

## CITY OF SPRINGFIELD

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### **2007/08 Consolidated Annual Performance and Evaluation Report (CAPER)**

*Community Development Block Grant (CDBG)*

*HOME Investment Partnerships Program (HOME)*

#### **Preface**

This Consolidated Annual Performance and Evaluation Report (CAPER) is the third in a series of five annual reports for activities undertaken to address housing and community needs described in the Eugene-Springfield 2005 Consolidated Plan. The Consolidated Plan is an inter-jurisdictional effort to identify needs and formulate a five-year strategic plan with objectives and outcomes that address needs for housing, homeless, and community development. The activities reported in this CAPER cover the third year of the five-year period beginning July 1, 2005 and ending June 30, 2010 (fiscal years 2005 through 2009).

The Consolidated Plan is a US Department of Housing and Urban Development Department (HUD) requirement for both the Cities of Eugene and Springfield to receive Community Development Block Grant (CDBG) funds and for the Eugene-Springfield Consortium to receive HOME Investment Partnerships Program (HOME) funds, and American Dream Downpayment Initiative (ADDI) funds, with the City of Eugene serving as the lead agency. It is also a requirement of Lane County to receive Emergency Shelter Grant (ESG) funds.

The 2005 Consolidated Plan was created from data collected from the 2000 Census, community surveys and questionnaires, testimony from private citizens, community groups and housing and service providers. The data was compiled and analyzed to determine the projected housing and community development needs for the community for the upcoming five-year period. The result is a comprehensive document describing the community and the people who live here, an assessment of their needs and a strategic plan to address these needs for the period beginning July 1, 2005 and ending June 30, 2010. The Eugene-Springfield Consolidated Plan 2005 is available for viewing at the Springfield Library, or it can be viewed on-line at:

<http://www.ci.springfield.or.us/dsd/Housing/img/ConPlan2005.pdf>

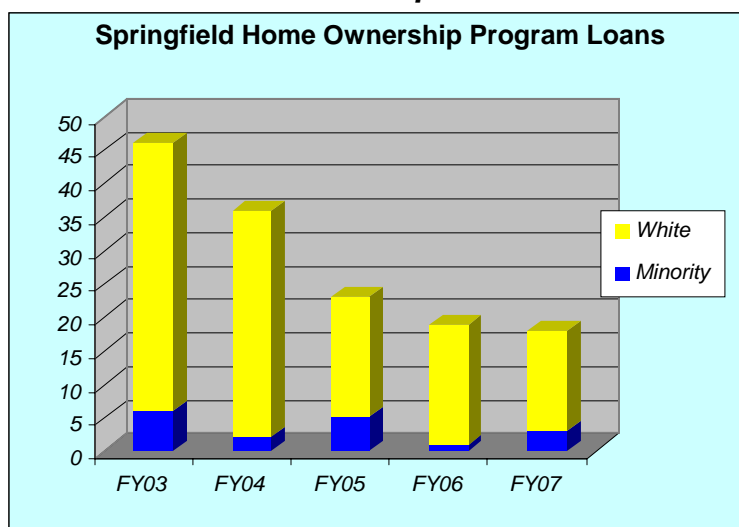
## NARRATIVE STATEMENTS

*The following narrative statements describe activities undertaken by the City of Springfield with CDBG and HOME program funds during the fiscal year beginning July 1, 2007 and ending June 30, 2008 (FY07/08).*

### **Assessment of Five-Year Plan Goals and Objectives**

The program year ending June 30, 2008 is the third year of the current five-year Eugene-Springfield Consolidated Plan 2005. The City of Springfield received \$628,101 in CDBG funds for FY07/08. This was a slight reduction from the previous year, when Springfield received \$629,375 in CDBG funds and continues a downward trend. The City of Springfield is also a member of the Eugene-Springfield HOME Consortium and received a HOME allocation of \$435,512 and a special allocation of American Dream Downpayment Incentive (ADDI) funding in the amount of \$8,160. An additional \$280,000 was made available from previous years' allocations and program income, making the total FY07/08 HOME budget \$723,672. Using CDBG and HOME program funds, the City of Springfield initiated activities to address the following areas of high priority as identified in the Consolidated Plan 2005.

- ***Increase Homeownership***



The Springfield Home Ownership Program (SHOP) received an FY07/08 HOME allocation of \$108,160 to provide downpayment assistance to low-income first-time homebuyers. The maximum SHOP assistance was raised from \$6,000 to \$10,000 in FY06 in response to the widening gap between income and housing prices. The funds are to be used by the buyer to assist with downpayment and associated closing costs. Combined with \$8,160 of American Dream Downpayment Initiative (ADDI) funds, the City of

Springfield was able to provide assistance to 18 low-income households in FY07/08, two of which were female-headed households. Springfield's projected five-year outcome for assistance to first-time homebuyers as shown in the 2005 consolidated Plan is 225 units. The 18 units assisted this year equates to approximately 8% of the 5-year projected outcome. Although the number of loans is low in relation to past years, there was an increased level of SHOP activity toward the end of the fiscal year. Home prices continue to increase at a rate far greater than incomes, and fewer homes remain affordable to low-income households. Springfield has worked diligently to make the SHOP accessible to its residents of racial or ethnic minorities, particularly Latino households. Spanish-language homebuyer trainings were conducted to better serve the Latino community. The Five-Year Plan projection for homeownership assistance to minority households was 10% of the total. Of the 18 units that were assisted with SHOP this past year, three were purchased by racial or ethnic minority households.



The Neighborhood Economic Development Corporation (NEDCO) received an allocation of \$60,000 of FY07/08 HOME funds to develop an infill project on 34<sup>th</sup> Street. NEDCO has partitioned the large lot and is in the process of renovating an existing single family home and constructing a new single family home. The homes will be made available to low-income families through the agency's homeownership program. NEDCO also received \$100,000 of HOME funds for infill development of a property on H Street. The project includes acquisition of the site,

moving two existing homes onto the site and rehabilitation. Both of the H Street units will be available for ownership by low-income families. The development is complete and the agency is in the process of selling the homes to qualified low-income households.

