

Springfield Illinois  
Annual Action Plan  
For Program Year 2022

(July 1, 2022 to June 30, 2023)

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DRAFT

## **AP-05 Executive Summary - 91.200(c), 91.220(b)**

### **Introduction**

The City of Springfield receives annual grant allocations from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME). The overarching purpose of the CDBG and HOME programs is to assist **low- and moderate-income** families and households, which are those that earn less than 80% of the area median income. The funds are used to pursue three goals:

- (1) Provide decent, affordable housing
- (2) Create suitable living environments, and
- (3) Expand economic opportunities.

In order to access these federal funds, the City must carry out a planning process to identify the scope of housing and community development needs in its jurisdiction and how the available funding can best be used to meet those needs. This document, the City's Program Year 2022 Annual Action Plan, summarizes the City's proposed actions to administer these funding sources for the period of July 1, 2022 to June 30, 2023. The contents of the plan are guided by the federal regulations set forth by HUD in 24 CFR Part 91.

### **Summary of the Objectives and Outcomes**

After reviewing and analyzing the data gathered through the consultation, citizen outreach, needs assessment, and market analysis, the City developed a set of goals and strategies to make the best use of its limited resources to address its most pressing affordable housing, community development, and homeless problems. The City developed eight broad goals to meet its most pressing needs. The City expects most of the available funds to flow into CDBG-eligible areas, which are those where at least fifty one percent of the residents have incomes below 80% of the area median income.

### **COVID RESPONSE**

The City received additional funding in the 2020 program year to prepare for, prevent, and respond to the COVID-19 pandemic and related effects on the community. The City submitted substantial amendments to its prior planning documents outlining the use of those funding sources. During this The City expects to use the resources made available through HOME and CDBG to address the effects of coronavirus and considers its response as a "high priority".

#### **(1) Improve Condition of Existing Housing Stock**

The City estimates it will assist 50 owner-occupied units with necessary repair and modifications. This will include rehabilitation to address emergency situations that threaten the health and safety of the occupants, code violations, and accessibility issues for disabled persons.

**(2) Create New Affordable Housing**

The City is working with Related to convert Poplar Place from a 250 duplex dilapidated housing development to a modern affordable housing development. The conversion would consist of 50 houses and 25 updated duplexes that would lessen the density and create a safe family oriented housing development. The City will reconstruct the old Planned Unit Development roads and sidewalks and bury the utility lines for aesthetic and environmental improvements. The City estimates it will subsidize the development of 4 new affordable housing units. Funds will be used for the acquisition and development costs associated with new rental and owner units. Nehemiah Expansion, Inc. (CHDO) is working with the city on the next phase of development which will create 40 single family affordable houses. The City has pledged \$1.2M of the HOME grant to be funded as \$600,000.00 per year from multiple HOME grant awards. This will be leveraged with the Low Income Housing Tax Credit Program (LIHTC) through the Illinois Housing Development Authority (IHDA).

**(3) Increase Homeownership**

Homeownership is a traditional path for households to build equity and wealth and to invest in their community. At the time of this writing, the City is working to develop a new homebuyer assistance program. The City is coordinating efforts for “Whole Block Restoration” development whereby housing assessment and redevelopment will occur in a targeted block. Deteriorated housing on the block will be rehabbed and any vacant lots on the block will have in-fill development including qualified homeowners that need assistance for housing repair. The Whole Block Restoration initiative will be impactful within the neighborhood and increase affordable homeownership opportunities. The deteriorated housing and in-fill housing will be available for sale to low and moderate income buyers. The expects 2 to 4 units to be developed with the proposed budget

**(4) Eliminate Blighted Conditions**

The City proposed to use \$50,000 of CDBG funding for demolition of blighted structures during this program year. The City expects to clear up to 10structures to remove blighting influence on each respective neighborhood.

**(5) Increase Economic Opportunities**

The City will fund economic development activities utilizing CDBG, cannabis and TIF funds to increase economic opportunities for low income persons, primarily through financial assistance to businesses looking to expand within the City. In partnership with Justine Petersen and banks, the City created a \$2M dollar micro-loan pool that assisted over 70 businesses creating over 25 jobs. The City will continue to assist small businesses, support job creation, and support infrastructure improvements necessary for business expansion. It is projected that approximately 20 new jobs will be created

**(6) Improve Neighborhood Infrastructure and Public Facilities**

The City will support neighborhood infrastructure projects in low and moderate income areas. The City expects to convert the former UCP buildings to Opportunity Centers within the designated Comer Cox Teen Empowerment Zone Area. The Teen Empowerment Zone facility improvements and infrastructure project will serve an estimated 1,000 low and moderate income beneficiaries. The City will provide funding to local non-profit organizations to make needed improvements to their facilities.

**(7) Improve Public Services**

The City will support various public services aimed at providing a more suitable living environment for residents of CDBG-eligible target neighborhoods and other low income clientele, such as seniors, homeless, disabled populations and youth. The City estimates a total of 500 persons will be assisted under this goal.

**(8) Planning, Administration, and Capacity Building**

The City will use a portion of its CDBG and HOME allocation to comply with the planning, administration, and reporting requirements of the federal funding sources. Funds will also be used to support and provide technical assistance to local community partners, including non-profit housing developers certified as Community Housing Development Organizations (CHDOs).

## **Evaluation of past performance**

In recent years, the City has focused a majority of its resources available through the Consolidated Plan/Action Plan on housing. The need for housing rehabilitation remains large as does the demand for additional affordable rental units. The City feels that investments made in the existing housing stock benefit both the existing owner and the surrounding neighborhood. Specific programs such as the HOME Deferred Loan, Minor and Emergency Home Repair Program, and the SCIL Ramp Program provide real benefits for small investments.

The City has also supported rental housing and permanent supportive housing. In 2016, the City supported the development of Fifth Street Renaissance Center, a 9-unit permanent supportive housing development primarily for homeless female veterans. This type of investment is needed to reduce the burdens that the chronically homeless can place on local public institutions, including the health care system and the justice system.

The City of Springfield has more than 3,500 rental units that were constructed prior to 1940 making the city one of the largest areas in downstate in need of lead and healthy homes remediation activities. The City of Springfield is focused on improving housing throughout all of our neighborhoods and one component is our renewed effort with the Get the Lead Out (GTLO) program.

On August 26, 2021, the City of Springfield was awarded \$3,400,000 in Lead Based Paint Hazard Reduction grant program and Healthy Homes Supplement funding. The City of Springfield will address lead hazards in 169 housing units providing safer homes for low and very low-income families with children.

Additionally, the success of our community not only relies on economic development, but on our ability to provide safe and healthy homes for our families. On January 22, 2022 HUD announced the City of Springfield was the recipient of a \$2 million award from the U.S. Department of Housing and Urban Development (HUD) through its Healthy Homes Production Grant Program. Through this assistance, we will eliminate lead, along with other home hazards, in 135 residences. The Healthy Homes Production Grant Program takes a comprehensive approach to addressing multiple childhood diseases and injuries in the home by focusing on housing-related hazards in a coordinated fashion, rather than addressing a single hazard at a time. The program builds upon HUDs successful Lead Hazard Control programs to expand the department's efforts to holistically address a variety of high-priority housing-based health and safety hazards, such as mold and moisture, poor indoor air quality, pests, carbon monoxide, injury and safety hazards, in addition to lead-based paint.

