

City of Springfield  
Consolidated Annual Performance Report  
Community Development Block Grant Funds  
HOME Investment Partnership Grant Funds  
2020-2021 Program Year

PUBLIC DRAFT

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## CR-05 - Goals and Outcomes

**Describe progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a).**

This Consolidated Annual Performance and Evaluation Report (CAPER) describes the activities undertaken by the City of Springfield during the Program Year 2020, beginning July 1, 2020 and ending June 30, 2021, using Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) funds allocated to the City by the U.S. Department of Housing and Urban Development (HUD).

The report serves to meet the performance reporting requirements of the Consolidated Plan Regulations at 24 CFR 91.520. The report measures the progress made and the accomplishments achieved against the goals and objectives described in the City's 2020 Annual Action Plan and the 2020-2024 Consolidated Plan. The City of Springfield's Office of Planning and Economic Development is the lead entity and administrator for CDBG and HOME funds. Both plans are available for public review at the City's Office of Planning and Economic Development located at 800 E Monroe, Room 107, Springfield Illinois.

2020 was the first year of the City's updated Consolidated Plan. The City originally funded fourteen projects with its 2020 allocation:

• Demolition	\$30,000
• SCIL Ramp Program	\$68,579
• Facilities and Infrastructure	\$450,000
• Housing Program Delivery	\$180,000
• Downpayment Assistance	\$40,000
• Minor Home Repair	\$130,000
• Rental Rehab/Development	\$95,000
• Homeowner Rehabilitation	\$340,000
• Economic Development Assistance	\$135,000
• Public Services	\$130,000
• Affordable Housing Development	\$197,598
• CHDO Operating Subsidy	\$31,617
• CDBG Administration	\$99,705
• HOME Administration	\$63,122

In conjunction with this CAPER, the City is processing a substantial amendment to reallocate \$400,000 for the operations of a new homeless facility. Due to alternate funding resources, the following projects will be receive less funding as a result: Downpayment Assistance, Rental Rehab/Development, and Housing Program Delivery to provide supportive housing for homeless, especially for the unsheltered.

### **Demolition of Unsafe Buildings and Blighted Structures**

The City allocated \$30,000 for the demolition of blighted structures. The City used non-CDBG funding to complete 90 demolitions by leveraging Corporate Fund and TIF funds with IHDA funds. No demolitions took place in the program year using CDBG funds. The City is implementing a proactive process to

assess problem properties to reduce demolitions through more prudent rehabilitation of properties. Additional CDBG funds will be utilized to continue the demolition progress and rehabilitation process.

### **SCIL Ramp Program**

The City allocated \$68,579 to the Springfield Center for Independent Living (SCIL) to install ramps and make other accessibility improvements to low income homeowners with accessibility issues. SCIL assisted 12 homeowners during the program year using awards from the 2018 and 2019 program year.

### **Facilities and Infrastructure**

The City budgeted \$450,000 to public facilities and infrastructure projects. The City has identified a number of potential projects but is still in the pre-development stages. Potential projects include business support on the Eastside target area, an HVAC upgrade for an afterschool center, and the acquisition and rehabilitation of community center as part of a teen empowerment zone that will provide after school and summer programming toward personal growth and potential job opportunity training programs.

In addition, the City provided funds for the Springfield Branch of the NAACP Center HVAC System. The Center houses the Back in School Stay in School Program and the upgrade allowed the students to get back into the classroom in February 2021.

The City provided 1,000 “Hot Spots” to Springfield School District 186 so low income student families could have remote learning internet access. The City of Springfield and Springfield School District 186, in partnership with Bloomberg/Harvard Data Track Initiative, launched a COVID-19 Dashboard. The dashboard provides up to date insights to COVID-19 positive cases within District 186 Schools that encompasses 13,000 students. This allowed District 186 to safely and confidently reopen in March 2021 using data analytics and is being utilized during the 2021-2022 school year .

### **Down Payment Assistance**

The City budgeted \$40,000 to create a new down payment assistance program that would provide technical and financial assistance to low and moderate income homebuyers. The launch of this program was delayed due to the ongoing COVID-19 pandemic and the funding has been reprogrammed as part of the substantial amendment to provide supportive housing for homeless, especially for the unsheltered.

### **Minor Home Repair**

The City budgeted \$130,000 to its Minor and Emergency Home Repair Program. CDBG funds are granted to low and moderate income homeowners to correct building code deficiencies and other minor repairs that threaten the health and/or safety of the homeowners. Examples of items which may be repaired are condemned furnaces, faulty wiring, or actively leaking roofs. In the program year, 7 homeowners received assistance.

### **Rental Rehab/Development**

The City set aside \$95,000 for the acquisition and rehabilitation of four housing units to increase the supply of affordable rental units. The launch of this project was delayed due to the COVID-19 pandemic and the funds will be reprogrammed through the substantial amendment to provide supportive housing for homeless, especially for the unsheltered.