Habitat for Humanity (HfH) has commenced work on Meyer Subdivision, which will provide 10 affordable home ownership units to low and very low-income families that transitioned through the HfH program. HfH received an allocation of \$60,000 of HOME funds to assist with the construction of three of the units in this subdivision. Meyer Subdivision is located on an infill site at 49<sup>th</sup> and A streets in Springfield. The unique design and layout of the subdivision optimizes density and makes efficient use of an infill lot.



- ***Maintain Existing Housing***

\$160,000 in CDBG funds was budgeted to the City's Housing Rehabilitation Programs to benefit low- and very low-income owner-occupants, by providing grants and interest-free loans for the purpose of home rehabilitation. During the reporting period, the City provided rehabilitation assistance to four low-income households through the Springfield Home Improvement Program and assisted 83 households with 131 urgent repairs through the Emergency Home Repair Program.

In response to a request for assistance in the fall of 2007, the City provided emergency assistance to residents of the Chalet Village mobile home park to repair or replace aging electrical systems in homes throughout the park. The City expended \$55,935 of CDBG rehabilitation funds for this activity, providing assistance to 29 low-income households in Chalet Village. Chalet Village mobile home park is located at 205 South 54<sup>th</sup> Street.

The City also continued funding a program designed to assist very low-income disabled or elderly homeowners with the upkeep of the exterior of their properties. Called the CHORE program, eligible activities include lawn mowing, pruning, and gutter cleaning. The program provided assistance to 14 households through 18 work requests.

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



Downtown Springfield saw the completion of the Royal Building in October 2007. Located at 5<sup>th</sup> Street and Main in the heart of downtown, the Royal Building represents the first new housing construction to occur in downtown in over 50 years. Replacing an old automotive service shop turned into a thrift store, the Royal Building provides 33 affordable rental units to low-income households. This five-story structure is the first project to take advantage of Springfield's Vertical Housing Development Zone, and

locates commercial space on the ground floor, with housing on the upper four floors. The City of Springfield is committed to revitalizing its downtown commercial district through public/private partnerships and investment. Over the course of three funding cycles, the City invested \$133,264 of CDBG and \$927,387 of HOME funds in the Royal Building. The total project cost was \$6.7 million. Introduction of new housing opportunities in Springfield's downtown is vital to any redevelopment efforts. A solid residential component will enhance the vitality of the area, increase public safety, and provide a base for commercial development (see the section on Vertical housing Development Zones).

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

St. Vincent de Paul commenced the construction of the Aster Apartments, a HUD 202 project located at 3<sup>rd</sup> and S Street. Springfield contributed \$330,000 of FY07/08 HOME funds to assist with the development of this new 55-unit residential facility for low-income seniors. The facility will provide qualified seniors the opportunity for affordable independent living within a supportive environment. The property was purchased with CDBG funds in September 2003 and will serve low- and moderate-income senior households.



- ***Prevention of Homelessness***

In response to concerns from social service agencies and advocates, the City of Springfield took the initiative to design and implement an Emergency Rental Assistance Program in 2003. The main principle behind the program is the realization that good renters are losing their homes because of a single episode of extreme financial hardship. This is often the result of illness or injury, loss of a job, or other catastrophic events in their lives. The loss of a paycheck or the necessity of using rent money for medical or other emergency expenses can put some families in a financial hole they cannot get out of. The program was designed to address this problem and to help good renters with a stable rental history avoid eviction for a single episode of non-payment of rent. The program uses CDBG funds to pay up to 60% of one month's rent for a qualified household. It is a one-time assistance, not an ongoing subsidy program. The program guidelines were created to allow a quick response time, while providing safeguards against abuse of the program. This program assisted 26 families with rental assistance in FY07/08. This program is eligible as a public service under the CDBG regulations, and funding is limited to what is available under the statutory cap.

- ***Providing a Secure Home Environment***

A CDBG allocation of \$28,000 was awarded in FY06/07 to the Lock-Out-Crime project. The program is administered under the guidance of the Springfield Police Department, and provides home security measures for low- and very low-income households. Using volunteer labor, door and window locks are installed in homes with inadequate security measures. This service, along with property inspection and evaluation services, is provided free of charge to qualified low-income households. \$2,840.00 was expended in FY07/08 and provided services to 133 CDBG eligible clients, 110 (83%) were victims of domestic violence, and 25 (19%) were minority households. This assistance program will continue in FY08-09 until funds are fully expended.

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

Springfield Downtown Redevelopment Area

In the fall of 2003, the Springfield City Council designated a Downtown Redevelopment Area. It was determined that this area met the CDBG requirements of 24 CFR §570.208(b) which provides for the elimination of slums and blight on an area basis and the 2005 Consolidated Plan was amended to include the designation. The Downtown Redevelopment Area has boundaries of South A Street on the south, 10<sup>th</sup> Street on the east, B Street on the north and Mill Street on the west. One activity was undertaken in the Downtown Redevelopment Area in FY07-08.

Wynant's Family Nutrition Center

An allocation of \$90,000 FY 07/08 CDBG funds was awarded to the owners of Wynant's Family Nutrition Center to assist with the renovation of a downtown commercial building. The



The national objective for this activity is LMI job creation. The property, located at 722 South A

Street was vacant prior to being purchased by the owners of Wynant's in 2006. Wynant's is a successful family business that has been operating in Springfield for over 25 years. The owners wanted to relocate their store from a strip mall on Pioneer Parkway to a central downtown location to help support growing revitalization efforts. The renovation activities are complete, and the store is open for business. However, the City is waiting until the business is fully operational before conducting employee/job creation surveys. It is anticipated that the new store will create five full time jobs.

