



## EUGENE – SPRINGFIELD

# 2025 CONSOLIDATED PLAN

FOR HOUSING & COMMUNITY DEVELOPMENT

**Work Session: April 28, 2025**

*Presented by: Genevieve Middleton, Affordable Housing Policy & Planning Manager,  
Community Development*

1

## Today

**5-year Consolidated Plan – Agenda item #1**



**Annual Action Plan – Agenda item #2**

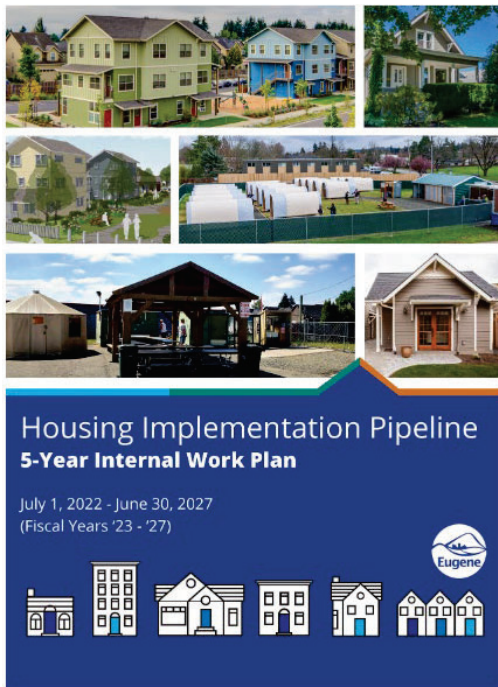


**Council Discussion & Action**



2

## Related Workplans



URGENT  
COMMUNITY  
NEEDS

- Mitigate the impacts of homelessness on unhoused individuals and the community
- Stabilize the cost of housing
- Improve support for local businesses
- Advance efforts that will create new jobs

3

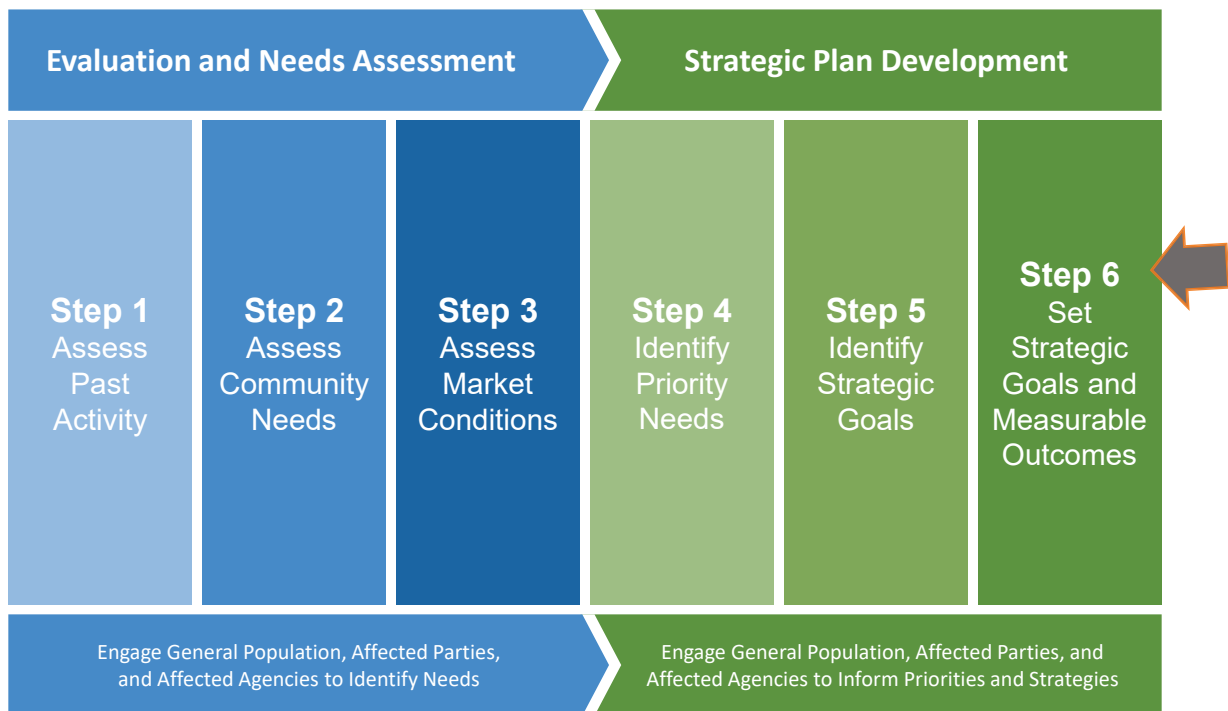
## Consolidated Plan Scope

- › Sets priority needs and strategies for use of federal Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds over a 5-year period.
- › The two jurisdictions will receive an estimated \$13 million in CDBG and HOME funds over the next 5 years. \$4 million in additional estimated program income.
- › Current Plan expires June 30, 2025 and next Consolidated Plan submitted in May to take effect on July 1, 2025.
- › HOME - create Affordable Housing
- › CDBG – National Objective 1) Benefit to low- and moderate- income people 2) Aid in the prevention of slum and blight, and 3) Meet an urgent need