These programs will be layered with our CDBG and HOME entitlement funding to ensure the City of Springfield has safe and affordable housing. In partnership with the Salvation Army and the Continuum of Care, the City provided a facility and CDBG-CV funds for a year round low barrier shelter operated by Salvation Army. Currently the Continuum of care is developing a strategic plan to achieve functional zero homelessness. The Strategic Planning Process is being funded by stakeholders such as the City of Springfield, Sangamon County, and the Community Foundation for the Land of Lincoln. The strategic plan to address homeless gaps in services to achieve functional zero and is to be complete by July 2022.

Since 2016, the City has awarded Justine Peterson to provide Micro loan assistance to LMI individuals and businesses.

**PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)**

**Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	SPRINGFIELD	Office of Planning and Economic Development
HOME Administrator	SPRINGFIELD	Office of Planning and Economic Development

**Table 1 – Responsible Agencies**

The Office of Planning and Economic Development (OPED) is the lead entity for the City’s Consolidated Plan and administrator of both the CDBG and HOME programs. OPED administers programs to improve the living and working environment of the City. Funding is primarily provided by the U.S. Department of Housing and Urban Development’s Community Development Block Grant, HOME funds, and Tax Increment Financing (TIF).

OPED administers some programs internally and uses subrecipients and contractors to administer others. OPED works closely with financial institutions, contractors, developers, businesses, non-profit agencies, volunteers, the local Continuum of Care, and other governmental units and agencies to effectively administer the funding and carry out the goals and objectives of the Consolidated Plan.

**Consolidated Plan Public Contact Information**

Office of Planning and Economic Development  
800 E. Monroe, Suite 107  
Springfield, IL 62701

Email: [info.OPED@springfield.IL.US](mailto:info.OPED@springfield.IL.US)



## **AP-10 Consultation - 91.100, 91.200(b), 91.215(I)**

### **Introduction**

When developing the Consolidated Plan for the 2020 program year, the City reached out to local service providers and other government agencies to gather information on housing, homeless, and community development needs and to determine how the available federal resources should best be used to meet the City's priority needs.

At this time, the City also sought to build better working relationships with service providers in the spirit of increasing coordination between the City's efforts and those of the service providers. This section summarizes the consultation efforts made by the City and details specific information required by HUD in regard to coordination on homeless efforts.

The City has adopted a Citizen Participation Plan (CPP) that outlines the City's policies and procedures for obtaining public input in the planning and decision-making processes associated with the HUD grants.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I)).**

As part of this year's planning process, the City conducted one on one consultations with a number of local stakeholders, service providers and government agencies. In each consultation, the City gathered information on local needs, current and planned initiatives, and sought ways to leverage available funding to maximize benefits. These discussions provided an opportunity for the service providers and agencies discuss their program offerings, learn about other programs available in the community, and identify common issues and problems. The City used this opportunity to provide limited technical assistance to these agencies and information on the federal programs.

The City works closely with the Heartland Continuum of Care (see below) and Springfield Housing Authority (SHA), which is the largest affordable housing provider in the area. The City has consulted the SHA on projects in the past and will continue to support SHA's efforts to expand the supply of affordable housing stock within the area.

In addition, the City participates in a number of ongoing local and regional coordination efforts throughout the program year. The City also conducted Ward Strategic Planning meetings and maintains several commissions to provide on-going discussion and coordination among citizens and stakeholders, including the Community Relations Commission, the Disabilities Commission, the Economic Development Commission, and Veterans Advisory Council.

Lastly, the City plays a key role in local and regional economic development efforts, including the potential expansion of the state universities into the downtown district. Recently the City renewed the Enos Park TIF and extended boundaries and renewed the Eastside and SHA Tax Increment Finance Districts to provided additional financial resources for housing and business development.

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The Heartland Continuum of Care (CoC) is a collaborative effort of service providers in the area focused on providing services to the homeless and near homeless populations in the area. In 2019, the City played a major role in an effort to bring together homeless service agencies, local foundations, and mental health services to develop a new homeless facility. Despite failing to finalize the development, the City partnered with the Salvation Army and the Continuum of Care (CoC) to provide a year round low-barrier overflow shelter. To further increase collaboration among agencies, the City has committed to partially funding a coordinator position for the CoC which was filled in the spring of 2020. In 2021, the City collaborated with the CoC for the development of a homeless strategic plan to launch a community-wide strategic planning process to address homelessness across the Greater Springfield Area. The 18-month planning process will develop durable community consensus around the development of a strategic plan, a community education plan and implementation support. Funding for the strategic planning process, totaling \$160,000, is being provided by the City of Springfield, Community Foundation for the Land of Lincoln, Memorial Hospital, HSHS St. John's Hospital, Sangamon County, Springfield Housing Authority, SIU School of Medicine, and United Way of Central Illinois.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS.**

The CoC and stakeholders, including the City of Springfield and Sangamon County, have hired HOME Baseto create a strategic plan to address gaps of homeless services to obtain functional zero. The City of Springfield does not receive ESG funds directly from HUD; however, Sangamon County does. It is the intent of the CoC and the stakeholders to leverage all the resources possible, including ESG funds, to implement the Strategic Plan. Local agencies can also apply for ESG through the State of Illinois. The City will provide a Certificate of Consistency for any homeless agency that proposes a plan that is consistent with the goals and objectives outlined within this plan.

**Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities.**

**Affordable Housing Consultations**

- Springfield Housing Authority
- Habitat for Humanity
- Growth International
- Nehemiah Expansion Inc.
- Enos Park Neighborhood Association

**Homelessness**

- Heartland Continuum of Care
- Helping Hands
- Mercy Communities

**Non-Homeless Special Need Consultations**

- Springfield Center for Independent Living
- Springfield SPARC
- Area Agency on Aging for Lincoln Land, Inc.
- Phoenix House

**Youth Consultations**

- Better Life Better Living for KIDZ
- The Outlet
- United Way of Central Illinois
- Boys and Girls Club

**Other Agencies**

- City of Springfield Departments
- Downtown Springfield, Inc.
- Sangamon County Health Department
- Illinois Department of Public Health
- Capitol Area Association of Realtors
- One in a Million
- Springfield NAACP
- Springfield Sangamon Growth Alliance
- Springfield Black Chamber of Commerce
- SIU School of Medicine

**Identify any Agency Types not consulted and provide rationale for not consulting**

Not applicable.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Heartland Continuum of Care	The CoC formulates the priorities for local homeless funding. The City's homeless goals within this plan are based largely on those of the CoC.
2017-2037 Comprehensive Plan	City of Springfield	The Comprehensive Plan provides a vision of future growth and development over the next twenty years, especially for planning sector 7, and informed this plan's overall goals and objectives in the near term (5 years).
HUD 2019 Comprehensive Market Analysis	US Department of Housing and Urban Development	This market analysis provided detailed data on supply and demand for both owner and rental housing and informed how the City's proposed housing programs will perform in the current market.
Housing Needs Assessment	Greater Springfield Chamber of Commerce	The market analysis conducted as part of this needs assessment provides the rationale for the housing development goals with this plan.
ALICE in Illinois	United Way	The needs assessment of low-income residents in Sangamon County influenced the priority needs and goals related to non-housing community development.
2019 Sangamon County Survey	Community Foundation for the Land of Lincoln	The survey results provided information on resident views related to needs within the community.

**Table 2 – Other local / regional / federal planning efforts**

**Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l)).**

As described above, the City actively seeks to coordinate with all service providers and stakeholders working in the areas of affordable housing, economic and community development. This includes various commissions, the Continuum of Care, and partnerships with assisted housing providers such as the Springfield Housing Authority.