#### Other Infrastructure Improvements and Public Facility Needs

The Relief Nursery was awarded \$97,400 of CDBG funds to begin the development of their property at 470 South 42nd Street. The agency plans to build a daycare and administration facility in Springfield to serve area residents. The Relief Nursery provides daycare and parenting support services to low-income families with children ages from birth to six who are at risk of abuse or neglect. The agency has a full service facility located in west Eugene. Approximately 35% of the families served in the Eugene facility are from Springfield. The development and construction of a new full service facility in Springfield will allow Springfield residents greater access to the important services that the agency provides. This initial CDBG grant will assist with design, engineering and predevelopment costs. The total cost of the project is anticipated to be approximately \$3 million, with a tentative completion date in 2011.

Sheltercare received a CDBG allocation of \$15,000 to assist with renovation activities at the Shankle SafeHaven facility in Glenwood. The funds were used to install a concrete path and wheelchair ramp to the back deck, and to install security fencing along the south side of the property. Shankle SafeHaven provides emergency shelter, transitional housing and supportive services to homeless adults, many whom exhibit signs of chemical abuse and other developmental disabilities. This project is complete.



- ***Micro-Enterprise Assistance***

There are no new activities to report.

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

No activities to report.

- ***Public Service Needs***

The City of Springfield contributed 15% of its annual CDBG grant (the maximum allowed) to the Human Services Commission (HSC). For FY07/08, this amounted to \$94,215, which was a reduction from previous years. The HSC then allocated the funds to area agencies for the purposes of providing emergency shelter, counseling, and other supportive services for the benefit of homeless households and persons with special needs as identified in the current Consolidated Plan. Persons with special needs include abused children, at risk and

homeless youth, and developmentally disabled adults. Agencies supported by the FY07/08 CDBG allocation are Catholic Community Services, St. the Vincent de Paul day center, Food for Lane County and the Relief Nursery.

Springfield also authorized an allocation of \$21,776 from the HOME program to be divided among area Community Housing Development Organizations (CHDOs). This allocation represents 5% of the annual HOME grant, and together with a proportional contribution by the City of Eugene, provided operating support for SVdP, NEDCO, Metropolitan Affordable Housing Corporation, and Mainstream Housing, Inc.

- ***Planning Needs***

The City authorized \$125,620 from its FY07/08 CDBG allocation toward planning and administrative activities to support ongoing comprehensive and refinement planning activities, and grant management functions. \$43,552 from the FY07/08 HOME allocation was also authorized for this purpose. These activities are necessary to ensure compliance with Federal and local objectives of the CDBG and HOME programs.

### **Affirmatively Furthering Fair Housing**

Please refer to the section entitled “Eugene-Springfield Consortium” for information about Springfield’s efforts to affirmatively furthering fair housing.

### **Affordable Housing**

The City of Springfield continues to commit resources towards its objective of providing affordable housing opportunities to its residents. Although the housing market has seemed to soften and prices have stabilized, home prices remain at a high level. The availability of “buildable lands” continues to decrease as Springfield grows, and it is a concern that the current inventory of residential lands cannot support the growth that is projected for the next 20 years. The City of Springfield is in the midst of a residential lands study, which includes an inventory of vacant or underdeveloped parcels, and where the



City can expand its urban growth boundary to accommodate the projected growth. Shortage of land and the uncertainty about how the City will accommodate future growth buoys housing prices even as more and more households struggle with high mortgage payments. The area is experiencing moderate turnover in the upper end of the housing market (+\$250K), but the middle and lower priced housing market remains tight, and large subsidies continue to be needed for affordable housing development. Adding to the difficulty, Springfield’s allocations of CDBG and HOME funds continues to shrink, forcing the City and housing providers to come up with creative ways to do more with less. In FY07/08, the City provided assistance through its housing programs to 18 low-income and 101 very low-income households. Additionally, the City provided HOME and/or CDBG assistance to projects that will add seven homeownership units to benefit low-income families, and 55 new affordable rental units for seniors under the HUD 202 program.

## **Other Actions**

The second Project Homeless Connect for Lane County was held at the Lane Convention Center on February 7, 2008. Expanding on the success of the first PHC event which drew over 1000 homeless and at-risk persons, the second event provided a larger array of services such as food, clothing, medical and dental, housing advocacy, and other basic needs. An expanded bicycle repair service and exchange program proved to be very popular among the attendees. The City of Springfield provided funding and staff support for this event which attracted over 1200 homeless and at risk persons and over 700 volunteers. and provided food, medical, housing and other services. Springfield plans to continue to be involved with this event in the future. A link to the final Report for the 2008 Project Homeless Connect for Lane County can be found on the Housing and Community Development website at:

<http://www.ci.springfield.or.us/dsd/Housing/housing.home.htm>

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

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

<http://www.ci.springfield.or.us>



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

## **Leveraging Resources**

The commitment of local CDBG and HOME funds for eligible housing developments has enabled affordable housing developers to obtain additional financial support from "outside" sources. This is referred to as "leveraging" and significantly increases the impact and value

of the local subsidy. Springfield has been able to leverage Lane County Road Funds, Federal Low-income Housing Tax Credits and HOPE funds, Housing Trust Funds, Homeownership Assistance Program funds and HELP funds from the State of Oregon, and Affordable Housing Program funds from the Federal Home Loan Bank. Additional financial and technical support has been obtained from the Enterprise Foundation and homeownership assistance and a utility assistance grants from the Windermere Foundation. Non-housing related resources that have been leveraged by local funds include HUD Economic Development Initiative (EDI) Special Projects Grants for the Wildish Theater, and a State of Oregon Downtown grant for the Emerald Empire Art Center.