### **Homeowner Rehabilitation**

The City budgeted \$340,000 of HOME funds to fund the moderate rehabilitation of approximately 10 single family dwelling units owned by qualifying low and moderate income families or individuals with a zero percent, deferred, forgivable loan. During the program year, the City assisted 4 homeowners.

### **Economic Development Assistance**

The City budgeted \$135,000 of CDBG funds to economic development assistance to local businesses to help expand economic opportunities for low and moderate income persons. The City also programmed \$400,000 of CDBG received through the CARES Act toward economic development assistance. During the program year, 38 businesses received assistance. In addition, the City through City Water Light and Power, provided two months of utility assistance to over 135 businesses.

### **Public Services**

The City budgeted \$130,000 of CDBG funds to support local non-profits in their efforts to provide public services to low and moderate income persons in the City. The City provided grants during the program year to Land of Lincoln Goodwill GoodGuides Youth Mentoring Program (\$10,000) and the Fifth Street Renaissance SOAR Program (\$10,000). During the program year, Lincolnland Goodwill assisted 20 persons and 5<sup>th</sup> street renaissance assisted 45 persons for a total of 65 persons assisted. The City also provided \$190,000.00 in funding for the Salvation Army low barrier overflow shelter, which served #. Due to the inability of other agencies to provide services, the Salvation Army shelter operated 24/7 and became a facility to safely quarantine homeless. The Salvation Army provided # meals and medical services including COVID vaccinations (insert SA stats). The remainder of the budget will be used to support the operations of the Salvation Army SafetyNet low barrier shelter.

### **Affordable Housing Development**

The City allocated \$197,598 of HOME funds for the new development of affordable housing units. A portion of this funding is reserved for non-profit developers who qualify as Community Housing Development Organizations (CHDOs). The City provided a \$1 million dollar support letter to IHDA for Nehemiah's \$12 million new housing development plan that would provide 40 rent to own affordable housing units. The City continues to work with developers to underwrite their proposed projects.

## **PRIOR YEAR PROGRAMS CONTINUED IN THE CURRENT PROGRAM YEAR**

### **Public Services**

The City partially funded the new Heartland Continuum of Care (HCoC) Coordinator position to help provide HCoC efficient continuity and eliminate gaps of services for the homeless. The HCoC Coordinator office is at Mercy Communities, which oversees the HMIS (Homeless Management Information System) that is funded by the City. HMIS is the centralized database for agencies providing homeless supportive housing. The City also has a homeless outreach officer and is in the process of hiring a community specialist that will work with the HCoC on street homeless outreach to provide support services and housing.

### **Boys and Girls Club Facility Improvement**

The City provided \$ 87,189.12 to the Boys and Girls Club of Central Illinois to make safety and ADA improvements to their facility and grounds at 300 South 15<sup>th</sup> Street. The Boys and Girls Club serves approximately 900 youth.

**Springfield Center for Independent Living Facility Improvement**

The City provided \$70,863.00 (17-SR-0012 & 18-SR-0002) for ADA ramp and home modifications... \$15,000 of 2019 funds to SCIL to make improvements to their facility. The project remains underway and is expected to be completed in the coming months. In addition, the City provides CDBG funds for SCIL's Ramp Program for people with disabilities. SCIL has identified 30 people in need of a ramp so the City will add to this past year's allocation for a total of \$90,000. With the increase of material costs, the allocated funds will provide for approximately 14 residential ramps.

**Phoenix Center Facility Improvement**

The City provided \$165,000 of 2019 CDBG funds to the Phoenix Center to rehabilitate their permanent LGBTQ supportive housing facility. The remodel project will provide self sufficient housing units to meet the needs of a COVID-19 housing environment. It is expected to be completed in the PY2021 program year.

**Affordable Housing Development**

Kings Court (#2133) – 4 unit rental rehabilitation located at 2641 E. Cook Street - completed  
Growth International (#2174) – 4 unit rehabilitation located at 833 N 7<sup>th</sup> - pending completion  
Growth International (#2196) – 4 unit rehabilitation located at 1009 N 4<sup>th</sup> - underway

The City is also working with Related on a \$25 million redevelopment of Poplar Place. The high crime, dilapidated duplex housing complex will be transformed into less dense complex by converting some of the duplexes into single family housing. The City is assisting with burying utility lines and the conversion of roads from private unit development to upgrade to meet public road standards.

**Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)**

2020 was the first year of the City's newly updated Consolidated Plan. Due to COVID-19 and a significant staff turnover, the City was delayed in its implementation of many of its proposed projects. However, the City has addressed its staffing deficiencies and with a re-focused outlook, looks forward to carrying out its planned activities as the nation slowly transitions out of its response to COVID-19. The City is reallocating \$400,000 of its funding in 2020 to the operation of a homeless shelter. While this does not deviate from the City's core goals and objectives described in the Consolidated Plan, it does qualify as a substantial amendment subject to additional citizen participation requirements.

**Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.**

2020 was the first year of the City's newly updated Consolidated Plan. Due to COVID-19 and a significant staff turnover, the City was delayed in its implementation of many of its proposed projects. However, this has given the City the opportunity to re-assess program success and community needs as we transition out of COVID-19 pandemic. The City is reallocating \$400,000 of its funding in 2020 to the

operation of the Salvation Army SafetyNet low barrier homeless shelter. While this does not deviate from the City’s core goals and objectives described in the Consolidated Plan, it does qualify as a substantial amendment subject to additional citizen participation requirements.

There is a gap of homeless outreach services so the City will leverage CDBG funds with Corporate Funds and any other identified resources toward the HCoC Homeless Outreach Team initiatives to provide supportive housing, especially for the street homeless.

Through the City’s Focused Deterrence Program to reduce gun violence, the City has identified the most vulnerable population are youth that are being lured into criminal activity leading to gun violence. Identified priority needs are teen supportive activities, economic opportunities and affordable housing.

**CR-10 - Racial and Ethnic composition of families assisted**

**Describe the families assisted (including the racial and ethnic status of families assisted).**

**91.520(a)**

Activity Group	CDBG Eligibility Category	Actual	Unit of Measure
Economic Development	Direct Assistance to Businesses	38	Businesses
Housing	Direct Homeownership Assistance (13)	0	Households
	Rehab; Single-Unit Residential (14A)	23	Housing Units
Public Facilities and Improvements	Parks, Recreational Facilities (03F)	1 <sup>1</sup>	Public Facility
Public Services	Youth Services (05D)	20	Persons
	Subsistence Payments (05Q)	204	Persons
	Food Banks (05W)	1,000	Persons
	Homeless Services (03T)	3,592	Persons

The table below presents the race and ethnicity of households that received a **direct benefit**. The table does not include the characteristics of residents who lived in a target area that received CDBG benefits.

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<sup>1</sup> 2 additional facilities are currently underway, including Phoenix Community Center and Springfield Center for Independent Living.

**Table 3 – Table of assistance to racial and ethnic populations by source of funds**

<b>Race:</b>	<b>CDBG</b>	<b>HOME</b>	<b>TOTAL</b>
White	925	1	926
Black or African American	919	5	924
Asian	2		2
American Indian or American Native	10		10
Native Hawaiian or Other Pacific Islander	3		3
Black & White	91		91
Other Multi-Racial	21		21
<b>Ethnicity:</b>			
Hispanic	64	0	64
Not Hispanic	1,907	6	1,907
<b>Total</b>	<b>1,971</b>	<b>6<sup>2</sup></b>	<b>1,976</b>

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<sup>2</sup> The City completed 7 units, but one rental unit was listed as vacant and did not have race/ethnicity data.



**CR-15 - Resources and Investments 91.520(a)**

Identify the resources made available during the program year.

**Table 4 – Resources Made Available**

Source of Funds	Source	Expected Amount Available	Actual Amount Expended*
CDBG	Federal	\$1,358,284	\$764,372.23
HOME	Federal	\$632,337	\$416,087.37

\*Amount Expended includes funds from previous allocations expended in the current program year.

**Program Income Received and Loans Outstanding**

The City received \$ 33,207.01 in CDBG program income during the program year. The City did not receive any HOME program income.

**Identify the geographic distribution and location of investments.**

The City focuses most of its HUD resources into census tracts that have been designated as CDBG Target Areas. These are census tracts that have a relatively high proportion of low and moderate income residents. 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%.

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. In the current year, the City did not designate funds for any specific neighborhoods.

**Table 5 – Identify the geographic distribution and location of investments**

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CITYWIDE	100%	100%	See above.

**Leveraging**

**Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.**

The City did not utilize any publicly owned land or property to address the needs identified in the plan. The City is normally required to match twenty five percent of each dollar of HOME funds with other funds that will be used for HOME-eligible activities. However, due to the COVID-19 pandemic, the match requirements for HOME were waived.

**Table 6 – Fiscal Year Summary - HOME Match Report**

In FFY2020 (October 2019-September 2020) and FFY2021 (October 2020-September 2021) the City of Springfield was exempted from match requirements due to COVID.

