

City of Springfield  
2024-2025 Program Year  
Consolidated Annual Performance  
& Evaluation Report (CAPER)

Community Development Block Grant

HOME Investment Partnership Grant

DRAFT AS OF October 10, 2025

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## CR-05 - Goals and Outcomes

### 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) is a summary of the progress made by the City of Springfield to achieve the goals identified in the FY 2020-2024 Consolidated Plan and the PY 2024 Annual Action Plan. This report describes the activities undertaken by the City of Springfield during the Program Year 2024, beginning July 1, 2024, and ending June 30, 2025, 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).

**Goal #1 Create New Affordable Housing:** The City was able to assist with HOME funds in the development of 40 new low-income rental units on the eastside. This project was not completed until 9/2025, so does not show in the 2024 accomplishments, however the majority of the project was completed in 2024. The City also provided HOME funds to Habitat for Humanity to assist in the build of a new home for a low-income buyer. In addition, the City's CHOD, Growth International, is in the process of rehabbing a 3-bedroom 2-bath single family home with the use of HOME Investment Partnership funds. That home will be sold to a low-income buyer in PY2025.

**Goal #2 Eliminate Blighted Conditions:** The City utilized CDBG funds to demolish a very large blighted abandoned structure that contained lead and asbestos and was broken into and set on fire multiple times. This building was a health and safety hazard and in an LMI area.

**Goal #3 Improve Condition of Housing Stock:** The City exceeded its goal of improving the condition of housing stock by providing resources to 36 low-income families to assist with housing rehabilitation. The City also utilized lead paint grant funds to remove harmful lead paint from 5 low-income homes. In addition, the City utilized State funds to bring 5 low-income owner-occupied homes up to code.

**Goal #4 Improve Neighborhood Infrastructure and Facilities:** A large veteran community project did not receive City Council approval, therefore our expected number of those helped through Public Facility funding did not meet the goal in PY 2024. However, the City was able to assist Big Brothers Big Sisters organization with building repairs that will allow them to continue to assist those in need. The City also funded an elevator repair project for the Hoogland Center for the Arts. This rehabilitation project will allow seniors and the disabled population the opportunity to utilize the building.

**Goal #5 Improve Public Services:** The City assisted Land of Lincoln Good will with funds to support their young adult mentorship and college readiness program. The City also awarded funds to Compass for Kids to cover the costs of a Site Coordinator for their after school and summer program for low-income children. The City awarded funds to Ring of Champions to support their youth mentorship program. The City also provided public service funds to Clean Slate Advocates to help with their mission of providing laundry service for low-income families and individuals in Springfield.

**Goal #6 Increase Home Ownership:** Due to the competitive housing market in Springfield, the City was unable to assist any homebuyers in PY 2024. The City is now working with a local low-income property management organization that allows the tenant to purchase the housing unit they are renting. The City plans to assist 3 homebuyers in the next program year.

COVID CV-FUNDS- The City awarded the remaining \$359,765.59 in CARES funds to The Boys and Girls Clubs of Central Illinois to rehabilitate their building. The organization has agreed that the City of Springfield can utilize their facility as a Disaster Recovery Center if needed.

HOME-ARP- The City awarded 1,115,000 in HOME ARP funds to Helping Hands to provide TBRA and supportive services to qualifying populations. The City also awarded Fifth Street Renaissance \$1,115,397 in HOME-ARP funds to provide TBRA and supportive services to qualifying populations.

**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)**

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Create New Affordable Housing	Affordable Housing	HOME: \$	Rental units constructed	Household Housing Unit	20	40	200.00%	6	0	0.00%
Create New Affordable Housing	Affordable Housing	HOME: \$	Homeowner Housing Added	Household Housing Unit	0	0				
Create New Affordable Housing	Affordable Housing	HOME: \$	Housing for Homeless added	Household Housing Unit	0	22				
Eliminate Blighted Conditions	Non-Housing Community Development	CDBG: \$	Buildings Demolished	Buildings	15	5	33.33%	2	1	50.00%
Improve Condition of Housing Stock	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	315	125	39.68%	29	36	124.14%
Improve Neighborhood Infrastructure and Facilities	Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	5000	2231	44.62%	1150	212	18.43%