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

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

### **Section 108 Funds/Brownfields Economic Development Initiative (BEDI)**

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

Given the high level of interest to invest in the revitalization activities in the downtown core of Springfield, the City applied for an allocation of \$2 million through the FY07 BEDI program. The funds would be used to redevelop identified brownfield sites in the downtown corridor. An allocation of \$1.4 million of Section 108 funds would be required to assist in the redevelopment of these sites. HUD allocated approximately \$20 million of FY07 BEDI funds nationally, however no state west of Tennessee received an allocation. Because the BEDI application was unsuccessful, an application was not submitted for the associated Section 108 funds. The City of Springfield has not yet made an application to HUD for Section 108 funds, but is keeping this option available.

### **Interim Financing with HOME Program Funds**

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

loan commitment from a bank, in an amount equal to the amount of the interim financing. Interim financing with HOME funds can significantly increase the City's ability to assist affordable housing projects by using a single allocation of funds for the benefit of multiple projects.

### **Vertical Housing Development Zone**

On July 26, 2004, the City Council adopted a resolution authorizing the City to apply for a Vertical Housing Development Zone designation to the State. The purpose of the VHDZ program is to encourage the development of multi-unit housing above commercial spaces in urban cores by providing a partial tax exemption on increased property value for qualified developments. The City received notification from the Oregon Economic and Community Development Department on October 12, 2004 that we are the ninth VHDZ in Oregon. Springfield's Vertical Housing Development Zone is bounded by South A Street on the south, 10<sup>th</sup> Street on the east, B Street on the north and Mill Street on the west. The VHDZ has the same boundaries as the Downtown Redevelopment Zone.



Receiving a Vertical Housing Development Zone designation from OECD is an important step in the process of revitalizing Springfield's downtown. A significant residential component will provide support to commercial development and enhance public safety. The VHDZ designation will encourage such development by offering partial property tax exemption to qualified projects. This is not a low-income housing program since it applies equally to all levels of housing. It does not sacrifice commercial space in favor of residential use.

Instead, the VHDZ program encourages both commercial and residential development, since a development must have both residential and commercial components to be able to qualify under the VHDZ program. Although this program offers tax exemptions to qualified projects, it is designed to ensure that taxing districts will not be negatively impacted. The tax exemption applies only to the *additional value* created by the project. Districts will receive taxes on 100% of the "pre-project" value of the property, plus taxes on at least 20% of the additional value created by the VHDZ project. Then after 10 years, the exemption expires and taxing districts will receive taxes on the full value of the property. In addition, VHDZ projects may stimulate commercial business in the immediate area, and cause surrounding property values to increase as a result.

The State of Oregon developed the VHDZ program to help revitalize downtowns and urban core areas throughout the state by encouraging the construction of housing over commercial spaces in these areas. Providing housing opportunities in these areas may stimulate economic, social, and cultural growth, and can be a tool for cities to use in their

efforts to bring new energy and vitality to depressed or stagnant downtown areas. The Springfield City Council has placed redevelopment of the downtown at or near the top of their highest priority goals list for the past ten years. Inherent to the successful redevelopment of any neighborhood is the infusion of new or remodeled dwellings and an increase in the number of people residing in the area. More residents also equal more customers for downtown merchants. This relationship furthers the Council goal of a stronger, more diverse *but local* economy. It is also consistent with the transportation strategy of reducing individual vehicle trips by placing homes, jobs, and goods in close proximity and accessible via public transportation.

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

### **Self Evaluation**

The City of Springfield undertakes housing and related activities only when such activities are supported by the Consolidated Plan. Since its publication in May 2005, the goals and priorities of the Consolidated Plan 2005 have guided the City in the allocation of HOME and CDBG funds, and in its administration of housing programs citywide. The list of accomplishments reflects the effectiveness of this approach. Existing programs and policies are being evaluated for effectiveness and refined to reflect the changing needs of the community. The year three evaluation of the Springfield Home Improvement Program indicates that the City is closing fewer rehabilitation loans than anticipated, and that at the current levels will fall short of the 5-year goal of 25 loans. Although personnel resources are very limited, consideration is being given to redistribute housing staff duties in an effort to increase the number of homes being rehabilitated under this program. After several years of decreased activity, the Springfield Home Ownership Program (SHOP) experienced a flurry of activity toward the end of FY07/08. The City has made changes to the SHOP in FY06 and FY07 in order to increase its utilization among low-income homebuyers, and these efforts seem to be paying off as more SHOP loans are being closed. Overall, the City is on target to meet or exceed its 5-year goals in most housing and community development categories.