<b>Fiscal Year Summary – HOME Match</b>	
1. Excess match from prior Federal fiscal year	\$190,339.25
2. Match contributed during current Federal fiscal year	
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	\$190,339.25
4. Match liability for current Federal fiscal year	\$0.00
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$190,339.25

**Table 7 – Match Contribution for the Federal Fiscal Year**

<b>Match Contribution for the Federal Fiscal Year</b>								
<b>Project No. or Other ID</b>	<b>Date of Contribution</b>	<b>Cash (non-Federal sources)</b>	<b>Foregone Taxes, Fees, Charges</b>	<b>Appraised Land/Real Property</b>	<b>Required Infrastructure</b>	<b>Site Prep, Construction Materials, Donated labor</b>	<b>Bond Financing</b>	<b>Total Match</b>

**HOME MBE/WBE report**

**Table 8 – Program Income**

<b>Program Income – Enter the program amounts for the reporting period</b>				
<b>Balance on hand at beginning of reporting period</b>	<b>Amount received during reporting period</b>	<b>Total amount expended during reporting period</b>	<b>Amount expended for TBRA</b>	<b>Balance on hand at end of reporting period</b>
\$0	\$0	\$0	\$0	\$0

<b>Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period</b>						
	<b>Total</b>	<b>Minority Business Enterprises</b>				<b>White Non-Hispanic</b>
		<b>Alaskan Native or American Indian</b>	<b>Asian or Pacific Islander</b>	<b>Black Non-Hispanic</b>	<b>Hispanic</b>	
<b>Contracts</b>						
Number	0					
Dollar Amount	0					
<b>Sub-Contracts</b>						
Number	0					
Dollar Amount	0					
	<b>Total</b>	<b>Women Business Enterprises</b>	<b>Male</b>			
<b>Contracts</b>						
Number	0					
Dollar Amount	0					
<b>Sub-Contracts</b>						
Number	0					
Dollar Amount	0					

**Table 9 – Minority Business and Women Business Enterprises**

The City’s HOME funds were not used on any rental properties except for those owned by CHDO organizations; therefore the table below does not contain any information.

<b>Minority Owners of Rental Property</b> – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 10 – Minority Owners of Rental Property**

The City did not displace any households, businesses, or organizations in the program year. Both units acquired were vacant when purchased and sold voluntarily.

<b>Relocation and Real Property Acquisition</b> – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	
Businesses Displaced	0	
Nonprofit Organizations Displaced		
Households Temporarily Relocated, not Displaced		

Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Cost						

**Table 11 – Relocation and Real Property Acquisition**

**CR-20 - Affordable Housing 91.520(b)**

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

Units that meet HOME Program Standards	One-Year Goal	Actual
Number of homeless households to be provided affordable housing units	0	0
Number of non-homeless households to be provided affordable housing units	22	7*
Number of special-needs households to be provided affordable housing units*	0	0
<b>Total</b>	<b>22</b>	<b>7</b>
*Note: 3 rental units were completed with carry over funds from prior years.		

**Table 12 – Number of Households**

	One-Year Goal	Actual
Number of households supported through rental assistance	0	0
Number of households supported through the production of new units*	4	0
Number of households supported through the rehab of existing units	14	7**
Number of households supported through the acquisition of existing units	2	0
<b>Total</b>	<b>22</b>	<b>7</b>
* Note: Includes Acquisition/Rehab		
**Note: 3 rental units were completed with carry over funds from prior years.		

**Table 13 – Number of Households Supported**

**Discuss the difference between goals and outcomes and problems encountered in meeting these goals.**

The City's affordable housing programs were drastically effected by the COVID pandemic. The homebuyer market was drastically effected as sellers did not want to show their homes. The development of housing was also effected as disruptions in supply chains and labor shortages delayed construction. The demand for rental assistance increased as workers missed work, while demand for homebuyer assistance decreased. The City provided \$427,729 in CARES Act Funds to the Springfield Urban League for rental assistance that benefitted 1,017 individuals.

**Discuss how these outcomes will impact future annual action plans.**

Going forward, the City will continue its homeowner rehabilitation program and support the development of new housing in its CDBG target areas to stimulate private investment. The City feels that the homebuyer program will be successful but will wait until the market stabilizes after the COVID pandemic to launch the program.

With hundreds of vacant properties owned by Enos Park Neighborhood Association, The Springfield Project and the City, the City is determining ways to leverage CDBG funds with other resources to do new housing in-fill development. Simultaneously, homeowners within the block will be contacted to determine need for housing improvements. This whole block redevelopment approach will help rebuild and stabilize neighborhoods and stop the proliferation of teainf down housing and neighborhoods. Identified resources include but is not limited to TIF funds, allocated Cannabis tax revenue, and variety of grants.

**Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.**

**Table 14 – Number of Persons Served**

Number of Persons Served	CDBG Actual	HOME Actual
Extremely Low-income	268	4
Low-income	2	2
Moderate-income	0	0
<b>Total</b>	<b>270</b>	<b>6</b>

**Number of households served that meet Section 215 Requirements:**

By definition, households that have “worst case needs” are renter households with the following characteristics:

- incomes less than 50% of the area median income;

- do not receive federal housing assistance; and
- pay more than half of their income on housing (including rent and utilities); or
- live in severely inadequate housing with one or more serious physical problems related to heating, plumbing, and electrical systems or maintenance.

During the program year, the City assisted 6 beneficiaries using HOME funds that qualify as “worst case needs”.

**CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)**

**Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:**

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs.**

The City has continued to provide support to the Heartland Continuum of Care (HCoC) in its efforts to conduct outreach and assessment of the homeless in the area, including support for the HMIS system. The current priorities for the local Continuum is to address the needs of the chronically homeless. Outreach is a crucial task in serving this segment of the homeless population as some clients are resistant to receiving service. The Continuum has an outreach and assessment process coordinated over the many access points of the network. The City dedicates an officer to the Homeless Outreach Team initiative for daily outreach to the unsheltered. The City is expanding the Homeless Outreach Team reach by using \$100,000 in CARES Act funds for a mental health outreach specialist through Memorial Behavioral Health and using City funds for a Community Outreach Specialist.

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 the Fifth Street Renaissance / SARA Center on many projects including the SSI/SSDI Outreach Access Recovery (SOAR) Program.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

The City has continued to 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. The City has provided funding for two agreements (18-SR-08 & 17-SR-13) during FFY2019 with MERCY Communities to maintain the HMIS system, totaling \$30,000.00 of which \$17,500.00 has been expended. The current priorities for the local Continuum is to address the needs of the chronically homeless. The City is helping fund the HCoC Strategic Plan Development. In the interim, the City funded a consultant's report to identify gaps of service and resolutions for the unsheltered. As a result, the City funded Salvation Army low barrier shelter became an homeless entry point for the HMIS system. In addition, a structure was established to strengthen the continuity of service providers to tend to the needs of the unsheltered. The HCoC has an outreach and assessment process coordinated over the many access points of the network. 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 the Fifth Street Renaissance / SARA Center on many projects including the SSI/SSDI Outreach Access Recovery (SOAR) Program. The City has provided funding during FFY2019 for the SOAR Program (17-SR-08)



totaling \$20,000.00, and \$15,000 to MERCY Communities to support the HMIS position (17-SR-13). The City also provided \$25,000 in CDBG funds and \$15,684.21 in Corporate funds to Helping Hands of Springfield to run the Springfield Overflow Shelter (18-SR-01). The City has funded three Permanent Supportive Housing projects: Fifth Street Renaissance (14-SR-08); Abundant Faith Ministries (15-SR-09); and Phoenix Community Center (13-SR-13 & 16-SR-03). These three projects created 15 new PSH units. The City provided CHDO funds for two projects (CHDO 16-01 and CHDO 17-01) that are currently underway, and when completed will provide an additional eight PSH units.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

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. Programs are designed to stabilize individuals and families in their existing homes, shorten the amount of time that individuals and families stay in shelters and assist individuals and families with securing affordable housing. Fifth Street Renaissance offers homeless prevention. The City awarded \$20,000.00, during FFY2018, for the SOAR Program (17-SR-08), totaling \$20,000.00 of which \$16,999.78 had been expended by June 30, 2019.

The Continuum is working with local hospitals to develop discharge policies to increase coordination and to prevent the discharge of homeless persons to the streets.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.**

The Continuum is focusing on the creation of more permanent supportive housing, especially for homeless families with children and chronically homeless populations. The City help fund the Continuum's consultant driven strategic plan. Throughout the consultation process, more affordable rental housing available to the lowest incomes was the most common need cited. The Continuum cited a need for funding additional case workers and rent subsidies. The City will pursue additional funding opportunities for a pool of case workers and additional supportive housing services like rent subsidies.

The City is pro-actively working to increase the number of Permanent Supportive Housing units in Springfield. During FFY2018 the City entered into Subrecipient Agreement No. 14-SR-08, with Fifth Street Renaissance for \$547,370.00 to acquire and renovate 1520 N. 7th Street. This public facility, when completed, will provide permanent supportive housing for 17 homeless person or families including

Veterans. As of June 30, 2020, the rehabilitation is complete and six of the nine units are occupied by income eligible households.

The City is entered into two CHDO agreements for two properties that, when completed, will permanently house another 6 to 8 homeless persons or those in danger of becoming homeless.

In addition, the City continues to focus its' efforts on permanent solutions to homelessness. The City is proactively pursuing projects which offer the greatest likelihood of providing permanent supportive housing to its' homeless population and those populations who are threatened with homelessness. The City of Springfield is working with the BONE Training Center to develop an Affordable Housing rehab program. The City designated \$400,000 in CARES Act Funds to rehab housing that would otherwise be potentially demolished. The affordable housing would then be sold to low/mod income homebuyers or non-profit housing agencies that provide supportive housing.