Improve Public Services	Homeless Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	0				
Improve Public Services	Homeless Non-Housing Community Development	CDBG: \$	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	1500	8043	536.20%	1270	4349	342.44%
Improve Public Services	Homeless Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	0	0		0	0	
Increase Economic Opportunity	Non-Housing Community Development	CDBG: \$	Jobs created/retained	Jobs	20	0	0.00%			
Increase Homeownership	Affordable Housing	CDBG: \$	Homeowner Housing Added	Household Housing Unit	0	0				
Increase Homeownership	Affordable Housing	CDBG: \$	Direct Financial Assistance to Homebuyers	Households Assisted	20	0	0.00%	3	0	0.00%

Planning, Administration, and Capacity Building	Affordable Housing Public Housing Homeless Non-Homeless Special Needs Non-Housing Community Development	CDBG: \$ / HOME: \$	Other	Other	1	1	100.00%	1	1	100.00%
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**Table 1 - Accomplishments – Program Year & Strategic Plan to Date**

**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.**

The City has focused its resources on the improvement of the condition of existing housing stock, the improvement of infrastructure, facilities, and services for low-income populations and neighborhoods. The City has identified five main priorities to address these objectives:

1. Expand the overall supply of affordable housing options within the City.- Completion of 40 new affordable housing units
2. Address blighted conditions and substandard housing within the CDBG Target Areas.- Large demolition project that caused health and safety issues in a low-income area
3. Address the minor repair and modification needs of low-income homeowners before deferred maintenance leads to larger issues.- The City provided rehabilitation to 36 low-income homeowners to address repairs that affected their health and safety.
4. Support partner agencies and local service providers in their efforts to provide services to low- and moderate-income populations within the City. Provided support to Compass for Kids, Land of Lincoln Goodwill, Ring of Champions, Clean Slate Advocates, The Boys and Girls Clubs of Central Illinois, Habitat for Humanity, Big Brothers Big Sisters, and Hoogland Center for the Arts.

The City utilized City resources such as TIF and our Cannabis Grant to support economic Development in PY 2024. In the next two years the City plans to provide assistance to small businesses in our most underserved area of town through a Small Business Facade program. In addition, in PY 2025, the City is utilizing public service funds to provide scholarships to low-income adult students to obtain worker certifications.

PY2024 was the fifth year of the City's updated five-year Consolidated Plan. The City funded the following projects in the 2024 program year.

#	Project Name
1	SCIL ADA Ramp Program
2	Minor and Emergency Repair Program
3	HOME Deferred Loan (HDL) Owner Rehabilitation Program
4	LMI Downpayment Assistance
5	Affordable Housing Development
6	Demolition of Unsafe Structures
7	Neighborhood Cleanup for low-income areas
8	Public Facilities and Neighborhood Infrastructure
9	Public Services
10	CHDO Housing Development
11	HOME Administration
12	CDBG Administration
13	Program Delivery Costs
14	CHDO Operating Costs



## **SCIL ADA Ramp Program**

The City allocated \$35,000 in PY 2024 to the Springfield Center for Independent Living (SCIL) to install ramps and make other accessibility improvements to low-income homeowners with accessibility issues. SCIL has three ADA improvement projects underway that will be completed in the fall of 2025.

## **Minor and Emergency Home Repair**

The City budgeted \$250,000 to its Minor and Emergency Home Repair Program. During the program year, the City assisted a total of 36 housing units through this program.

## **Additional Housing Programs**

The Lead Based Paint Hazard Reduction (LHR) and Healthy Homes Supplement Program addresses lead hazards in homes of low and very low-income families with children. The City assisted 5 families in program year 2024 utilizing this grant.

The Housing Repair and Accessibility Program (HRAP) is funded through an IHDA grant. HRAP assists low income and very low-income homeowners with health, safety and energy efficiency repairs to their homes, as well as accessibility improvements. The City was able to complete 5 projects in program year 2024 utilizing this grant.

## **HOME Deferred Loan Program**

The City budgeted \$200,000 to its HOME Deferred loan program. Due to staff and contractor capacity, no projects were completed in PY2024. The City currently has 3 HOME deferred Loan rehabilitation projects near completion.