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

## Housing and Community Development Performance Measures

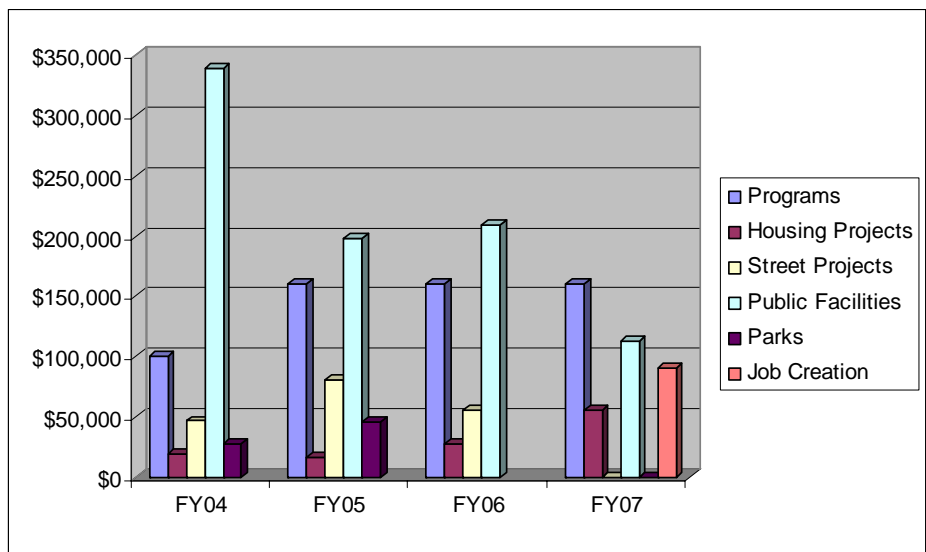
Specific Objective ID	Specific Annual Objectives	Source of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Complete
<b>DH-1 Accessibility of Decent Housing</b>							
	No Activity						
<b>DH-2 Affordability of Decent Housing</b>							
DH-2.22S	SVDP-Royal Building Mixed Use Development, to provide affordable rental housing	HOME	<ul style="list-style-type: none"> <li># of Affordable rental units created <i>(This activity was reported as pending completion in FY06 CAPER)</i></li> </ul>	2006	33 units	33 units	100%
DH-2.31S	NEDCO - 34 <sup>th</sup> Street Ownership Housing Development, to provide two affordable homeownership opportunities	HOME	<ul style="list-style-type: none"> <li># of LMI units created for homeownership</li> </ul>	2007	2 units	2 units	100%
DH-2.32S	NEDCO – H Street Ownership Housing Development, to provide two affordable homeownership opportunities	HOME	<ul style="list-style-type: none"> <li># of LMI units created for homeownership</li> </ul>	2007	2 units	2 units	100%
DH-2.33S	SVDP- HUD 202 Senior Housing, 3 <sup>rd</sup> and S Street, to provide affordable permanent housing for LMI senior households	HOME	<ul style="list-style-type: none"> <li># of LMI units created for seniors</li> </ul>	2007	55 units	Pending completion	0%
DH-2.34S	Habitat for Humanity Meyer Subdivision, Phase 1, to provide affordable homeownership opportunities	HOME	<ul style="list-style-type: none"> <li># of LMI units created for homeownership</li> </ul>	2007	3 units	3 units	100%
DH-2.1S	Springfield Home Ownership Program (SHOP), to provide affordable homeownership opportunities	HOME ADDI	<ul style="list-style-type: none"> <li># of low-income households assisted</li> </ul>	2005	40 units	23 units	58%
				2006	40 units	19 units	48%
				2007	25 units	18 units	72%
				2008			
				2009			
<b>DH-3 Sustainability of Decent Housing</b>							
DH-3.31S	Chalet Village, 205 South 54 <sup>th</sup> St., emergency repair of multiple electrical service issues	CDBG	<ul style="list-style-type: none"> <li># of households receiving emergency assistance</li> </ul>	2007	NA	29 households	100%
DH-3.1S	Owner-occupied rehabilitation programs,	CDBG HOME	<ul style="list-style-type: none"> <li># of households</li> </ul>	2005	110 household	114 household	104%

Specific Objective ID	Specific Annual Objectives	Source of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Complete
	to preserve housing stock • EHR • SHIP • CHORE		receiving emergency assistance • # of rehab. loans • # of CHORE repairs		s	s	
				2006	110 households	103 households	94%
				2007	110 households	101 households	90%
				2008			
				2009			
DH-3.2S	Rental Assistance Program, to prevent homelessness	CDBG	• # of families assisted	2005	30 households	31 households	101%
				2006	30 households	26 households	87%
				2007	30 households	26 households	87%
				2008			
				2009			
<b>SL-1 Accessibility of Suitable Living Environment</b>							
SL-1.31S	Shankle Safehaven accessibility improvements, to expand homeless service opportunities to LMI persons	CDBG	• # of LMI persons receiving homeless and support services	2007	40 persons	40 persons	100%
SL-1.32S	Relief Nursery, development of Springfield facility, to expand services to LMI persons	CDBG	• # of LMI persons receiving childcare and parenting services	2007	630 persons	Pre-devel. Project anticipated complete in 2010	0%
<b>SL-2 Affordability of Suitable Living Environment</b>							
	No Activity						
<b>SL-3 Sustainability of Suitable Living Environment</b>							
SL-3.31S	None		•				
SL-3.32S	Project Homeless Connect for Lane County, to provide services to homeless persons	CDBG	• # of LMI persons served during the one-day event	2007	1000 persons	1200 persons	120%
SL-3.1S	Human Services Commission, to provide services to LMI persons • Food For LC • Relief Nursery	CDBG	• # persons receiving shelter • # persons receiving food • # persons receiving	2005	13,361 persons	13,367 persons	100%
				2006	13,361 persons	15,433 persons	116%
				2007	12,000 persons		

Specific Objective ID	Specific Annual Objectives	Source of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Complete
	<ul style="list-style-type: none"> <li>Looking Glass</li> <li>Catholic Community Services</li> <li>SVDP Night Shelter</li> </ul>		<ul style="list-style-type: none"> <li>counseling</li> <li># persons receiving other services</li> </ul>	2008			
				2009			
SL-3.2S	Lock Out Crime Project, to provide home security measures to LMI households	CDBG	<ul style="list-style-type: none"> <li># LMI households receiving emergency home security measures</li> </ul>	2005	200 households	195 households	98%
				2006	400 households	189 households	47% continued
				2007	----		
				2008			
				2009			
<b>EO-1 Accessibility of Economic Opportunity</b>							
EO-1.31S	Wynant's Family Nutrition Center, renovate facility for LMI job creation	CDBG	<ul style="list-style-type: none"> <li># of LMI jobs created</li> </ul>	2007	5.0 FTE	Pending completion	0% continued
EO-1.1S	Lane MicroBusiness, to provide micro-business assistance to LMI persons	CDBG	<ul style="list-style-type: none"> <li># LMI persons receiving MB assistance</li> </ul>	2005	25 persons	19 persons	76%
				2006	15 persons	25 persons	167%
				2007	----		
				2008			
				2009			
<b>EO-2 Affordability of Economic Opportunity</b>							
	No Activity						
<b>EO-3 Sustainability of Economic Opportunity</b>							
	No Activity						

### Community Development Block Grant-funded Activities

This narrative statement addressed issues pertaining to the CDBG program, as administered by the City of Springfield. All of the



projects which received CDBG funding in FY07/08 meet one of two CDBG National Objectives: 1) benefit primarily low- and moderate-income households, or 2) assist in the elimination of slums and blight. CDBG funds are allocated annually through a competitive RFP process. Proposals are judged on their community impact, financial feasibility, and benefit to targeted populations. Emergency repair activities at the Chalet Village mobile home park accounts for the portion allocated to housing projects. LMI Job Creation is a new category of activities funded with CDBG in FY 07/08. The project which received these funds is Wynant's Family Nutrition Center. The Springfield Housing Programs, whose primary goal is to keep people in their homes by maintaining the current housing stock, received an allocation of \$160,000 for this purpose. The HSC, which administers social services programs for the benefit of low- and very low-income households countywide, received \$94,215 which is equal to 15% of the annual CDBG allocation (the maximum allowed by HUD).

