum petition. Due to the timing of certification the next available regular election date is November 4, 2025. Ordinance 20717 is stayed until the results of the election are certified, or Council takes further action.

Per E.C. 2.980, the City Manager presented the petition to the Council on April 9, 2025. During that work session, Council was presented with the following options for discussion:

- Repeal the ordinance referred by referendum petition;
- Vote to urge adoption or defeat of the referred measure; or

April 28, 2025 Work Session – Item 2

- Order submission of an alternative measure or measures to be voted upon at the same election as the referred measure.

At the April 9 work session, Council passed a motion to continue their discussion at a work session on April 21.

On April 21, council passed another motion to hold two more work sessions on this topic (April 28 and May 14).

Information regarding Emergency Election Process

During the April 9, 2025 work session, Council requested more information about the Emergency Election process, as outlined in ORS 221.230(3)-(5). If Council wishes to call an emergency election on August 26, 2025, the following steps must be taken:

1. The City, with adequate notice, must hold a public hearing on a date other than a regularly scheduled council meeting, for the purpose of making findings to substantiate the fact that an emergency exists.
 - a. To allow sufficient time for the entire process prior to the July 10 deadline below, the motion calling for the public hearing would ideally be passed before June.
2. The City must, by resolution, find that an emergency exists that will require an election sooner than the next available election date to avoid extraordinary hardship to the community.
 - a. Council would need to adopt the resolution by July 9, 2025.
3. Notice of the City's intent to hold an emergency election shall be filed with the County elections authority no later than 47 days preceding the desired election date.
 - a. The City Recorder must file notice with the County no later than July 10, 2025.
 - b. Certified copy of the Ballot Title and a copy of the resolution adopted by Council must be provided with the notice.

Council also requested information regarding the cost of an emergency election. The estimated cost of *both* an emergency election and a November 4, 2025, election is:

- Lane County Elections - \$200,000-\$240,000
 - Assuming the City of Eugene's measure is the only item on the ballot
- Voter's Pamphlet Costs - \$30,000-\$44,000
 - Including mailing costs, based on the previous two Voters' Pamphlets
- Notice of Election in Newspaper - \$100-130

The next regular available election date for the referendum measure is November 4, 2025. Unless Council repeals the ordinance or calls an emergency election in accordance with ORS 221.230(3)-(5), the City Recorder will submit the referendum measure to Lane County Elections for the November 4, 2025, election. The last date for Council to repeal the ordinance for the November election is September 3, 2025.

COUNCIL OPTIONS WITH CORRESPONDING MOTIONS

Take no action at this time:

- Council can take no action at this time but request a future work session to further discuss the available options.
 - **Motion:** *Move to direct the City Manager to schedule a work session on [specific date or “in the future”] for further discussion of Council’s options.*

OR

Repeal the ordinance:

- Council may repeal the ordinance referred by referendum petition 2025-1.
 - **Motion:** *Move to repeal Ordinance 20717, An Ordinance Establishing A Fire Service Fee And Adding New Sections 6.760, 6.765, 6.770, 6.775, 6.780, 6.785, And 6.790 To The Eugene Code, 1971.*
- Council could direct additional work either in advance of or following the repeal of the ordinance.
 - **Motion:** *Move to direct the City Manager to schedule a work session to discuss [topic] as an alternative to the fire service fee ordinance.*

OR

Move forward with an election on the measure (several options):

- Council may take no additional action, in which case the referred measure will appear on the ballot in November 2025.
 - **No motion.**
- Council may call an emergency election, in accordance with ORS 221.230(3)-(5).
 - **Motion:** *Move to direct the City Manager to schedule a public hearing in accordance with ORS 221.230(4), to determine if an emergency exists that requires an election sooner than the next available election date to avoid extraordinary hardship to the community.*
- Council may vote to urge adoption or defeat of the referred measure.
 - **Motion:** *Move to urge [adoption OR defeat] of the referred measure.*
- Council may order submission of an alternative measure or measures to be voted upon at the same election as the referred measure.
 - **Motion:** *Move to direct City Manager to schedule an additional work session to develop an alternative measure for referral to the ballot.*

PREVIOUS COUNCIL DIRECTION

[April 9, 2025 Work Session](#)

Councilor Evans, seconded by Councilor Leech, moved to direct the City Manager to schedule a work session on April 21, 2025 for further discussion of Council’s options. VOTE: 8:0 PASSED. IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, Groves. OPPOSED: None