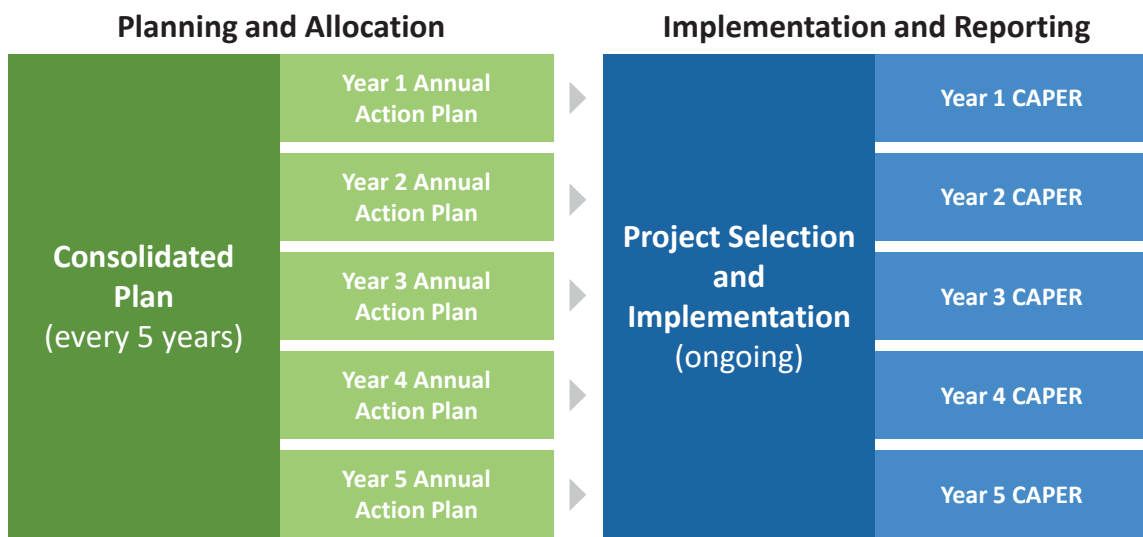
4

# Consolidated Plan Development Process



5

# Consolidated Plan 5-Year Structure



CAPER = Consolidated Annual Performance and Evaluation Report

6

# Stakeholder & Community Engagement

## HUD required consultations:

- ✓ Public
- ✓ Non-Profit
- ✓ Public Agencies
- ✓ Private Agencies



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



## 12 Qualitative Interviews

64 service providers  
42 organizations



## 395 Survey Responses

244 community members  
151 representatives of local agencies



## Public Committees/Boards

PHB, HSC, HOME Governing Board, Human Rights Commission, AHTF-AC, CDBG-AC

7

# Consolidated Plan Public Process



**OPEN HOUSE** June 5, 2024 on the Community Needs Assessment



## Advisory Committee Meeting #1

October 8, 2024: Public hearing & committee approval on strategic goal areas



**OPEN HOUSE** Oct 17, 2024 on the Strategic Plan



**30-day Public Comment** period - Draft Strategic Plan published Nov 1 to Dec 6, 2024



## Advisory Committee Meeting #2

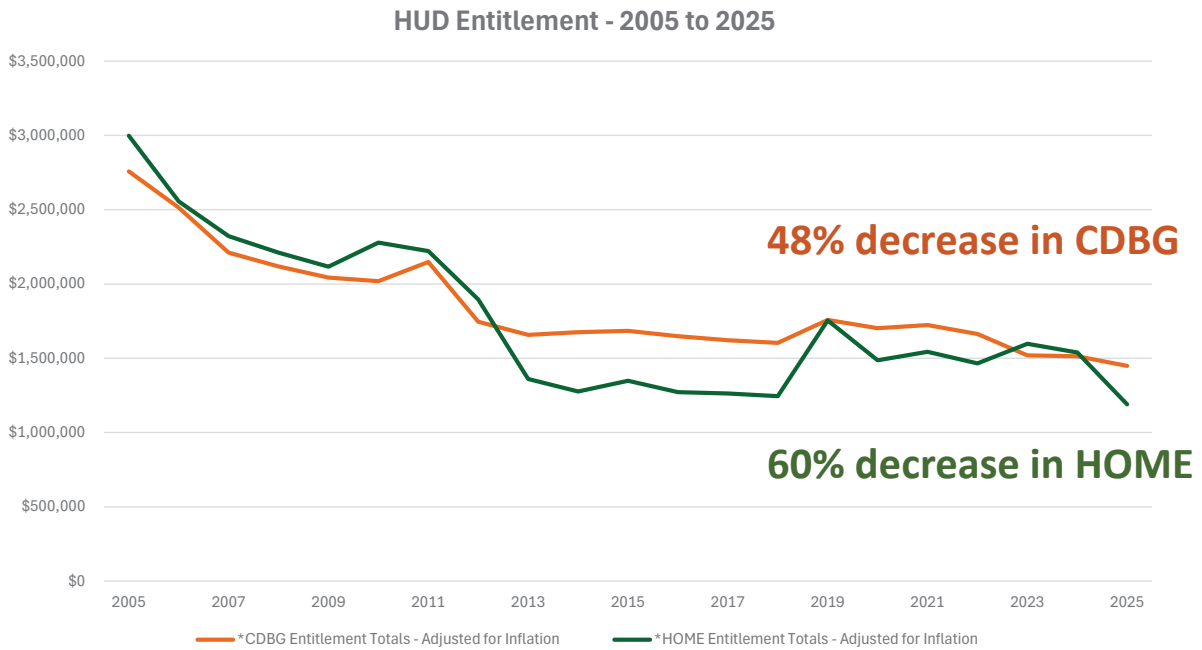
December 10, 2024: Public hearing & Committee recommendation to approve