## **LMI Down Payment Assistance**

The City budgeted \$75,000 for the LMI Down Payment Assistance Program. Due to the competitive housing market in Springfield, the City was unable to assist any homebuyers in PY 2024. The City is now working with a local low-income property management organization that allows the tenant to purchase the housing unit they are renting. The City plans to assist 3 homebuyers in the next program year.

## **Affordable Housing Development**

The City was able to assist with \$1,200,000 in PY 2021, 2022 and 2023 HOME funds in the development of 40 new low-income rental units on the eastside. This project was not completed until 9/2025, so does not show in the 2024 accomplishments, however the majority of the project was completed in 2024. The City also provided \$30,000 in HOME funds to Habitat for Humanity to assist in the build of a new home for a low-income buyer. In addition, the City's CHOD, Growth International, is in the process of

rehabbing a 3-bedroom 2-bath single family home with the use of \$176,000 in HOME Investment Partnership funds. That home will be sold to a low-income buyer in PY2025.

### **Demolition of Unsafe Structures**

The City utilized \$577,200 in CDBG funds to demolish and abate a very large blighted abandoned structure that contained lead and asbestos and was broken into and set on fire multiple times. This building was a health and safety hazard and in an LMI area.

### **Neighborhood Cleanup for Low-Income Areas**

The City budgeted \$75,000 for this project. The City did neighborhood cleanup projects through Public Works (city funded) and a grant funded program called Build Springfield, so no cleanup projects were completed utilizing CDBG funds. The City plans to utilize these funds in PY2025.

### **Public Facilities and Infrastructure**

The City had budgeted \$400,000 for a large veteran community project that did not receive City Council approval. Those funds were reallocated to support the Minor and Emergency Home Repair Program. The City awarded Big Brothers Big Sisters organization \$21,000 in CDBG funds for building repairs that will allow them to continue to assist those in need. The City also funded \$190,000 in CDBG for an elevator repair project for the Hoogland Center for the Arts. This rehabilitation project will allow seniors and the disabled population the opportunity to utilize the building.

### **Public Services**

The City assisted Land of Lincoln Goodwill with \$49,000 in CDBG funds to support their young adult mentorship and college readiness program. The City also awarded \$42,000 in CDBG funds to Compass for Kids to cover the costs of a Site Coordinator for their after school and summer program for low-income children. The City awarded \$49,000 in CDBG funds to Ring of Champions to support their youth mentorship program. The City also provided \$32,000 in CDBG public service funds to Clean Slate Advocates to help with their mission of providing laundry service for low-income families and individuals in Springfield.

## 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)

	CDBG	HOME
White	1,136	9
Black or African American	2,898	9
Asian	48	0
American Indian or American Native	14	0
Native Hawaiian or Other Pacific Islander	0	0
<b>Total</b>	<b>4,096</b>	<b>18</b>
Hispanic	12	0
Not Hispanic	4,084	18

Table 2 – Table of assistance to racial and ethnic populations by source of funds

### Narrative

The racial composition numbers are not accurate because there is no option for mixed race on this chart.

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

### Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	2,341,111	
HOME	public - federal	1,152,870	

Table 3 - Resources Made Available

### Narrative

### Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
CDBG Target Area	13		
Citywide	87		

Table 4 – Identify the geographic distribution and location of investments

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.

## 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.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	179,336
2. Match contributed during current Federal fiscal year	500,000
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	679,336
4. Match liability for current Federal fiscal year	191,676
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	487,661

**Table 5 – Fiscal Year Summary - HOME Match Report**

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match
Park Avenue Apartments	08/01/2022	500,000	0	0	0	0	0	0

Table 6 – Match Contribution for the Federal Fiscal Year

### HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
11,000	0	11,000	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Contracts						
Dollar Amount	0	0	0	0	0	0
Number	3	0	0	0	0	3
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	0	0	0			
Number	3	0	3			
Sub-Contracts						
Number	0	0	0			
Dollar Amount	0	0	0			

**Table 8 - Minority Business and Women Business Enterprises**

<b>Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted</b>						
	<b>Total</b>	<b>Minority Property Owners</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>	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

**Table 9 – Minority Owners of Rental Property**

<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		0		
Businesses Displaced		0		0		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

**Table 10 – 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.

	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	10	0
Number of Special-Needs households to be provided affordable housing units	0	0
<b>Total</b>	<b>10</b>	<b>0</b>

Table 11 – 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	6	41
Number of households supported through Rehab of Existing Units	4	36
Number of households supported through Acquisition of Existing Units	0	0
<b>Total</b>	<b>10</b>	<b>77</b>

Table 12 – Number of Households Supported

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

The City utilized Home Investment Partnership funds in the development of 40 new low-income rental units. The City was able to use CDBG funding to assist 36 low-income families with emergency home repair. In addition, the City provided HOME funds to assist Habitat for Humanity with the build of a new single-family home for a low-income buyer.