One entity noted that they felt more communication in regard to funding decisions was needed going forward as well as the development of longer term, multi-year goals supported by longer-term funding agreements rather than annual cycles. The City will make efforts going forward to better communicate funding allocations and rationale.

**AP-12 Participation – 91.105, 91.200(c)**

**Summary of citizen participation process, efforts to broaden participation, and how it impacted goal-setting.**

The City follows its adopted Citizen Participation Plan (CPP) to solicit public input during the planning process. This includes holding a number of public meetings and hearings, publishing public notice of opportunities to participate, and publishing the plan for a period of thirty days for review. The City will accept comments outside of the public comment period to better inform the use of its funds.

A complete draft of Annual Plan is available for public review at the City’s website: [www.springfield.il.us/publiccomments](http://www.springfield.il.us/publiccomments)

Persons interested in commenting on this document should send written comments to the following address: Office of Planning & Economic Development, ATTN: HUD Comments, 800 E. Monroe, Suite 107 Springfield, IL 62701 or by email to [info.OPED@springfield.il.us](mailto:info.OPED@springfield.il.us) The City will consider all views and comments.

The City will hold a public hearing on June 30, 2022 to receive public comments and feedback on the plan. The hearing will be held at City of Springfield Municipal Center West, Council Chambers, Room 301 (3<sup>rd</sup> floor) 300 S. 7<sup>th</sup> Street Springfield, IL 62701. The purpose of the hearing is to receive comments from citizens regarding the City’s proposed **Draft** FFY 2022 Action Plan. Interested agencies, groups, organizations and individuals, particularly low-income persons and those representing low-income neighborhoods, are urged to attend this hearing.

Information about the Draft Action Plan may be obtained on normal work days, Monday through Friday, between the hours of 8:00 a.m. and 4:00 p.m. at the Office of Planning and Economic Development, Municipal Center East, 800 East Monroe, Room 107. If special arrangements need to be made to accommodate citizens in order for them to participate in the public hearing, please call the Office of Planning and Economic Development, at (217) 789-2377 to make those arrangements, or for the hearing impaired call City Clerk at (217)789-2216.

**Citizen Participation Outreach**

Type of Outreach	Audience	Summary of Attendance
Public Meeting	General Public	
Public Comment Period	General Public	

**Table 3 – Citizen Participation Outreach**

## **AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)**

### **Introduction**

The main source of funding for the goals, programs, and projects discussed in this Consolidated Plan will come from the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME).

### **Community Development Block Grant (CDBG)**

The Community Development Block Grant (CDBG) funds received by the City can be used for a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and improved community facilities and services, provided that the activities primarily benefit low- and moderate-income residents. Some examples of how the CDBG funds can be used include:

- Housing development and rehabilitation for income-eligible homeowners,
- Down payment assistance for homebuyers social service programs for youth and seniors,
- clearance and demolition of blighted structures, and
- Infrastructure improvements in income-eligible areas.

### **Section 108 Loan Guarantee Funds (CDBG 108)**

As a recipient of Community Development Block Grant (CDBG) funding, the City is eligible to participate in the Section 108 Loan Guarantee program administered by the U.S. Department of Housing and Urban Development (HUD). Under this program, the City is able to leverage up to five times its annual CDBG allocation for large community development investments.

### **HOME Investment Partnerships Program (HOME)**

The HOME Investment Partnerships Program (HOME) funds received by the City must be used for affordable housing projects. Beneficiaries of HOME-funded projects must earn less than eighty percent of the area median income. Eligible types of activities include:

- Development of new affordable housing,
- Down payment assistance for income-eligible buyers,
- Acquisition/Rehabilitation/Resale of owner housing,
- Rehabilitation of existing affordable owner-occupied or rental housing, and
- Tenant-based rental assistance.

The City has been allocated \$2,380,397 through the American Rescue Plan Act of 2021. This one time allocation is provided through the HOME Program and will focus on the needs of homeless households, those at risk of homelessness, and veterans. The City has listed the amount available here but will program the funding to specific projects through a substantial amendment after HUD releases guidance on the use of the funds.

The City has also received supplemental funding to abate lead paint from the City’s housing stock. The City allocated 2021 CDBG program (\$250,000) funds to serve as program match for the Lead and Healthy Homes supplement grant.

**Anticipated Resources**

Program	Expected Amount Available During Program Year			Total:	Years 3-5
	Allocation	Program Income	Prior Year Resources:		
CDBG (Federal)	\$1,388,665	17,000	\$1,462,086	\$2,850,751	\$4,000,000
HOME (Federal)	\$698,331	\$0	\$1,155,569	\$1,853,900	\$2,000,000

**Table 4 - Anticipated Resources**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied.**

The City expects to leverage and attract additional funding sources to help meet its goals. Potential sources include Tax Increment Financing (TIF), homeless funds from the Continuum of Care and the State of Illinois, and private funding invested in the HOME-assisted affordable housing developments.

As a recipient of HOME funds, HUD requires the City of Springfield to contribute local funds as match to establish affordable, standard housing for low-income households. This match must equal at least 25% of HOME project costs expended. The City received a match reduction in the FY2021 program year that ends in September 30, 2021 due to COVID-19. Funds expended before that date do not need to be matched.

The City will require developers participating in HOME-funded projects to contribute match dollar or invest in infrastructure directly related to the HOME-funded project as match. The City has maintained vacant properties that can be used for redevelopment and may also utilize corporate or other local funds as sources of match.



**If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.**

The City has a significant inventory of vacant lots scattered throughout many of its neighborhoods that are available for redevelopment. The City has demolished over 400 blighted and deteriorated buildings to facilitate the re-use of these properties. In the previous year, the City offered approximately 200 vacant lots for sale. The City is holding approximately 100 lots for the Neighborhood of Hope revitalization project.

**AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)**

#	Goal Name	Years	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Improve Condition of Housing Stock	2020 to 2024	CDBG Target Area Citywide	Affordable Housing	CDBG: \$890,000 HOME: \$750,000	50 Housing Units Rehabilitated
2	Create New Affordable Housing	2020 to 2024	CDBG Target Area Citywide	Affordable Housing	HOME: \$1,000,000	45 Housing Units constructed
3	Increase Homeownership	2020 to 2024	Citywide	Affordable Housing		Not funded this program year
4	Eliminate Blighted Conditions	2020 to 2024	CDBG Target Area	Non-Housing Community Development	CDBG: \$50,000	Demolition of Unsafe Structures
5	Increase Economic Opportunities	2020 to 2024	CDBG Target Area Citywide	Non-Housing Community Development	CDBG: \$400,000	18 Jobs created/ retained
6	Improve Neighborhood Infrastructure and Facilities	2020 to 2024	CDBG Target Area Citywide	Community Development	CDBG: \$900,000	1 facility 1,000 Persons Assisted
7	Improve Public Services	2020 to 2024	CDBG Target Area Citywide	Special Needs Community Development	CDBG: \$200,000	500 Persons Assisted
8	Planning, Administration, and Capacity Building	2020 to 2024	CDBG Target Area Citywide	All	CDBG: \$440,000 HOME: \$114,000	Other: 1 Other



### 1. Improve Condition of Housing Stock

The City will use available federal resources to support multiple rehabilitation programs, including Deferred Loan Program, Emergency Home Repair, Lead Abatement, and a Ramp Program. This may include comprehensive rehabilitation programs or programs targeted to address a specific issue or clientele. This includes but is not limited to major, emergency and minor repair programs and accessibility improvements for seniors and disabled populations.