## **CR-30 - Public Housing 91.220(h); 91.320(j)**

### **Actions taken to address the needs of public housing.**

Public Housing within the City is administered by the Springfield Housing Authority (SHA). While the City coordinates closely with the PHA and shares information about its programs, the City does not provide financial assistance to the PHA. The PHA receives its own allocation of, approximately \$1,000,000 from HUD through the Capital Fund Program, which is used to repair, renovate and/or modernize the public housing developments. While the City did not budget any funds for public housing projects, the City coordinated with the public housing agency, including its response to COVID-19.

Springfield Housing Authority has a total of 3,148 units of affordable housing that includes 900 public housing units and 2,148 Section 8 vouchers. SHA operates ten developments that primarily consist of scattered site units across the city that is at approximately 98% capacity.

The City is working with the SHA on new housing infill and affordable housing rehab development that can “free up” the SHA capacity level by identifying potential rent to own housing recipients.

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

Three times a year, SHA staff and residents have open meetings to discuss various issues. Monthly meetings of the Resident Advisory Board assist SHA with housing issues. The Residence Council and Joint Officers Council empower tenants with monthly meetings to discuss building business, to plan social activities, to report problems, etc. SHA security and management as well as neighborhood police attend. Each council manages budgets and expenditures for their development.

SHA encourages the transition from public housing and voucher assistance to home ownership. As a HUD certified Housing Counseling Agency, SHA provides credit, money management and budgeting training to those individuals attempting to become homeowners. The SHA Family Self Sufficiency (FSS) program assists persons with maximum independent living skills. With case management and regular savings, participants can seed a future home purchase or assist with other needs. The Self-Sufficiency Program serves approximately 250 households. In addition, approximately 30 Section 8 vouchers are set-aside for homeownership assistance, the majority of which are currently under contract.

### **Actions taken to provide assistance to troubled PHAs**

The Springfield Public Housing Authority is not considered troubled. In fact, the Springfield Housing Authority Executive Director was hired to oversee the turn around management of the troubled Peoria Public Housing Authority.

### **CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)**

**Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)**

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.

Over the course of the last few years, the City has been pro-active in acquiring previously dilapidated housing in some of its treatment areas and has cleared these properties for redevelopment. In addition, the City has spear-headed the effort in helping other not-for-profit housing entities obtain significant parcels. Altogether this will decrease barriers to affordable housing as the City is prepared to be the driving force in significant redevelopment in its inner urban core. With site control, the City can work with developers and citizens to revitalize these areas with limited local government or other barriers.

### **Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)**

The lack of resources available to meet the level of need is the largest and most pressing obstacle faced by the City. With this in mind, the City will explore the feasibility of generating program income through its existing programs and using federal funds to leverage additional private dollars. In addition, the City will be actively working to attract additional dollars from other public and private sources.

The City provided public service funds to Justine Petersen Housing and Reinvestment Corporation, through 17-SR-07, totaling \$25,000, to provide technical assistance, loan counseling, and housing counseling for a new Micro-Loan program that has spurred economic development in the Urban Core and surrounding areas that have been hardest hit by difficult economic times and circumstances. To date \$1.7 million dollars of funding has been supplied by 7 local lenders and 99 loans have been made to low to moderate income persons totaling nearly \$1,474,309. In addition this year the City leveraged \$250,000 to create a \$2 million small business loan pool fund by Justine Petersen with local banks.

### **Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)**

All of the City's housing programs funded with HOME and CDBG comply with the lead paint requirements of 24 CFR Part 35. The HOME-funded rehabilitation, based on the amount of rehabilitation required to bring the unit up to code, required abatement. The City did not take any lead-based paint remediations or education efforts outside of the HUD funded programs.

The City applied for supplemental funding specifically to address lead-based paint hazards in its neighborhoods. After the close of the program year, the City received notice of an award specifically for

lead abatement and looks forward to implementing this much needed program in the PY2021 program year.

**Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)**

The City is partnering with BONE Training Center, which is located on South Grand, to provide MultiCraft Core Training to individuals through housing rehab. The City designated \$400,000 in CARES Act Funding to provide training to 20 individuals. The affordable houses will then be sold to homebuyers or non-profits that provide affordable rental housing. Proceeds from the sales will go back into the program to train additional individuals via rehabbing houses.

Another revenue source for the program are TIF funds. The City extended the Eastside TIF to 2030. This will allow property tax dollars generated in the area to be retained for housing and business development. In addition, the City extended the TIF boundaries to include the areas from the 10<sup>th</sup> Street corridor to Martin Luther King Drive and South Grand to ClearLake Ave. The intent is to provide job creation and training via redeveloping low/moderate income areas.