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

The City of Springfield, as a CDBG grantee, continues to take appropriate action and implement necessary programmatic and policy changes to ensure that the activities carried out with CDBG funds are consistent with the priorities and goals of the Consolidated Plan.

### **CDBG and HOME Summary of Housing Programs**

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

The home must be brought up to minimum housing quality standards and the rehabilitation activities are subject to City inspection and approval. All of the projects benefited low- or very low-income households. Periodic drive-by inspections are done of properties receiving assistance through this program. Of more than 100 properties with CDBG loans still outstanding, over 90% continue to meet community housing standards.

- **Emergency Minor Home Repair Program (CDBG).** This program provides grants of up to \$2,000 to qualified very low-income households for emergency plumbing, electrical, mechanical, and structural repairs to their homes. The component to be repaired must present an immediate health or safety issue for the occupants of the dwelling. This activity also meets the Consolidated Plan 2005 priority of maintaining existing housing stock. All of the projects benefited very low-income households.
- **The CHORE Program (CDBG).** This program provides assistance to elderly and disabled very low-income households for general yard and property maintenance. It was operated as a pilot program in FY00/01 and has since been incorporated into the City's permanent program offerings. The Chore Program is considered a public service program, and is subject to the CDBG public service cap. Funding for this program is provided from CDBG program income, 15% of which can be used for eligible public service activities. The primary purpose of the CHORE Program is to help residents maintain the exterior appearance of their home and property to the same general standards of the surrounding neighborhood, making them less likely to be victimized by predators that target low-income, elderly or disabled persons.
- **Emergency Rental Assistance Program (CDBG).** The City of Springfield implemented this program beginning July 2003, and the demand for assistance has been greater than anticipated. This program is designed to assist very low-income families with good, stable rental histories to overcome a single episode of hardship that severely impacts their ability to pay the current month's rent. The program provides 60% of a single month's rent up to \$400 directly to the landlord of the impacted family. The family must be able to pay the remaining 40% and any late fees incurred. The City expended a total of \$8,874 to prevent the eviction of 26 very low-income families in FY07/08. The allocated funds were depleted within four months.
- **Springfield HOME Ownership Program (HOME).** The SHOP provides downpayment assistance to low-income first-time homebuyers. The maximum assistance is \$10,000, to be used for downpayment and associated closing costs. The SHOP provided assistance to 18 low-income households in FY07/08, three of which was a minority household and two that were female headed households. The decrease in the number SHOP loans completed is directly related to the rapidly increasing cost of homes in our area. The City expended \$160,000 of HOME funds for the SHOP program and leveraged just under \$3 million in residential loans.

### **CDBG Program Income**

The City received \$286,543 of program income in FY07/08. Program income is generated primarily from the repayment of housing rehabilitation loans and loan fees. The number of loans being repaid during the reporting period was as expected based upon a shrinking loan portfolio. As fewer loans are made and old loans are being repaid the City will no longer be able to rely on a steady stream of program income to fund our housing programs. Program income generated from loan repayments is returned to the housing rehabilitation program, and is reallocated as loans for new rehabilitation projects.

### **CDBG Program, Overall Benefit to Low and Moderate Income Persons**

The City of Springfield has selected to aggregate the use of CDBG funds during program years 2005, 2006, 2007. For this three-year period, the total amount of CDBG funds subject

to the low/mod benefit calculation was \$2,088,397. The amount expended on low/mod benefit activities was \$1,767,273 or 84.63%.

### **Certifications of Consistency**

The City of Springfield verified certification of consistency with the Consolidated Plan for the Aster Apartments, a HUD 202 project by St. Vincent de Paul. This project is under construction.

### **Limited Clientele Criteria**

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

### **IDIS Reports**

The draft CAPER made available for public comment included the City of Springfield narrative descriptions, the performance measurements, and IDIS reports C04PR06 and C04PR03.

### **HOME Investment Partnerships Program: On-Site Inspections**

Our HOME Program monitoring by HUD CPD staff in April of 2005 provided the technical assistance and guidance enabling us to establish a monitoring schedule for our HOME assisted projects. The schedule is based upon the number of total units in the project. In addition, drive-by inspections and tenant income verification are done on an annual basis. All units inspected during the annual inspection process passed. These inspections are showing that Housing Quality Standards are being met at this time.