**FY2022 Projects serving this goal:**

- Substantial Housing Rehabilitation (HOME) 750,000
- Minor; Emergency Repair, and Restoration (CDBG) 600,000
- SCIL Disability Ramps (CDBG) 40,000
- Housing Program Delivery (CDBG) 180,000

### 2. Create New Affordable Housing

The City will use available federal resources to subsidize the development of new affordable housing units within the City. Eligible projects may include new construction or the acquisition and rehabilitation of existing properties. Housing may be rental or homebuyer. The City may provide support to tenant- based rental assistance programs with the goal of making existing, market rate rental properties affordable to low- and moderate-income populations.

**FY2022 Projects serving this goal:**

- HOME Housing Development TBD 1,000,000
- CDBG In-Fill Housing 250,000

### 3. Increase Homeownership

Homeownership is a traditional path for households to build equity and wealth and to invest in their community. At the time of this writing, the City is working to develop a new homebuyer assistance program. The City is coordinating efforts for “Whole Block Restoration” development whereby housing assessment and redevelopment will occur in a targeted block. Deteriorated housing on the block will be rehabbed and any vacant lots on the block will have in-fill development including qualified homeowners that need assistance for housing repair. The Whole Block Restoration initiative will be impactful within the neighborhood and increase affordable homeownership opportunities. The deteriorated housing and in-fill housing will be available for sale to low and moderate income buyers. The expects 2 to 4 units to be developed with the proposed budget

#### 4. Eliminate Blighted Conditions

The City proposes to use \$50,000 of CDBG for the removal and clearance of blighted structures. The City expects 4 to 5 properties to be cleared.

**FY2022 Projects serving this goal:**

- Demolition and Clearance \$50,000

#### 5. Increase Economic Opportunities

The City will use available resources to provide loans to for-profit businesses looking to expand in exchange for creating new jobs. Funding will also be used to assist small businesses known as microenterprises and to assist businesses respond and adapt to changes due to COVID.

**FY2022 Projects serving this goal:**

- Economic Development Business Assistance \$400,000

#### 6. Improve Neighborhood Infrastructure and Facilities

The City will use available federal resources to subsidize the rehabilitation or development of neighborhood facilities and infrastructure. This includes facilities designed to serve neighborhoods and those designed to serve specific populations, such as the homeless, seniors, or persons with disabilities and youth. Potential infrastructure projects include broadband, streets, sidewalks, flood drainage, water lines, and sanitary sewer improvements.

**FY2022 Projects serving this goal:**

- Public Facilities \$900,000

#### 7. Improve Public Services

The City will use available federal resources to support non-profit services whose primary purpose is to benefit low and moderate income persons. Services include those that serve low-income persons in general as well as those that target specific populations, such as at-risk youth, seniors, homeless, and those at risk of homelessness. They also include programs aimed at increasing access to economic opportunity, such as job training and supportive services, and improving community health, such as programs that increase access to health care, mental health, and healthy food.

**FY2022 Projects serving this goal:**

- Public Services (To Be Determined) \$200,000

**8. Planning, Administration, and Capacity Building**

The City will use available federal funds to comply with the planning, administrative, and reporting requirements associated with the HUD grants. A portion of funds may be granted to non-profit housing developers actively working within the City to cover a portion of their operating costs. This goal includes actions to affirmatively further fair housing, conduct neighborhood planning efforts, and increase capacity of local stakeholders through technical assistance.

**FY2022 Projects serving this goal:**

- Planning and Administration (CDBG) \$260,000
- Program Delivery Costs (CDBG) \$180,000
- Planning and Administration (HOME) \$69,000
- CHDO Operating Subsidy (HOME) \$34,900

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

Program	2022 Budget	Goal
HOME New Development	\$1,000,000	4 units
HOME Rehabilitation Deferred Loan	\$750,000	15 units

## AP-35 Projects – 91.220(d)

### Introduction

The following section describes the funded projects that the City and its partners will undertake in the program year.

### Projects

#	Project Name
1	Rehabilitation – SCIL Ramp Program
2	Minor; Emergency Repair, and Restoration
3	Rehabilitation – Home Deferred Loan (HDL) (HOME)
4	New Development of Affordable Housing
5	Affordable Housing Development (HOME)
6	Demolition of Unsafe Structures
7	Economic Development Business Assistance
8	Public Facilities and Neighborhood Infrastructure
9	Public Services
10	CHDO Operating Costs (HOME)
11	Administration (HOME)
12	Administration (CDBG)
13	Program Delivery Costs

**Table 5 - Project Information**

**AP-38 Project Summary**

<b>Project Name</b>	<b>(1) SCIL Ramp Program</b>
<b>Target Area</b>	None
<b>Goals Supported</b>	(1) Improve Condition of Housing Stock
<b>Needs Addressed</b>	Affordable Housing
<b>Funding</b>	CDBG: \$ 40,000
<b>Description</b>	The City will grant CDBG funds to the Springfield Center for Independent Living (SCIL) to provide disabled homeowners and renters and help them remain in their homes.
<b>Target Date</b>	June 30, 2023
<b>Goal</b>	8 housing units are expected to be assisted
<b>Location Description</b>	Services are available to eligible homeowners throughout the City. Services will be provided by the Springfield Center for Independent Living (SCIL)
<b>Planned Activities</b>	Owner Occupied Housing Rehabilitation: 24 CFR 570.202 National Objective: Low-Mod Housing (LMH)

<b>Project Name</b>	<b>(2) Minor; Emergency Repair, and Restoration</b>
<b>Target Area</b>	Citywide
<b>Goals Supported</b>	(1) Improve Condition of Housing Stock
<b>Needs Addressed</b>	Affordable Housing
<b>Funding</b>	CDBG: \$600,000
<b>Description</b>	Fund the emergency correction of building code deficiencies and other minor repairs of single-family, owner-occupied dwellings.
<b>Target Date</b>	June 30, 2023
<b>Goal</b>	20 housing units
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	Owner Occupied Housing Rehabilitation: 24 CFR 570.202 Low Mod Housing 570.208(a)(3)



<b>Project Name</b>	<b>(3) HOME Deferred Loan Housing Rehabilitation Program (HDL)</b>
<b>Target Area</b>	CDBG Target Area
<b>Goals Supported</b>	(1) Improve Condition of Housing Stock
<b>Needs Addressed</b>	Affordable Housing
<b>Funding</b>	HOME: \$ 750,000
<b>Description</b>	The City will use available HOME funds to fund the moderate rehabilitation of approximately 16 single family dwelling units owned by qualifying low and moderate income families or individuals with a zero percent, deferred, forgivable loan; principally within low income census tracts.
<b>Target Date</b>	June 30, 2023
<b>Goal</b>	15 Housing Units
<b>Location Description</b>	CDBG Target Areas
<b>Planned Activities</b>	Eligibility: HOME Single-Family, Owner Occupied Rehabilitation

<b>Project Name</b>	<b>(4) New Development of Affordable Housing</b>
<b>Target Area</b>	None
<b>Goals Supported</b>	(1) Improve Condition of Housing Stock
<b>Needs Addressed</b>	Affordable Housing
<b>Funding</b>	CDBG: \$250,000
<b>Description</b>	The City use funds to acquire vacant in-fill lots and conduct pre-development work in order to produce single family homes for low and moderate income homebuyers.
<b>Target Date</b>	June 30, 2025
<b>Goal</b>	5 units
<b>Location Description</b>	To Be Determined
<b>Planned Activities</b>	Acquisition and Rehabilitation (Reconstruction)