## Rehabilitation

HOME-funded rehabilitation- 2 units completed

SCIL Ramp Program- 2 units completed

CDBG Home Repair- 36 units completed

LEAD grant- 5 units completed

IHDA Home Repair- 4 units completed

## New Development

Nehemiah- 40 new affordable single family rental units. The majority of the project was completed in PY 24. The project is now completely finished

Growth International (CHODO)- One 3-bedroom 2 bath unit is complete and will be sold to a low-income buyer. One 4-bedroom 2 bath unit is being rehabilitated and will be rented to a low-income family in PY25.

Habitat for Humanity- 1 single family home is complete and has been sold to a low-income family. 2 other homes will be built and sold to a low-income family in PY25.

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

The City realizes that there is a strong need for affordable housing and rehab of existing homes. A local developer is planning to develop 50 affordable housing units in an LMI area in 2027. The City plans to assist on the project with Home Investment Partnership funds. The City doubled the allocation for housing rehab in PY 2025 and plans to continue to do so as the need persists.

**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.**

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	14	0
Low-income	11	0
Moderate-income	4	0
<b>Total</b>	<b>29</b>	<b>0</b>

**Table 13 – Number of Households Served**

## **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 continues to work with Heartland Housed to reduce and end homelessness in Springfield. The City has begun utilized HOME-ARPA funds this year to provide TBRA and supportive services to all 4 qualifying populations with priority given to those that are homeless and those fleeing violence.

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 and a community care coordinator to the Homeless Outreach Team initiative for daily outreach to the unsheltered.

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 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 MERCY Communities to maintain the HMIS system.

The Continuum of Care and its stakeholders developed a strategic plan to achieve functional zero homelessness and is currently in its initial stages of implementing the plan. The plan will utilize a number of resources, but the City's HOME ARP funds will play a big role in the initial stages.

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

The City continues to support local organizations that assist the homeless. This year the City has awarded CDBG funding to an emergency shelter to help provide supplies for the shelter.

### **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 and Helping Hands offer homeless prevention through supportive services funded by HOME-ARP funds.

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 is utilizing HOME-ARP funds to support Fifth Street Renaissance and Helping Hands to provide Tenant Based Rental Assistance and Supportive Services to the 4 qualifying populations.

The City is providing public service funding to Contact Ministries to assist with the cost of supplies for their woman and children shelter.

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.

## **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 SHA and shares information about its programs, the City does not provide financial assistance to the SHA. The PHA receives its own allocation from HUD through the Capital Fund Program, which is used to repair, renovate and/or modernize the public housing developments.

Springfield Housing Authority has a total of 3,148 units of affordable housing that includes 897 public housing units and 2,413 Section 8 vouchers. SHA operates ten developments that primarily consist of scattered site units across the city that is at approximately 98% capacity.

The SHA has a new RAD 28-unit Project Conversion that is ready for leasing and applications are being taken.

### **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 Housing Authority is not considered troubled. In fact, the Springfield Housing Authority Executive Director was hired to oversee the turnaround 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 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. The City will be actively working to attract additional dollars from other public and private sources. The City has applied for and received a number of housing and community development grants, including lead paint reduction grants from HUD and other rehabilitation grants from the State of Illinois.

The City is planning to award Lincoln Land CDBG funding to provide workforce scholarships to low-income residents. The City continues to support local organizations with the mission of assisting our most underserved population.

### **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 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.

In the Spring of 2024, the City held a free LEAD Abatement Training Program paid for through the Lead Based Paint Hazard Reduction grant. The City received the grant in 2022 but had no local lead abatement contractors. This program produced 33 certified lead abatement works, 30 lead abatement supervisors and 5 lead abatement contractors. The City has been able to get lead abatement projects done in a timely manner, assist more residents, and put the resources back into our city.