Con Plan - Needs Assessment & Strategic Goals Open House, Oct 17, 2024

8

# 20-Year CDBG/HOME Funding Trends



9

## Needs Assessment & Market Analysis

### DATA SOURCES include:

- US Census
- American Community Survey (ACS)
- HUD's Comprehensive Housing Affordability Strategy (CHAS)
- Lane County Point in Time (PIT)
- Homes for Good – Public Housing Authority
- And more

### › Housing

- Low-income Renters & Owners
- Housing Characteristics

### › Homelessness

- Supporting Facilities and Services

### › Non-Homeless Special Populations

- Supporting Facilities and Services

### › Community Development

- Employment Opportunities
- Promote economic development
- Improve low-income neighborhoods



10

# Priority Community Needs

## 1. Renter Needs

## 2. Homeless Needs

## 3. Special Population Needs

## 4. Owner Needs

## 5. Employment Opportunities

## 6. Low-Income Area Improvements



Affordable rental housing



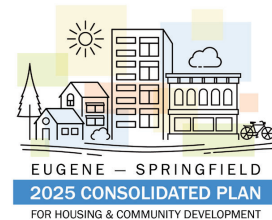
Homeless supportive services



Supportive services

11

# 2025 Strategic Goals



Increase the supply of Affordable Housing



Support human services system



Rehabilitate existing housing stock



Promote economic development



Provide homeownership assistance



Improve Low-Income Neighborhoods

12

# 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               |

13

# Community Development Strategies

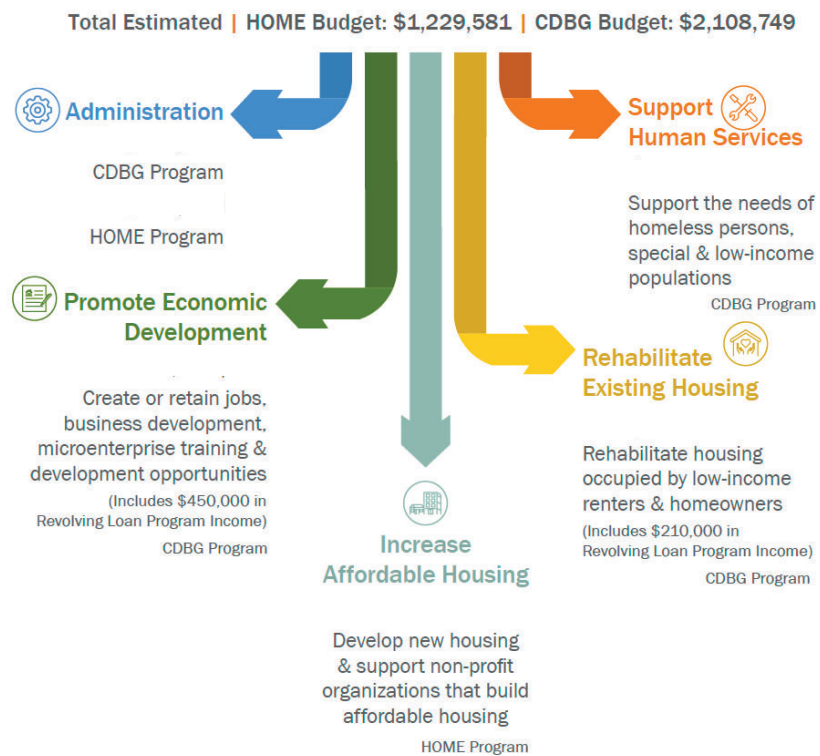
| Strategic Goals                  | Priority Needs Addressed                                                                                                        | Possible Examples                                                                                                                                                                                                                     | 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       |                  |

# 2025 (FY26) Annual Action Plan

## *work session agenda item #2*

15

## Annual Action Plan 2025



16

# Next Steps

---

1. **Council action on Resolution to approve the 2025 Consolidated Plan**  
– work session agenda item #1
2. **Council action on a motion to approve the 2025 Annual Action Plan summary** – work session agenda item #2
3. Springfield City Council Action on Draft Consolidated Plan on May 5th
4. Submission in May or June 2025, as indicated by HUD