<b>Project Name</b>	<b>(5) Affordable Housing Development</b>
<b>Target Area</b>	None
<b>Goals Supported</b>	(2) Create New Affordable Housing
<b>Needs Addressed</b>	Affordable Housing
<b>Funding</b>	HOME: \$1,000,000
<b>Description</b>	Fund the rehabilitation/construction costs for affordable rental and homeowner units that will offer housing to low/moderate income persons developed by not-for-profit housing providers called CHDO's.
<b>Target Date</b>	June 30, 2026
<b>Goal</b>	45 housing units
<b>Location Description</b>	TBD
<b>Planned Activities</b>	HOME New Construction

<b>Project Name</b>	<b>(6) Demolition of Unsafe Structures</b>
<b>Target Area</b>	CDBG areas
<b>Goals Supported</b>	(4) Eliminate Blighted Conditions
<b>Needs Addressed</b>	Eliminate Blighted Conditions
<b>Funding</b>	CDBG: \$50,000
<b>Description</b>	Funds will be used to demolish and clear properties that have blighting influences on their neighborhoods.
<b>Target Date</b>	June 30, 2023
<b>Goal</b>	4 properties
<b>Location Description</b>	Scattered sites. To Be Determined.
<b>Planned Activities</b>	Clearance (04)

<b>Project Name</b>	<b>(7) Economic Development Business Assistance</b>
<b>Target Area</b>	None
<b>Goals Supported</b>	(5) Increase Economic Opportunities
<b>Needs Addressed</b>	Non-Housing Community Development
<b>Funding</b>	CDBG: \$400,000
<b>Description</b>	Act as the primary advocate to market and foster a nurturing environment to promote the location of new businesses and the expansion and retention of existing local businesses. Extend low-interest loans or grants to qualifying businesses that will create or retain permanent jobs at least 51% of which will be made available to or taken by low-moderate income persons.
<b>Target Date</b>	June 30, 2023
<b>Goal</b>	18 Jobs created or retained
<b>Location Description</b>	Citywide
<b>Planned Activities</b>	<p>Eligibility:                      Financial and/or Technical Assistance to For-Profits (24 CFR 570.203);                      Microenterprise Assistance (24 CFR 570.201(o))</p> <p>National Objective:                      Low Mod Jobs (LMJ)/Low Mod Area(LMA) – Financial and Technical Assistance                      Limited Clientele (LMC) - Microenterprise</p>

<b>Project Name</b>	<b>(8) Public Facilities and Infrastructure</b>
<b>Target Area</b>	To be determined
<b>Goals Supported</b>	(6) Improve Neighborhood Infrastructure and Facilities
<b>Needs Addressed</b>	Non-housing Community Development
<b>Funding</b>	CDBG: \$900,000
<b>Description</b>	Specific improvements have yet to be determined. Projects could include the development of new facilities, improvements of existing facilities, or the improvement of infrastructure to improve health and safety that will benefit persons located in low and moderate income census tracts.
<b>Target Date</b>	June 30, 2024
<b>Goal</b>	Estimated 1,000 persons will benefit
<b>Location Description</b>	To be determined
<b>Planned Activities</b>	Public Facilities and Improvements: 24 CFR 570.201(c) Low Mod Area 570.208(a)(1) or Limited Clientele 570.208(a)(2)

<b>Project Name</b>	<b>(9) Public Services</b>
<b>Target Area</b>	Citywide CDBG Target Area
<b>Goals Supported</b>	(7) Improve Public Services
<b>Needs Addressed</b>	Non-housing Community Development
<b>Funding</b>	CDBG: \$200,000
<b>Description</b>	Provide support to nonprofit agencies and organizations that primarily serve homeless, non-homeless special needs populations, and other low and moderate income populations to increase the scope and quality of their services.
<b>Target Date</b>	June 30, 2023
<b>Goal</b>	400 persons
<b>Location Description</b>	To be determined
<b>Planned Activities</b>	Eligibility: CDBG Public Services (24 CFR 570.201(e)) National Objective: Limited Clientele (LMC)

<b>Project Name</b>	<b>(10) CHDO Operating Costs</b>
<b>Target Area</b>	None
<b>Goals Supported</b>	(8) Planning, Administration, and Capacity Building
<b>Needs Addressed</b>	Affordable Housing
<b>Funding</b>	HOME: \$45,000
<b>Description</b>	Funds will be provided to certified Community Housing Development (CHDO) organizations to increase the capacity to develop affordable housing within the City. Funds will be used to subsidize the operating costs of these organizations.
<b>Target Date</b>	June 30, 2022
<b>Goal</b>	1 organization
<b>Location Description</b>	To Be Determined
<b>Planned Activities</b>	HOME – CHDO Operations

<b>Project Name</b>	<b>(11) HOME Administration</b>
<b>Target Area</b>	None
<b>Goals Supported</b>	All
<b>Needs Addressed</b>	(8) Planning, Administration, and Capacity Building
<b>Funding</b>	HOME: \$69,000
<b>Description</b>	Funds will be used to support planning, administration, and oversight of federally funded projects.
<b>Target Date</b>	June 30, 2023
<b>Goal</b>	Not applicable
<b>Location Description</b>	Not applicable
<b>Planned Activities</b>	Planning and Administration

<b>Project Name</b>	<b>(12) CDBG Administration</b>
<b>Target Area</b>	None
<b>Goals Supported</b>	All
<b>Needs Addressed</b>	(8) Planning, Administration, and Capacity Building
<b>Funding</b>	CDBG: \$260,000
<b>Description</b>	Funds will be used to support the planning, administration, and oversight of federally funded projects.
<b>Target Date</b>	June 30, 2023
<b>Goal</b>	Not applicable
<b>Location Description</b>	Not applicable
<b>Planned Activities</b>	Planning and Administration

<b>Project Name</b>	<b>(13) Program Delivery Costs</b>
<b>Target Area</b>	Not applicable
<b>Goals Supported</b>	(8) Planning, Administration, and Capacity Building
<b>Needs Addressed</b>	Affordable Housing
<b>Funding</b>	CDBG: \$180,000
<b>Description</b>	Funds will be used to be for the delivery of the other housing programs offered by the City.
<b>Target Date</b>	June 30, 2023
<b>Goal</b>	Accomplishments to be reported under the other housing programs funded through this plan.
<b>Location Description</b>	Not applicable
<b>Planned Activities</b>	Housing Rehabilitation: 24 CFR 570.202 Low Mod Housing 570.208(a)(3)

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs.**

The City analyzed the level of need through citizen outreach, consultations with service providers, and a review of needs-related data and the local market. The resources available to the City through the programs covered by this plan, including the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Grant (HOME), will focus on the improvement of the condition of existing housing stock and the improvement of infrastructure, facilities, and services for low income populations and neighborhoods. The City has identified five main priorities to address:

1. Expand the overall supply of affordable housing options within the City.
2. Address blighted conditions and substandard housing within the CDBG Target Areas.
3. Address the minor repair and modification needs of low-income homeowners before deferred maintenance leads to larger issues.
4. Support partner agencies and local service providers in their efforts to provide services to low and moderate income populations within the City.
5. Create economic opportunities for low and moderate income residents.

These priorities were based on an assessment of past performance of federal projects, consultations with local service providers and stakeholders, and an evaluation of the data contained in the needs assessment and market analysis sections of this plan. CDBG Target Areas were selected based on CDBG eligibility (where a majority of the residents within the census block groups earn less than 80% of area median income) and housing conditions.

**Affordable Housing**

The City is placing an emphasis on improving the quality of its housing stock within its neighborhoods. The City will use HOME funds to acquire and rehabilitate substandard homes or construct new single-family homes on vacant lots.