Additionally, The City also received a Healthy Homes Production Grant.

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.

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

Tax Increment Financing (TIF) funds, another City funding source, extended the date of 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 10th Street corridor to Martin Luther King Drive and South Grand to Clear Lake Ave. The intent is to provide job creation and training via redeveloping low/moderate income areas.

The City is also utilizing tax dollars from the sale of Cannabis to award grant funding to businesses in the city's most underserved areas.

#### **Actions taken to develop institutional structure. 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 works with 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. In 2025 to prepare for the 5-year Consolidated Plan, the City held numerous community meetings to help determine how the entitlement funds should be spent for the next several years and what the most pressing needs were in the community.

**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 in October 2012. The analysis identified the following issues:

- There is a 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 of updating the Analysis of the Impediments to Fair Housing.



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

**Describe 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 ensure compliance.

## **Citizen Participation Plan 91.105(d); 91.115(d)**

**Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.**

The City of Springfield, Illinois, has made available for public review and is seeking comment on its 2024 Consolidated Annual Performance Report (CAPER). This report summarizes the City's accomplishments and progress in meeting the goals outlined in its 2024 HUD annual planning documents.

Copies of the 2024 CAPER report can be obtained from the City's website at [www.springfield.il.us](http://www.springfield.il.us) or from the Office of Planning and Economic Development, 800 E. Monroe, Suite 107, Springfield, IL 62701.

Persons interested in commenting on the document should send written comments to the following address: Office of Planning & Economic Development, ATTN: CP Comments, 800 E. Monroe, Suite 107, Springfield, IL 62701 or to [info.OPED@springfield.il.us](mailto:info.OPED@springfield.il.us). The City will consider views and comments received on or before 4:00 PM on October 28, 2025.

**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.**

2024 was the fifth year of the City's updated Consolidated Plan. The City addressed its staffing deficiencies and has rebuilt its capacity to carry out its planned activities. 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
- The majority of the CDBG funds used went toward meeting a national objective. The remaining CDBG program funds were expended on a large Slum Blight demolition in an LMI area. The building was abandoned and full of lead and asbestos and was having a negative impact on the community's health and safety.

**Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?**

No

## **CR-50 - HOME 24 CFR 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**

**Deerfield/Park Avenue Residences located at 3526 S. Park Ave September 11, 2025- 10 units**

- Unit 1A- passed with no issues
- Unit 1B- passed with no issues
- Unit 1C- passed with no issues
- Unit 1D- passed with no issues
- Unit 1E- passed with no issues
- Unit 2A- passed with no issues
- Unit 2B- passed with no issues
- Unit 2C- passed with no issues
- Unit 2D- passed with no issues
- Unit 2E- passed with no issues

**1009 N 4th Springfield, IL inspected August 28, 2025**

- Common area/ Basement- bed set up in basement and mouse infestation- revisited on September 10, 2025, and all issues had been resolved
- Unit A- unit is currently vacant and being rehabbed
- Unit B- passed with no issues
- Unit c- passed with no issues
- Unit D- Smoke detector needed batteries. Issue was addressed

**2641 E. Cook Springfield, IL inspected September 5, 2025**

- Unit 12- passed with no issues
- Unit 13- passed with no issues
- Unit 14- passed with no issues

**833 N. 7th Street Springfield, IL inspected on August 28, 2025**

- Unit 1- missing baluster on top of stairs, handrail is loose- all issues were fixed
- Unit 2- passed with no issues

**Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)**

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**

No HOME income was received in PY2024

**Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)**

The City's other actions taken to foster and maintain affordable housing is best illustrated by the accomplishments listed in this report. 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.

## CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

<b>Total Labor Hours</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Total Number of Activities	2	0	0	0	0
Total Labor Hours	2,385				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

**Table 14 – Total Labor Hours**

<b>Qualitative Efforts - Number of Activities by Program</b>	<b>CDBG</b>	<b>HOME</b>	<b>ESG</b>	<b>HOPWA</b>	<b>HTF</b>
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	1				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).	1				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding childcare.					
Assisted residents to apply for or attend community college or a four-year educational institution.					
Assisted residents to apply for or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					