<b>Project Name</b>	<b>Number of Units</b>	<b>Monitoring Schedule</b>
SVDP – S Street Court	3	Every Three Years
SVDP – 5 <sup>th</sup> Street Duplex	2	Every Three Years
Mainstream Housing – E Street	1	Every Three Years
SVDP – Bluebelle Apartments	10	Every Two Years
SVDP – Mill and D Street	10	Every Two Years
SVDP – Ash Meadows	18	Every Two Years
Mainstream Housing – Aquarius Apts	23	Every Two Years
Metro- College Corner	9	Every Two Years
SVDP – Royal Building	33	Every year

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

### **Affirmative Marketing**

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

# EUGENE-SPRINGFIELD CONSORTIUM

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**2007/08 Consolidated Annual Performance and Evaluation Report (CAPER)**  
*Community Development Block Grant (CDBG)*  
*HOME Investment Partnerships Program (HOME)*

## COMBINED NARRATIVE STATEMENTS

### AFFIRMATIVELY FURTHERING FAIR HOUSING

#### CITY OF SPRINGFIELD

Springfield Development Code Review & Housing Policy Audit - A primary goal of the federal Fair Housing Act and its amendments is to provide housing choice for everyone. Everyone should be able to live where they choose, if they can find housing in the area of their preference that they can afford. This strategy seeks to address impediments to housing choice and affordability that may be the unintended consequence of unclear, unnecessary or overly restrictive language contained in the Springfield Development Code. Staff from the Planning Division is reviewing the Development Code for consistency and clarity, and is making plan revisions where conflicting language exists. Staff is also reviewing sections of the Development Code that, because of requirements or restrictions, may inadvertently limit the range and diversity of housing developed in Springfield.

While there may be many factors impeding the production of affordable housing in Springfield that the City cannot control, this strategy aims to address local obstacles that the City does have the power to eliminate or mitigate. The City anticipates that a range of barriers exists, including inflexible development code requirements, a deficiency in community financial support, and burdensome and uncertain permit review practices, all of which discourage affordable housing developers from pursuing more development opportunities in Springfield. However, as with all successful planning efforts, the City must engage the people who know the situation best – those who are entrenched in the production of affordable housing – as they are the ones who are best suited to provide the information needed to develop and implement plans.

The City's approach thus involves first interviewing the affordable housing providers in the area, as well as their development consultants, to determine what they perceive as impediments to affordable housing development. The information gleaned from these one-on-one sessions will inform the research staff will conduct regarding best practices other communities have employed to address such barriers and the development of proposed policy amendments. To ensure that suggested policy changes adequately address the concerns raised by the affordable housing providers, recommended development code and policy changes will be presented to the housing providers for input and feedback prior to being forwarded to elected officials for review and adoption.

A clear and consistent code will assist developers in creating and submitting complete and accurate plans and documents for review, with the goals being less time and money spent

by architects and engineers on revisions and re-submittals and shorter review/approval times by City staff. This will result in lower project costs and lower prices to homebuyers and renters.

### Identifying and Implementing Land-Use Efficiency Measures

The City's Planning Division is studying Land-Use Efficiency Measures as a way to increase densities within the City. Oregon's land use planning program was established to provide a balance of needs, including protecting farm and forest land, while also planning for organized urbanized growth. The purpose of reviewing land use efficiency measures is to explore ways of accommodating needed population growth within the existing urban growth boundary, prior to any effort made to expand the urban growth boundary (UGB). This is a requirement of Oregon Revised Statute (ORS) 197.296.

Oregon's land use planning program began in 1973 after the Oregon Senate passed Senate Bill 100, which established the Land Conservation and Development Commission (LCDC). The Commission then established Oregon's Statewide Planning Goals. These Goals address different needs. For example, Goal 14 was established to guide orderly development of urban level development through UGBs. Goal 3 and Goal 4 were created to conserve agricultural and forest lands. Part of the balance between conserving agriculture and forest land and accommodating urban growth is the process of reviewing land use efficiency measures. Land use efficiency measures can help accommodate population growth, while also conserving resource lands needed to serve both existing and future population.

Over the years, Springfield has adopted many land use efficiency measures to better accommodate population growth within its existing UGB. Some of these measures are listed below, as well as potential new efficiency measures that can be adopted.

#### **Efficiency Measures in Place in Springfield that may be Improved**

- Reduce street width standards
- Allow small residential lots
- Encourage infill and redevelopment
- Encourage the development of urban centers and urban villages (Nodal Development)
- Allow mixed-use development
- Encourage transit-oriented design
- Downtown revitalization
- Permit accessory dwelling units in single-family zones
- Permit multi-family housing tax credits to developers
- Allow clustered residential development
- Allow co-housing
- Increase allowable residential densities
- Allow duplexes, townhomes and condominiums in single-family zones

#### **Potential Efficiency Measures Not Yet Utilized In Springfield**

- Provide density bonuses for developers as an incentive to achieve certain community planning goals.
- Establish a mechanism for the transfer/purchase of development rights in exchange for the protection of farm and forest land.
- Mandate maximum lot sizes

Mandate minimum residential density in low density residential zones  
Implement a process to expedite plan and permit approval for projects that achieve certain community planning goals

A link to the City of Springfield's "Land Use Efficiency Measures" report can be found on the city's Planning Divisions website at:

<http://www.ci.springfield.or.us/dsd/Planning/index.htm>

Residential Lands Study - The City of Springfield is nearing completion of the Springfield Residential Lands Study whose purpose is to analyze the city's future housing needs and the land supply that is available to meet those needs. The study evaluates the projected housing needs of various age and income populations for a 20-year planning horizon. The need will be expressed in housing types and price points as well as in acres needed to build new housing.

The study will guide the city's planning policies as they address Statewide Planning Goal 10—Housing. Goal 10 requires cities to adopt policies that encourage the availability of adequate numbers of "needed housing units" at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households and allow for flexibility of housing location, type and density.

Needed housing includes housing types determined to meet the need shown for housing at particular price ranges and rent levels. These housing types include but are not limited to attached and detached single family housing, multi-family and manufactured homes. Needed housing also includes government-assisted housing. Preliminary data from the Residential Lands Study shows that Springfield's land supply is not sufficient to meet projected future housing needs. State planning policy requires communities to have a 20-year inventory of residential land to avoid an artificial increase in the price of land that would make housing more expensive for everyone. The study also shows that almost half of Springfield's remaining residential land supply is on steep slopes, which also contributes to higher construction costs and housing prices.

When the Residential Lands Study is complete, the city will explore alternatives for making better use of the land it has as well as options for expanding its Urban Growth Boundary to increase the land supply for housing. By keeping abreast of housing needs, the City of Springfield can better ensure the availability of housing opportunities for all of its citizens.