April 21, 2025 Work Session

Councilor Leech, seconded by Councilor Zelenka, moved to direct the City Manager to schedule a work session on April 28 and May 14 for further discussion of Council's options.
VOTE: 8:0 PASSED. IN FAVOR: Kashinsky, Keating, Zelenka, Yeh, Clark, Evans, Leech, and Groves. OPPOSED: None

ATTACHMENTS

- A. Ordinance 20717 - An Ordinance Establishing A Fire Service Fee And Adding New Sections 6.760, 6.765, 6.770, 6.775, 6.780, 6.785, And 6.790 To The Eugene Code, 1971.
- B. Final Ballot Title for Petition 2025-1
- C. Lane County Elections Certified Results of Petition 2025-1 and worksheet

FOR MORE INFORMATION

Staff Contact: Sarah Medary, City Manager
Telephone: 541-682-5010
Staff E-Mail: smedary@eugene-or.gov

COUNCIL ORDINANCE NO. 20717

AN ORDINANCE ESTABLISHING A FIRE SERVICE FEE AND ADDING NEW SECTIONS 6.760, 6.765, 6.770, 6.775, 6.780, 6.785, AND 6.790 TO THE EUGENE CODE, 1971.

ADOPTED: February 10, 2025

SIGNED: February 11, 2025

PASSED: 5:3

REJECTED:

OPPOSED: Clark, Evans, Groves

ABSENT:

EFFECTIVE: March 14, 2025



ORDINANCE NO. 20717

AN ORDINANCE ESTABLISHING A FIRE SERVICE FEE AND ADDING NEW SECTIONS 6.760, 6.765, 6.770, 6.775, 6.780, 6.785, AND 6.790 TO THE EUGENE CODE, 1971.

Section 1. Sections 6.760, 6.765, 6.770, 6.775, 6.780, 6.785, and 6.790 of the Eugene

Code, 1971, are added to provide as follows:

6.760 Fire Service Fee – Purpose and Use.

(1) The provisions contained in sections 6.760 to 6.790 of this code are for the purpose of providing dedicated funding for fire and emergency medical services through the adoption of a Fire Service Fee.

(2) Fire Service Fee revenue shall only be used to fund existing and new fire and emergency medical services, to administer the Fire Service Fee, and to support the income-based assistance program authorized by section 6.785 of this code.

6.765 Fire Service Fee – Definitions.

For purposes of sections 6.760 to 6.790 of this code, the following words and phrases shall have the following meanings, unless the context requires otherwise:

Building. Improvements erected upon the land including but not limited to the following: single family homes, condominiums, accessory dwelling units, multi-unit apartment buildings, manufactured dwelling units, dormitories, attached or detached garages, barns, warehouse buildings, fraternity houses, motels/hotels, manufacturing facilities, office facilities, commercial buildings, industrial buildings, shopping centers, senior care facilities, medical facilities, educational buildings, government buildings, sports facilities, and churches.

Developed property. Real property that is located within the corporate limits of the City of Eugene, on which one or more buildings exist, and that has at least one associated stormwater service customer account.

Person responsible. The owner, agent, occupant, lessee, tenant, contract purchaser or other person having possession or control of the developed property.

Stormwater Service. The use of the city's stormwater system including, but not limited to, collection of stormwater discharged from property on which development exists and its deposit directly or indirectly into the city stormwater system. The terms "city stormwater system," "development," and "stormwater" have the meanings set forth in section 6.406 of this code.

Stormwater Service Customer. Any person who has a stormwater service account and is responsible for the payment of the charge for city stormwater service.

Total Square Footage. The cumulative total of square footage of the building (s), or portion(s) of the building(s), for which a stormwater service customer pays a stormwater service charge.

6.770 Fire Service Fee – Establishment and Obligation to Pay.

(1) A Fire Service Fee is hereby established. The obligation to pay the Fire Service Fee arises when the person responsible receives fire service benefits. It is presumed that all developed property receives fire service benefits.

(2) Unless another person responsible has agreed in writing to pay the Fire Service Fee and a copy of that written agreement is filed with the city, the person(s) paying stormwater service charges for the building(s), or portion(s) of building(s), associated with the stormwater service customer's account shall pay the Fire Service Fee.

(3) The Fire Service Fee shall be based on the total square footage of the building(s), or portion(s) of building(s), associated with the stormwater service customer's account and shall be set by the city manager using the procedures, criteria and limitations set out in section 2.020 of this code. The city manager shall review and may amend the Fire Service Fee on at least a biennial basis.