In October of 2020, Springfield was one of thirty cities selected to participate in the Bloomberg/Harvard *“What Works Cities: City Budgeting for Equity and Recovery”* initiative. Under this initiative a new effort will help Springfield confront budget crisis while strengthening our commitment to equity in the wake of COVID-19. This program will help the City develop and implement plans to drive financial recovery and ensure that the City budget crisis does not disproportionately harm low-income residents and communities of color.

**Actions taken to develop institutional structure. 91.220(k); 91.320(j) and actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City of Springfield Office of Planning and Economic Development (OPED) acts as the lead agency for the development and administration of the Consolidated Plan and its funded projects. OPED depends on a number of partners, including non-profit organizations, contractors, and other public agencies to undertake the projects funded through the Consolidated Plan. The City has a number of qualified staff at the subrecipient level and quality non-profit organizations to assist in the implementation of its Consolidated Plan.

**Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)**

The City has reaffirmed its working relationships with some of the major service providers and planning efforts in the areas of affordable housing, community development, and homelessness. Some of the ongoing initiatives to enhance coordination include:

- The City will work with the United Way to ensure all of its programs are updated and listed in the local 211 system.
- The City will continue to play an active role in the local Continuum of Care.

- The City will coordinate with the public housing authority by sharing information about their respective programs and identifying potential areas for partnership.
- The City will reach out to other providers of housing assistance to develop a coordinated approach to meet the needs of the community.

**Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)**

The City of Springfield Office of Planning and Economic Development and Office of Community Relations continue to collectively address the impediments to fair housing. Meetings between the offices, other community representatives and a housing consultant continue to be held to examine the issue of fair housing.

An Analysis of the Impediments to Fair Housing was completed October 2012. The analysis identified the following issues:

- There is a drastic shortage of accessible rentals and single family residences available for people with disabilities.
- Female heads of households suffer the most challenges in obtaining fair and affordable housing.
- Ex-offenders find limited housing options and comprise a large majority of the chronically homeless.
- Many neighborhoods remain out of reach for a large portion of Springfield families as there are no income diverse housing choices.

The City will address these issues through their affordable housing strategy, HOME and CHDO projects, and partnerships with neighborhood associations, the Springfield Center for Independent Living, Habitat for Humanity, Springfield Housing Authority, the Veteran's Administration, Nehemiah Expansion, Inc., Fifth Street Renaissance, and GROWTH International, Inc. The City is in the process up updating the Analysis of the Impediments to Fair Housing.

## **CR-40 - Monitoring 91.220 and 91.230**

**Description of the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements.**

The City has a broad spectrum of activities which ensure adequate monitoring. The City of Springfield enters into subrecipient agreements, development agreements and rehabilitation contracts which enumerate the needed federal requirements including the areas of income and ownership eligibility, construction standards, inspections, long term affordability and occupancy, records (financial and reporting) and project/organizational management. The City has implemented specific monitoring procedures for HOME and CDBG projects. The various aspects of these monitoring procedures include, Subrecipient Policies and Procedures Manual, Monitoring Letters, On-Site Visits and Inspections, Execution of Subrecipient Monitoring Checklists (including items such as Financial Procedures of the Organization), Field Reports, Inspection Certificates, Final Sign-Offs by City staff and architects, Occupancy Spreadsheets and HMIS Data for Homeless Programs.

The Department's monitoring ranges from screening applicants for income eligibility, accounting procedures, to on-site inspections for funded agencies. The City reviews these reports on a regular basis and provides technical assistance where needed to assure compliance.

The City of Springfield is committed to ensuring our projects offer subcontracting opportunities to Minority and Female Business Enterprises. Prime Contractors that will utilize subcontractors are to make a good faith effort to comply with the following goals for Minority and Female Business Enterprise participation:

1. Ten (10) percent of the total dollar amount of the contract should be performed by Minority Business Enterprises.
2. Five (5) percent of the total dollar amount of the contract should be performed by Female Business Enterprises.

### **MINORITY AND FEMALE WORKFORCE UTILIZATION**

The City of Springfield is committed to ensuring our fixed works projects offer equal employment opportunity to all the citizens we serve. The Prime Contractor and all of its subcontractors are to make a good faith effort to comply with the following goals for minority and female workforce utilization.

1. Eighteen (18) percent of the total hours worked, per trade, should be performed by minority workers.
2. Three (3) percent of the total hours worked, per trade, should be performed by female workers.

### **Results of Monitoring:**

The City was limited in its ability to conduct monitoring this year due to the COVID-19 pandemic. As a result, the City performed desk monitoring reviews of each subrecipient pay request. The City did not find any significant issues with the use of CDBG funds.