**Non-Housing Community Development**

The City's non-housing community development priorities are those activities which maintain neighborhoods, foster economic development and promote sustainability.

**Homeless**

The effects of COVID are hard to gauge given the eviction moratorium has been extended to the end of June. The City has allocated a large portion of its funding to tenant-based rental assistance and housing services in order to address the large demand that is expected once the moratorium is lifted.

**AP-50 Geographic Distribution - 91.420, 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed.**

Low- and moderate-income areas are those where more than 51% of the population has a household income less than 80% of the area median income. Under the CDBG program, these areas qualify for projects that serve neighborhood needs, such as parks, community centers, and infrastructure improvements. In previous Consolidated Plans, the City chose to focus its resources in these areas.

Using the most recent HUD data available based on the 2011-2015 5-Year ACS, the City reviewed concentrations of low- and moderate-income households by census block group. Of the 131 block groups wholly or partly within the City, sixty-four qualify as low-moderate income, ranging from a low of 51.8% to 97.6%. A low-moderate income map and corresponding data is included below.

During the planning process, three specific areas were identified as potential target areas for project funding: the Eastside, the downtown, and the former site of the Pillsbury Mills plan.

**Geographic Distribution**

<b>Geographic Area</b>	<b>HOME</b>	<b>CDBG</b>
No geographic basis	100%	100%
	<b>100%</b>	<b>100%</b>



**AP-55 Affordable Housing - 91.420, 91.220(g)**

**Introduction**

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	14
Special-Needs	0
Total	14

**Table 6 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
The Production of New Units	4
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	14

**Table 7 - One Year Goals for Affordable Housing by Support Type**

**Discussion**

Only the HOME-eligible goals are included in the table above. The City is also using CDBG for Minor and Emergency Housing, Disability Ramps, and Lead Abatement that is not included in the numbers above.

Project	Funding	Population Served			Project Type				Total
		Homeless	Non-Homeless	Special Needs	Rental Assist	New Units	Rehab	Acquisition	
Minor; Emergency Repair, and Restoration (CDBG)	600,000		20				20		20
SCIL Ramps (CDBG)	40,000			10			10		10
Lead Abatement (CDBG)	Prior year		10				10		10
HOME Deferred Loan	750,000		10				10		10
HOME New Development	1,000,000		4			4			4
CDBG Infill Housing	250,000		4			4			4
<b>Total</b>		<b>0</b>	<b>48</b>	<b>10</b>	<b>0</b>	<b>4</b>	<b>50</b>	<b>0</b>	<b>58</b>

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

The Springfield Housing Authority (SHA) has a total of 3,245 units of affordable housing that includes 799 public housing units and 2,446 Housing Choice Vouchers (also known as Section 8 vouchers). SHA operates ten developments that primarily consist of scattered site units across the city. SHA is the largest affordable housing provider in the area. As such, it is important for the City to consider the efforts and strategies of the housing authority, even though this plan does not include public housing funds and the City has limited ability to use its housing funds on public housing developments.

### **Actions planned during the next year to address the needs to public housing.**

The Springfield Housing Authority will pursue additional housing choice vouchers targeted towards persons experiencing homelessness as well as general vouchers targeted towards individuals and families. In addition, the Springfield Housing Authority will pursue 9% and 4% tax credit opportunities as well as Federal Home Loan Bank Affordable Housing Program (AHP) funds for the construction of new affordable housing family units. The Springfield Housing Authority will continue to work with its Continuum of Care in meeting the affordable housing needs of diverse populations. Faith based, Not For Profit and other community based partnerships will be forged to leverage resources for the purposes of expanding affordable housing for single persons, families and senior citizens. The Springfield Housing Authority will partner with it's not for profit, Capital City Coalition in the acquisition and rehabilitation of existing units within the community.

With the pandemic and the increasing need for additional affordable housing, the City and the SHA are exploring ways the two entities can partner to meet the additional demand for affordable housing.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership.**

The Springfield Housing Authority holds monthly meetings at each of its hi-rise facilities providing updates and engaging residents. The SHA publishes a quarterly newsletter that is mailed to all participating families and HCV landlords providing updates on agency operations, providing contact information for SHA staff. SHA staff and residents have periodic open meetings to discuss various issues. The Springfield Housing Authority Board meets monthly to address housing issues. The SHA employs a ROSS Coordinator who engage tenants, plan social activities and who serves as a liaison for residents. Asset Managers and/or Management Associates are assigned to each hi-rise facility and family development to address issues faced by residents.

The SHA is designated as a HUD Housing Counseling Agency. The SHA employs a Homeownership Coordinator who assists and provides families with information on credit repair, home buying, renting, defaults, foreclosures, reverse mortgage and credit issues. Additionally the SHA employs four (4) Family Self Sufficiency Coordinators responsible for assisting family's transition from government dependence and assistance to self-sufficiency through one-on-one case management, educational workshops, etc.

The FSS program serves approximately 250 households. The SHA encourages the transition from assisted housing to homeownership each year, by designating 20 HCV vouchers targeted for homeownership.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance.**

Not applicable. The Springfield PHA is not considered troubled.

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The concept underlying HUD's continuum of care framework is to provide services to homeless persons and those at-risk of homelessness at each step in the process to achieving a permanent, stable housing situation. The elements of this framework include:

- Prevention efforts are those meant to eliminate entry into the shelter system and to help a person or family maintain their current housing situation or to move directly into another permanent housing situation.
- Outreach, intake, and assessment efforts are the first steps to assisting a homeless person or family.
- Emergency shelter provides temporary housing in a safe environment until the person or family can identify a permanent housing situation.
- Transitional housing helps persons who need supportive services or a longer period of time to ready themselves for achieving a permanent housing situation.
- Safe, stable, and affordable permanent housing is the goal for all homeless clients. Permanent housing can take many forms, including traditional market rate housing, rental housing with short- or long-term subsidies, and permanent supportive housing for persons who benefit from on-going supportive services.

Most of the funds available for addressing homeless needs flow from grants received by the Heartland Continuum of Care (CoC), which is lead organization for addressing homelessness in the area. While some cities receive an allocation of Emergency Solutions Grants (ESG) directly from HUD, the City does not qualify for its own allocation. Instead, ESG funding is provided to local agencies through the State of Illinois Department of Human Services. The City does recognize homelessness as a high priority need, especially the Street Homeless (unsheltered) and will coordinate with the Heartland CoC on the delivery of services and development of projects that serve homeless and those at-risk of homelessness.

### **Outreach and Assessment**

The City will provide support to the Continuum in its efforts to conduct outreach and assessment of the homeless in the area, including support for the HMIS system. Meeting the needs of the chronically homeless is a high priority for the City and the CoC and outreach and assessment is a critical component to serving this population as some clients are reluctant to receiving service.

Assessment includes evaluating the client's housing needs and well as the needs for supportive services, such as counseling, drug and alcohol assessments, education, employment, and basic independent living skills. The client is also evaluated for eligibility of mainstream benefits through programs like SSI/SSDI Outreach Access Recovery (SOAR). Once within the network, the client is provided with linkage and referrals to other community resources. The City works closely with Helping Hands, Fifth Street Renaissance /SARA Center, and Salvation Army on many projects including the SSI/SSDI Outreach Access Recovery (SOAR) Program

### **Emergency shelter and transitional housing needs**

The City will continue to work with community stakeholders to open a facility that offers comprehensive services including mental health, health care and emergency shelter services. This facility has been identified as a top goal by City officials and community stakeholders. In the interim, the City will support the Emergency Winter Warming Shelter.