6.775 Fire Service Fee - Billing.

(1) Receipt of stormwater service will automatically initiate billing for the Fire Service Fee established by section 6.770 of this code.

(2) If the person responsible can demonstrate to the satisfaction of the city that the amount of the Fire Service Fee billed to the person responsible has been calculated based on an incorrect total square footage of the building(s), or portion(s) of building(s), associated with the stormwater service customer's account and the incorrect total square footage calculation has resulted in an overpayment by the person responsible, the Fire Service Fee billed to the person responsible shall be reduced, and the appropriate credit given (not to exceed 12 months of overpayment credit).

6.780 Fire Service Fee – Delinquencies.

Unless otherwise agreed to in writing by the city, the Fire Service Fee shall be billed monthly and if not paid within 10 days of the due date stated on the bill, the fee owed shall be deemed to be a delinquent fee. Delinquent fees may be recovered by the city using actions allowed by law, including city use of a private collection agency. Costs incurred by the city collecting delinquent fees can be recouped from the person responsible in accordance with the administrative fee order adopted by the city manager pursuant to section 2.020 of this code.

6.785 Fire Service Fee - Income-Based Bill Assistance.

A portion of the Fire Service Fee revenues shall be used to support an income-based Fire Service Fee bill assistance program. The qualifications and process for receiving Fire Service Fee bill-paying assistance shall be set by the city manager.

6.790 Fire Service Fee – Administrative Rules.

The city manager may adopt administrative rules pursuant to section 2.019 of this code in order to implement the provisions of sections 6.760 to 6.785.

Section 2. Fire Service Fee revenue shall be budgeted and accounted for in a separate fund.

Section 3. Notwithstanding Section 1 of this ordinance (providing that the Fire Service Fee shall be set by the city manager in accordance with section 2.020 of this code), the Fire Service Fee is initially established as follows:

Rate Categories Total Square Footage	Monthly Fire Service Fee Charge Per Stormwater Service Customer Account
50 –750	\$3
751 – 1,500	\$6
1,501 – 2,500	\$10
2,501 – 3,500	\$15
3,501 – 5,000	\$21
5,001 – 10,000	\$38
10,001 – 15,000	\$63
15,001 – 30,000	\$113
30,001 – 50,000	\$200
50,001 – 75,000	\$313
75,001 – 100,000	\$438
100,001 – 150,000	\$626
150,001 – 200,000	\$876
200,001 – 300,000	\$1,252
>300,000	\$1,752

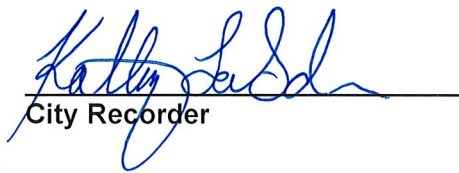
Amendments to this initially established Fire Service Fee may be made by the city manager in accordance with Section 1 of this ordinance. Notwithstanding Section 1 of this ordinance, an amendment to the Fire Service Fee that would increase the fee more than 5% within a 12-month period must be established by resolution of the council.

Section 4. The obligation to pay the Fire Service Fee established by Section 1 of this ordinance shall not arise before July 1, 2025.

Section 5. The City Recorder, at the request of, or with the consent of the City Attorney, is authorized to administratively correct any reference errors contained herein, or in other provisions of the Eugene Code, 1971, to the provisions added, amended, or repealed herein.

Passed by the City Council this

10th day of February, 2025



City Recorder

Approved by the Mayor this

11th day of February, 2025



Mayor



Ballot Title

CAPTION: Fee to fund existing and new fire and medical services.

QUESTION: Shall City impose a fire service fee to create a funding source dedicated to fire and emergency medical services?

SUMMARY: If approved, the measure would impose a fire service fee on the person responsible for a developed property. “Developed property” is real property within Eugene’s city limits, where one or more buildings exist, and with at least one associated stormwater service account. The fire service fee would be based on total square footage of the building(s) associated with the stormwater service account. If approved, the measure would establish the initial monthly fire service fees. Examples of these fees include: 751 – 1,500 square feet = \$6; 1,501 – 2,500 square feet = \$10; 2,501 – 3,500 square feet = \$15; 3,501 – 5,000 square feet = \$21; 5,001 – 10,000 square feet = \$38. The City Manager could change the fees by following the process in Eugene Code 2.020, except that the City Council must approve any fee increase of more than 5% within a 12-month period.