Fair Housing Council of Oregon - Our contract with the Fair Housing Council of Oregon is a key component in Springfield's ongoing commitment to affirmatively further fair housing. The FHCO provides is a valuable resource to people who feel that their rights to housing in Springfield have been violated. FHCO is also a valuable resource for property managers and landlords whether or not they are the focus of fair housing complaints. FHCO provides education and training opportunities to housing owners and managers on the current state of fair housing law, answers questions they may have regarding their enforcement and eviction practices, and mediate tenant landlord disputes. By providing timely and accurate information to tenants, landlords, and property managers, the FHCO is able to assist in the resolution of many housing related complaints, before they escalate. FHCO put on a series of Fair Housing trainings for landlords and managers in the Eugene-Springfield area in June 2007. The feedback from these seminars was very positive, and helped the attendees

make better decisions to remain in compliance with fair housing law. The City of Springfield's AI states under "Rental Practices" that the lack of fair housing training being provided to rental managers and landlords may contribute to the higher incidents of complaints in the rental market (relative to the ownership market). Our contract with the FHCO addresses this impediment, and supports Springfield's certification to affirmatively further fair housing.

Emergency Rental Assistance Program - The Emergency Rental Assistance Program (ERAP) was developed in response to a discussion at a joint meeting with the Human Services Commission (HSC) and the Housing Policy Board (HPB). At the meeting they heard testimony from a special Homelessness Task Force. It was reported that many times people become homeless because they are unable to make their rent payment due to a particularly rough month financially. They indicated that if those households could receive help with that one month's rent they would be able to remain in stable housing. It was pointed out that a relatively small level of assistance could prevent homelessness and preserve social service dollars currently expended to assist the homeless population. The City of Springfield took the initiative and created a program utilizing CDBG funds to provide the needed rental assistance. The ERAP helps prevent homelessness by assisting qualified households with one-time rental assistance. The program guidelines were created to allow a quick response time, while providing safeguards against abuse of the program. This new program supports the City of Springfield's certification to affirmatively further fair housing.

Springfield Home Ownership Program - The City of Springfield continues to administer the very successful Springfield Home Ownership Program (SHOP). The SHOP provides downpayment assistance for low- and very low-income households. SHOP brochures and posters have been printed in both English and Spanish language versions. SHOP training for lenders and realtors has been provided through seminars and is also available as a PowerPoint presentation. Three Spanish-speaking realtors and two Spanish-speaking lenders are very active with the SHOP, and have taught the "ABC's of Home Buying" classes. The result of this collaboration between lenders, realtors, and the City of Springfield is that 17 of 142 SHOP loans completed in the past five years were to minority households. The City of Springfield began providing down payment assistance to low and moderate income first time homebuyers through the Springfield Home Ownership Program (SHOP) in 1993. In our first year we assisted one person with the purchase their first home. Since then we have helped 386 households become homeowners in Springfield.

The SHOP was originally designed in response to national report that stated that many low and moderate income households were unable to become home owners because they didn't have the funds for a down payment. Providing the SHOP enabled the City to remove that barrier to homeownership. A recent survey of our SHOP clients confirmed the value and purpose of the program with 95% of those responding stating that they would not have been able to purchase a home with out the assistance of the SHOP. This activity addresses the specific areas of "Sales Practices" and "Lender Practices" in Springfield's AI, and also supports the City of Springfield's certification to affirmatively further fair housing.

Other Housing Activities - The City of Springfield Planning Division provided assistance to St. Vincent de Paul as the agency negotiated the land-use approval process for its HUD 202 proposal. Called the Aster Apartments, this development will provide affordable housing for low-income senior households. Planning staff prepared reports and determinations for the Springfield Planning Commission and met with neighborhood groups to address their

concerns. These efforts proved successful as the project received final development approval, and is now under construction. As the population ages, Springfield recognizes the need to make available a variety of affordable housing options for seniors, from independent living to assisted care facilities. This activity supports the City of Springfield's certification to affirmatively further fair housing.



A further example of the City of Springfield's efforts to introduce a variety of affordable housing alternatives can be seen in the City's allocation of CDBG and HOME resources to support the Royal Building mixed-use commercial/housing development in the downtown. Developed by St. Vincent de Paul, the Royal Building project provides 33 affordable housing units to those who choose to live in the urban core, with the many amenities that this location

offers. The Royal Building is centrally located to many downtown amenities and services. It is just across South A Street from the new Springfield Transit Station. The new Wildish Theater is located just across Main Street, as is the Springfield City Hall, the Emerald Empire Art Center and the Springfield Museum. Completed in 2007 and fully occupied, the Royal Building is the tallest structure in downtown Springfield and the centerpiece of the City's revitalization efforts.

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

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

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

<http://www.ci.springfield.or.us>

Language as an Impediment to Fair Housing - The 2000 Census has indicated that Latinos are the largest and most rapidly growing segment of Springfield's minority population. Hispanic/Latinos make up nearly 7% of Springfield's population. The City's Housing Planner is fluent in Spanish. All of the current housing staff for the City of Springfield have participated voluntarily in a Beginning Spanish class offered to City employees. In addition, all of the various housing program brochures have been printed in Spanish, and the Fair Housing Consultant is also fluent in Spanish.

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

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

### **Citizen Comments**

The draft CAPER was advertised and made available for public comment from August 20 - September 18, 2008. In addition to running a Legal Ad in the Register-Guard announcing the availability of the draft document, staff did special outreach to former and current citizen advisory committee members and members of the Human Rights Commission. One person reviewed the draft document. The narrative section of the CAPER is included in the information packet distributed to Eugene's Community Development Block Grant Advisory Committee each fall. This serves as the basis for the annual review of all CDBG-funded program areas. Eugene's performance using CDBG funds is the focus of the committee work through out the year and is the basis for determining funding allocations in the upcoming fiscal year.