The City will also work with the CoC to assist and support the other emergency and transitional shelters currently operating, including Contact Ministries, Fifth Street Renaissance, Helping Hands, Sojourn Shelter, Washington Street Mission, and the Youth Service Bureau.

### **Transitioning to Permanent Housing**

A lack of permanent supportive housing and supportive rapid re-housing were cited as priority needs in the consultation process with members of the CoC. The shortage of permanent supportive housing creates a bottleneck within the shelter system. If people are unable to transition from the shelter to permanent housing, then people currently living on the streets or in other situations unsuitable for habitation are not able to access the shelter system. The CoC will continue to advocate and support the development of more permanent supportive housing, especially for homeless families with children and chronically homeless populations. The development of additional affordable rental housing (without supportive services) is also needed. The City expects to use available federal funds to subsidize the development of rental housing to meet this need.

The Springfield Housing Authority receives funding through the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program. This program combines rental assistance with case management and clinical services with the goal of providing stable housing for homeless veterans. Currently there is funding to support 55 veterans.

Other strategies to shorten the time of homelessness includes supportive rapid re-housing. Re-housing provides financial support and case management to homeless families to obtain permanent housing and independent living. This type of assistance is often most effective for clients who only need limited assistance to achieve stable housing and family types who have difficulty finding shelters that can serve them. The City is limited in how it can use the federal funds available through this Consolidated Plan to support rehousing strategies, unless there are exceptions due to the coronavirus pandemic.

Homeless prevention includes the provision of rental assistance, utility assistance and supportive services directly related to help those in danger of eviction or foreclosure or other loss of shelter. The level of need for homeless prevention may be greatly magnified due to the economic shutdowns related to the pandemic. The City has used \$433,365.41 of CARES Act funds to address short-term needs of 1,017 families and households to remain in their home.

The Continuum has discharge policies in place to ensure systems of care where persons have resided for longer than 90 days, such as correctional facilities and foster care, are not discharged directly into

homelessness. Existing policies cover partnerships with foster care, health and mental health care facilities, and correctional facilities.

## **AP-75 Barriers to Affordable Housing - 91.420, 91.220 (j)**

Regulatory barriers to affordable housing are public processes and requirements that significantly impede the development of affordable housing without commensurate health or safety benefits. These barriers can increase development costs by as much as 35 percent. A number of causes, including infrastructure costs, local building practices, bureaucratic inertia, and property taxes contributed to this network of barriers. .

The City feels that it has few, if any, local regulatory barriers that impede the development of affordable housing. The Springfield Zoning Ordinance allows for a broad range of lot area and density formulas that provide discretion to a property owner when constructing single family, duplex, or multifamily residential units. It also allows existing non-conforming uses and non-complying structures to continue to be used and occupied, even though they might be considered substandard by today's requirements.

Building codes can adversely affect cost containment and the provision of affordable housing. The City of Springfield has adopted the International Building Code, Residential Code, Existing Building Code, Property Maintenance Code, and NFPA 101 Life Safety Code. The City feels this regulation, which was designed to accommodate greater affordability in housing, is both reasonable and does not compromise building safety as a consequence of housing affordability.

There are local policies that do cause issues with housing specific populations, including:

- Springfield Housing Authority's policies regarding criminal background checks serves as a regulatory barrier to those trying to re-integrate into the City after leaving the criminal justice system.
- Many landlords will not accept people with a sexual predator background.
- Many homeless shelters admit individuals only. Of those that accept families, some will not accept male children over a specific age. This can result in a family separating to find shelter or living space or remaining homeless to keep the family together.

The City will work with its developers to ensure that their plans and projects move through the zoning, approval, and inspection processes with minimal delay. The City will also use available funding from this plan and other sources to subsidize and support the development of new housing. This includes direct financial support for affordable housing projects, technical assistance, and operating support for affordable housing developers actively pursuing projects in the City, and clearance of blighted structures to incentivize redevelopment. The City will address any regulatory barriers to affordable housing through City Council action as needed.

## AP-85 Other Actions - 91.420, 91.220(k)

### Introduction

Springfield has developed the following actions which address obstacles to meeting underserved needs, foster affordable housing, reduce lead-based hazards, reduce the number of poverty families, develop institutional structures, and enhance coordination between public and private housing and social service agencies.

### Actions planned to address obstacles to meeting underserved needs.

The City has attempted to create a new homeless facility in order to provide a one-stop shop for homeless persons who need a comprehensive array of services, including mental health services. The proposed site proved controversial to the adjacent neighborhood and did not go forward. The City partnered with the Continuum of Care and the Salvation Army to provide a year-round low-barrier overflow shelter. Additionally, the City expanded its outreach team to fund outreach and mental health specialists in partnership with Memorial Behavioral Health. In conjunction with the Continuum of Care, the City is creating a strategic plan to reach functional zero to address homelessness.

### Actions planned to foster and maintain affordable housing.

As described above in the Affordable Housing section, the City is pursuing a number of affordable housing initiatives, including:

Owner Occupied Rehabilitation	2022 Budget	Goal
Minor; Emergency Repair, and Restoration	600,000	20 units
HOME Deferred Loan	750,000	10 units
SCIL Ramps	84,000	10 units
CDBG Infill	250,000	10 units
HOME New Development	1,000,000	45 units

### Actions planned to reduce lead-based paint hazards.

The federal government banned lead-based paint from housing in 1978. Many homes built before 1978 have lead-based paint. Lead is especially dangerous for pregnant women and households with children under the age of six. It is one of the most widespread environmental hazards facing children today.

The City will ensure all of its federally-funded housing programs are in full compliance with the lead-based paint hazard regulations (24 CFR Part 35). This includes assisting households with the appropriate lead-based paint inspection, testing, and abatement of lead-based paint hazards. The City will provide education through the distribution of lead-based paint information and literature and will seek greater coordination with state agencies to leverage additional resources.

In April 2010, EPA extended current requirements regarding lead-safe work practices to cover most pre-1978 housing and require renovation firms to perform quantitative dust testing to achieve dust-lead



levels that comply with EPA's regulatory standards. The City will work with its contractors, subrecipients and community partners to ensure all funded programs are in full compliance with the updated regulation.

The City has been diligent in controlling lead paint in its programs for many years. The city will continue to search out grants until all pre-1978 homes had lead paint mitigation.

**Actions planned to reduce the number of poverty-level families.**

The City believes the creation and retention of jobs is one of the most effective ways to alleviate poverty and promote self-sufficiency. Given this, special economic development assistance is available to local businesses that agree to employ and train low-income persons. The City also pursues job creation initiatives with Tax Increment Financing (TIF), Enterprise Zone incentives, while maximizing leveraged public and private funds and the Mid-Illinois Medical District.

A large part of the efforts to reduce poverty is undertaken by the City's partners who receive CDBG, such as the Heartland Continuum of Care (continuum of local service providers) and GROWTH International. CDBG funds are used for public service grants to nonprofit service providers that promote independent living, supportive housing, educational programs, and job training opportunities. Many of these programs are geared toward the homeless and low income populations and the barriers to self-sufficiency. These partner agencies have a measurable and major impact on alleviation of the effects of poverty by coordinating and providing essential social service programs that help create an independent, safe, stable, healthy lifestyle for homeless or at-risk individuals and families.

When feasible, the City will provide job training, employment, and contract opportunities for public housing residents and other low- and moderate-income residents in connection with construction projects. This provision helps foster local economic development, neighborhood economic improvement, and individual self-sufficiency. In this way, the City will comply with Section 3 of the Housing and Urban Development Act of 1968. The City has set the following goals in relation to its Section 3-covered projects: (1) thirty percent of new hires will be Section 3 residents, and (2) ten percent of all Section 3-covered contracts will be awarded to Section 3 businesses.