Revenue from the fire service fee could only be used to: fund fire and emergency medical services; administer the fee; and support an income-based fire fee assistance program.

County: LANE	Petition Processing Statistics Report	Date : 3/17/2025 9:01:10 AM Report No. : PM-003
Number :20-2025-1 Title :Ordinance No. 20717, February 11, 2025 Adopted Types : Referendum-County		

Petition Information

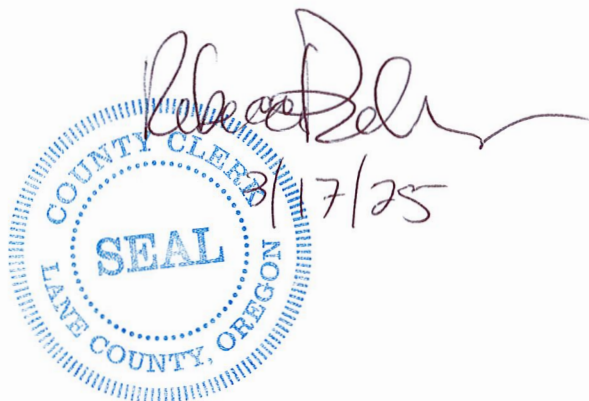
Petition Name : Ordinance No. 20717, February 11, 2025 Adopted
Petition Date : 02/21/2025 **Date Filed :** 02/21/2025
End Circulation Date :
Minimum Signatures Required : 5817 **Accepted Of Minimum :** (10.80%)
Total Signatures Processed : 841

Processing Summary Sample: All

Total Accepted Signatures :	628	(75%)	Of Those Processed
Total Rejected Signatures :	213	(25%)	Of Those Processed

Accepted Reason	Total	(% Rejected)
Valid Signature	628	(100%)

Rejected Reason	Total	(% Rejected)
Not Registered	29	(13.6%)
Out of District	92	(43.1%)
Printed Signature	2	(.9%)
Signatures Do Not Match	65	(30.5%)
Illegible Signer Information	1	(.4%)
Inactive Other or Reason Not Known	24	(11.2%)



Submission F

2				
4	Required Number	R	5,817	
5	Stage 1: Verify First Sample from Submission F			
6	Date		3/15/2025	
7	Description	Notation	Number	% of Sub F
8	Submission F size	N_F	8,412	100.00%
9	Sample F1			
10	Sample size	n_F	841	10.00%
11	# valid signatures	y_{F1}	628	
12	Electors with multiple signatures			
13	# pairs	FF_1	0	
14	# triplicates	FFF_1	0	
16	Equations			
17	Expansion factor	$F_{F1} = N_{F1}/n_{F1}$	10.0024	
18	# valid signatures	$Y_{F1} = F_{F1} * y_{F1}$	6,281.49	74.67%
19	# multiple signatures	$D_{F1} = \text{See Equations}$	0.00	0.00%
20	# valid signatures in Sample F1	$M_{F1} = Y_{F1} - D_{F1}$	6,281.49	74.67%
21	Margin of Error (95% confidence level)	$MOE = \text{See Equations}$	196.86	2.34%
23	Lower confidence limit for M	$M_L = M_{F1} - MOE$	6,084.63	72.33%
24	Is $M_L \geq$ required number:	5,817	Yes	267.63
26	Stage 2: Verify Second Sample from Submission F			
27	Date			
28	Description	Notation	Number	% of Sub F
29	Sample F2			
30	Sample size	n_{F2}		0.00%
31	# valid signatures	y_{F2}		
32	Electors with multiple signatures			
33	# pairs	FF_2		
34	# triplicates	FFF_2		
36	Sample F (combined sample)			
37	Sample size	$n_F = n_{F1} + n_{F2}$		#VALUE!
38	# valid signatures	$y_F = y_{F1} + y_{F2}$		
39	Electors with multiple signatures			
40	#pairs	$e_{F2} = FF_1 + FF_2$		
41	#triplicates	$e_{F3} = FFF_1 + FFF_2$		
43	Equations			
44	Expansion factor	$F_F = N_F/n_F$		
45	# valid signatures	$Y_F = F_F * y_F$		
46	# multiple signatures in Submission F	$D_F = \text{See Equations}$		
47	# electors signing Submission F	$M_F = Y_F - D_F$		
48	Is $M_F \geq$ required number:			