**Describe efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports. 91.105(d); 91.115(d)**

A draft of this report was made available for public review and comment on the City's website:

[www.springfield.il.us/publiccomments](http://www.springfield.il.us/publiccomments).

The City solicited written comments from September 10th to September 27<sup>th</sup>, 2021. The City will hold a public hearing on the CAPER on September 22<sup>nd</sup>. All public comments accepted are included in the final submission to HUD. To date, no written or oral comments have been received. The complete document remains available for review at Office of Planning and Economic Development, 800 E. Monroe, Suite 107.

The City makes efforts to include all members of the public in the planning and reporting process, including outreach to non-English speaking residents and persons with disabilities. To accommodate persons with disabilities, the City holds all public hearings in locations accessible to persons with mobility impairments and will make reasonable accommodations to other persons, upon request.



## **CR-45 - CDBG 91.520(c)**

**Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.**

2020 was the first year of the City's newly updated Consolidated Plan. Due to COVID-19 and a significant staff turnover, the City was delayed in its implementation of many of its proposed projects. However, the City has addressed its staffing deficiencies and looks forward to carrying out its planned activities as the nation slowly transitions out of its response to COVID-19. The City is reallocating \$400,000 of its funding in 2020 to the operation of a homeless shelter. While this does not deviate from the City's core goals and objectives described in the Consolidated Plan, it does qualify as a substantial amendment subject to additional citizen participation requirements.

The City certifies that

- the City provided certifications of consistency in a fair and impartial manner;
- the City did not hinder Con Plan implementation by action or willful inaction;
- pursued all resources described in the Consolidated Plan; and
- all CDBG funds used went toward meeting a national objective. The City spent at least 70% of its CDBG program funds (not including administrative and loan payments) on activities that met a low- and moderate-income national objective. The remaining CDBG program funds were expended on Slum Blight Spot activities.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants? If so, describe accomplishments and program outcomes during the last year.**

The City did not have any open Brownfields Economic Development Initiative (BEDI) grants during the program year.

**For activities meeting the Low/Mod Job (LMJ) national objective, please provide the following information:**

- **A description of actions taken by the city and businesses to ensure first consideration for jobs was given to low/mod persons;**
- **A listing by job title of all the permanent jobs created/retained and those that were made available to low/mod persons; and**
- **If any jobs required special skills, what steps were taken to provide training, experience, or education for low/mod persons?**

**CR-50 - HOME 91.520(d)**

**Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations.**

The City of Springfield did not carry out any rental inspections in the program year due to COVID-19.

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 92.351(b)**

Affirmative marketing consists of additional actions taken beyond typical advertising efforts that are established to attract eligible persons who may otherwise not apply. The City requires affirmative marketing for available housing units in developments that have five or more HOME-assisted units. In the program year, the City did not fund any developments that met this threshold.

Affirmative marketing of business opportunities under the HOME Program include but are not limited to, hiring of persons and businesses for consultant services, vendors, contractors, developers and property owners that enter into agreements funded through HOME. The City is required to adopt procedures to ensure the inclusion of minorities and women, to the maximum extent possible, in all contracting opportunities made possible through HOME funding. This includes opportunities for all types of business, including but not limited to real estate firms, construction firms, appraisal firms, management firms, financial institutions, investment banking firms, underwriters, accountants, and other professional services.

The HOME program is currently affirmatively marketed through the use of sources of wide publication including the Illinois Times (a free weekly publication), the State Journal Register, local public access TV channel 18, and housing brochures with the "Equal Housing Opportunity Logo".

**Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics.**

The City did not receive any HOME program income during the program year.

**Describe other actions taken to foster and maintain affordable housing. 91.220(k)**

The City's other actions taken to foster and maintain affordable housing is best illustrated by the accomplishments listed below. A vast majority of the City's HOME funding was utilized to create and maintain affordable housing in furtherance of the overall housing/fair housing goals. These actions by the City only served to promote, develop and strengthen the affordable housing landscape locally and no units were removed from the affordable housing inventory to the City's knowledge.

**Housing Accomplishments:**

- 1) four rental units are rehabilitated and are in the process of being rented to a low income person by GROWTH International using HOME CHDO funds. GROWTH International is also rehabilitating two additional four unit rental housing units. The City also provided CHDO Operating Funds to this CHDO.
- 2) Rehabilitation of 11 housing projects by the City using HOME and CDBG funds.
- 3) The ongoing recruitment of minority/female business enterprises to become prequalified contractors through community outreach.
- 4) The ongoing relationship with two established CHDOs and the recruitment of a additional CHDOs to develop affordable housing.
- 5) A continued relationship with the Springfield Housing Authority in a collaborative effort to address housing problems.
- 6) Fourteen emergency ramp recipients were identified at the residences of low/moderate income, disabled persons in order to provide improved accessibility through partnership with the Springfield Center for Independent Living.