**Actions planned to develop institutional structure.**

The Office of Planning Economic Development, OPED, is the lead agency for the development and administration of the Consolidated Plan and projects. OPED and partners, including non-profit organizations, contractors, and other agencies undertake the projects funded through the Consolidated Plan. The City is fortunate to have qualified staff at the subrecipient level and quality non-profits to assist in the implementation of the Plan.

Community Relations (CR) has as part of its mission the fostering of effective, considerate interactions among the City's growing, diverse populations. CR makes deliberate, concerted efforts through education and outreach to inform citizens and organizations, particularly those representing underserved groups who are part of racial minorities or disabled persons. CR has a trained, professional

staff that specializes in outreach in the community. They are active on many boards and solicit input from groups that represent racial, ethnic minorities, and disabled persons. Two of the more prominent agencies that the City is very active in engaging racial, ethnic and disabled groups are the Springfield Urban League and the Springfield Center for Independent Living (SCIL). SCIL has been involved with the City for over 20 years advising on ADA and related issues. SCIL's Access Coordinator/Specialist directly involves its membership and its clients in program design especially with its ADA Home Modification and Ramp Program. In addition, The Springfield Urban League connects its members and its clients to City directives and advises the City in program planning and design.

A common gap among HOME grantees in institutional structure is the lack of certified Community Housing Development Organizations (CHDOs). The City has identified and partnered with a number of CHDOs in recent years, including Growth International, and Nehemiah Expansion, Inc.

One concern noted during the planning process was a lack of dedicated staff to oversee and coordinate the Continuum of Care. The City has stepped forward to partially fund a new homeless coordinator position to address this need.

As noted earlier, a continued gap exists for a facility that is able to provide access to health and mental health services for the homeless population. The City has allocated \$100,000 of CARES Act funds for homeless mental health services. In addition the City has budgeted for a Community Care Coordinator as part of a crisis intervention initiative to serve the homeless and mentally ill. The City is working with the Continuum of Care and other agency partners to resolve the gaps of services for the homeless. The City, as a stakeholder, with the Continuum of Care is working together to address gaps in the homeless continuum including transitional units and additional permanent supportive housing.

**Actions planned to enhance coordination between public and private housing and social service agencies.**

The City will continue to participate in and support the Continuum of Care and its members. The City plans to continue to support the Continuum of Care, including the funding for supportive outreach efforts. The City has initiated a Housing Policy Council to help engage all stakeholders in issues such as affordable housing and redevelopment efforts.

In addition, the City participates in a number of ongoing local and regional coordination efforts throughout the program year. The City held strategic planning meetings in each ward and maintains several commissions to provide on-going discussion and coordination among citizens and stakeholders, including the Community Relations Commission, the Disabilities Commission, and Housing Policy Council, the Economic and Community Development Commission, and Veterans Advisory Council.

**AP-90 Community Development Block Grant Program - CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	12,000.00
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan	\$0
3. The amount of surplus funds from urban renewal settlements	\$0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan.	\$0
5. The amount of income from float-funded activities	\$0
Total Program Income	\$12,000.00
	0

**Other CDBG Requirements**

1. The amount of urgent need activities	\$0
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## **AP 90 HOME Investment Partnership Program (HOME) - 24 CFR 91.220(I)(2)**

**A description of other forms of investment being used beyond those identified in Section 92.205 is as follows.**

The City does not intend to invest HOME funds in a project beyond those identified in 92.205. Proposed use of funds include loans, forgivable loans, and grants for the purpose of housing development. For TBRA, funds will be paid directly to housing providers on behalf of TBRA beneficiaries.

**A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

The City's utilizes a 2<sup>nd</sup> mortgage and Recapture agreement on each home assisted with HOME funds

**Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b).**

The City does not intend to use HOME funds to refinance existing debt during the program year.

### **Additional Narrative**

In regard to HOME funding, this plan must describe eligible applicants, describe its process for soliciting and funding applications or proposals and state where detailed information may be obtained.

For HOME-funded homeowner rehabilitation, applications are available at the Office of Planning and Economic Development, located at 800 E Monroe in Springfield. This assistance is available on a first come first served basis. For the development of affordable housing, the City has identified eligible, qualified CHDO's in the jurisdiction. Other developers wishing to participate in the development of affordable housing in Springfield should contact CDBG and HOME staff in the Office of Planning and Economic Development, located at 800 E Monroe in Springfield.

### **Summary of citizen participation process and consultation process**

The entitlement community shall utilize public comment periods and public hearings to solicit meaningful citizen involvement in the development of the aforementioned strategic plans. The published comment period pertaining to the Annual Action Plan, Consolidated Plan and Substantial Amendments shall be a minimum of 30 days. During this time, the public will have the opportunity to submit comments orally, in writing or via electronic methods as directed in the notice. Draft copies of the documents will be available at the Entitlement Community's website. In addition, a hard copy of the draft documents will be maintained at the Entitlement Community's office and made available for public review as requested. A reasonable number of free copies of the draft documents will also be provided to those residents and groups upon request. The draft documents will be made available in a form accessible to persons with disabilities, upon request. The Entitlement Community will also make available the amount of assistance they are expected to receive (including grant funds and program income) and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low and moderate income, prior to the hearing for the Consolidated Plan and Annual Action Plans. Prior to the public comment period for a Consolidated Plan and/or Annual Action Plan, at least one public hearing will occur. A formal notice of a public hearing will be published in at least one local newspaper with general daily circulation at least two (2) weeks in

advance of comment period end. The same notice will be published to the Entitlement Community's website, newsletters and social media. The notice will also be sent to known stakeholder groups and partner organizations to further publicize via linkage to their respective websites, newsletters and social media.

A complete draft of the action Plan is available for public review and comment on the City's website at [www.springfield.il.us](http://www.springfield.il.us).

Persons interested in commenting on this document should send written comments to the following address:

Office of Planning & Economic Development ATTN: HUD Comments, 800 E. Monroe, Suite 107 Springfield IL 62701

Or by email to [info.OPED@springfield.IL.US](mailto:info.OPED@springfield.IL.US).

The City of Springfield will conduct a Public Hearing at 4:30 pm, Thursday, June 30, 2021 at the City Council Chambers City of Springfield Municipal Center West, Council Chambers, Room 301 (3<sup>rd</sup> floor) 300 S. 7<sup>th</sup> Street Springfield, IL 62701.

The purpose of the hearing is to receive comments from citizens regarding the City's proposed **Draft** FFY 2022 Action Plan. Interested agencies, groups, organizations and individuals, particularly low-income persons and those representing low-income neighborhoods, are urged to attend this hearing. Information about the Draft Action Plan may be obtained on normal work days, Monday through Friday, between the hours of 8:00 a.m. and 4:30 p.m. at the Office of Planning and Economic Development, Municipal Center East, 800 East Monroe, Room 107.

If special arrangements need to be made to accommodate citizens in order for them to participate in the public hearing, please call the Office of Planning and Economic Development, at (217) 789-2377 to make those arrangements, or for the hearing impaired call City Clerk at (217)789-2216.

*Cualquier persona que no habla Inglés que deseen asistir a la audiencia pública deben comunicarse cinco (5) días calendario antes de la reunión y un intérprete de lenguaje se proporcionará.*

### **Summary of public comments**

A summary of all public comments received is included in an attachment to the final plan.