

City of Springfield
2023-2024 Program Year
Consolidated Annual Performance
& Evaluation Report (CAPER)

Community Development Block Grant

HOME Investment Partnership Grant

DRAFT AS OF September 9, 2024

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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) 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 2023 Annual Action Plan. This report describes the activities undertaken by the City of Springfield during the Program Year 2023, beginning July 1, 2023 and ending June 30, 2024, 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. This report measures the progress made and the accomplishments achieved against the goals and objectives described in the City’s Annual Action Plan and the 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 St, Room 107 Springfield, Illinois 62701.

PY2023 was the fourth year of the City’s updated five-year Consolidated Plan. The City funded the following projects in the 2023 program year.

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

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

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

Goal #1: Improve Condition of Housing Stock

Need(s) Addressed: Affordable Housing
Geographic Area(s): CDBG Target Area and Citywide
1 Year Goals: 31 of 35 Housing Units Rehabilitated
5 Year Goals: ### of 50 Comprehensive Rehabilitations
of 250 Emergency Repairs
5 of 15 Accessibility Ramps

Funding: CDBG: \$422,465
HOME: carry-over funds from prior years

Year	Program	Source	Budget	Expenditures		Balance	Housing Units		Status
				PY	Total		PY	Total	
2023	Minor and Emergency Repair Program	CDBG	170,000 ¹	86,539	86,539	83,461	7 / 30	7 / 30	Underway
2023	SCIL Disability Ramps	CDBG	47,465 ²	0	0	0	0 / 6	0 / 6	Cancelled
2023	Housing Program Delivery	CDBG	75,000 ³	0	0	0	N/A	N/A	Cancelled
TOTAL							7 / 36		

Year	Program	Source	Budget	Expenditures		Balance	Housing Units		Status
				PY	Total		PY	Total	
2021	SCIL Disability Ramps	CDBG	80,000	25,588	52,192.90	27,807	1	5 / 10	Underway
2021	CDBG Lead Match	CDBG	250,000	38,817	64,457	185,543	2	6 / 10	Underway
2022	Minor and Emergency Repair Program	CDBG	549,627 ⁴	317,384	544,571	5,056	21	32 / 250	Complete
2022	Program Delivery	CDBG	180,000	61,976	61,976	118,023	N/A	N/A	Underway
2022	Substantial Housing Rehabilitation	HOME	750,000	49,850	49,850	30,900 ⁵	1 of 10	13 / 50	Underway
TOTAL							24		

HOME Deferred Loan Program

The City’s HOME Deferred Loan Program used funding carried forward from previous years and was not allocated any additional funds in PY2023. One rehabilitation project was completed during the program year and another remains underway. Rehabilitation staff were more focused on minor repair and lead remediation programs. The available balances will be carried forward and used in the PY2024 program year.

¹ Original budget \$300,000 reduced by \$130,000 as part of Poplar Place Substantial Amendment.
² Project was cancelled and funds reprogrammed as part of Poplar Place Substantial Amendment.
³ Project was cancelled and funds reprogrammed as part of Poplar Place Substantial Amendment.
⁴ Original budget \$533,000 increased via minor amendment.
⁵ Listed balance is committed to a rehab expected to be completed in 2024. The remaining balance was reprogrammed as part of the 2024 Annual Action Plan

Minor and Emergency Home Repair

The City budgeted \$300,000 to its Minor and Emergency Home Repair Program. This budget was reduced to \$170,000 through the substantial amendment for Poplar Place. During the program year, the City assisted a total of 28 housing units through this program (21 from prior year funds and 7 from the current year budget). The balance of funds will be carried over to use in the next program year.

SCIL Ramp Program

The City allocated \$47,465 in PY 2023 to the Springfield Center for Independent Living (SCIL) to install ramps and make other accessibility improvements to low income homeowners with accessibility issues. The \$47,465 allocated in PY 2023 will be reallocated and SCIL will use the remaining funds that were awarded in (2021). SCIL used \$25,588.90 from balances from (2021) to assist 2 homeowners during program year 2023. The City will extend the (2021) award into the next program year so SCIL can continue its program. SCIL plans to use the remaining \$27,807.10 from (2021) in PY 2024.

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 12 families in program year 2023 utilizing this grant.

The Health Homes Production Program (HHP) enables the City to address multiple housing related health and safety hazards in privately owned, low-income, owner occupied units. The City assisted 1 household in program year 2023 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 2023 utilizing this grant.

Goal #2: Create New Affordable Housing

Need(s) Addressed: Affordable Housing
Geographic Area(s): CDBG Target Area and Citywide
1 Year Goals: 12 Housing Units Constructed⁶
5 Year Goals: 22 of 20 Units
Funding: CDBG: \$177,000
HOME: \$577,000

The City allocated funds to two affordable housing projects in PY2023 and monitored the development of a project funded from previous years:

Nehemiah received an additional \$400,000 of HOME investments in PY2023 for its scattered site rental development in East Springfield. The HOME investment from PY2022 and 2023 totals \$1.2 million to support the overall development budget of \$12 million. The plan will provide 40 affordable rental units, of which 10 will be considered HOME-assisted. The project has expended over 90% of its funding and is nearing completion. The City expects the project to be completed by December, 2024.

- Growth International received a combination of HOME and CDBG funds for the acquisition and redevelopment of 2 single family units in East Springfield. Both properties are still in the pre-development phase as the units require extensive repairs and the developer is determining if comprehensive rehabilitation or reconstruction is the most favorable approach. The City plans to amend the budget to only include HOME funds in order to meet its CHDO obligations. Both properties are expected to be completed by June 2025.
- The Deerfield Park Place development was completed in May 2024. This project added 22 units of affordable rental units to the City’s affordable housing stock.

⁶ The annual goal was amended from 42 to 12 as the City determined that allocating its investment to 10 of the 40 units within the Nehemiah project would be the best approach.

Goal #3: Increase Homeownership

Need(s) Addressed: *Affordable Housing*
 Geographic Area(s): *Citywide*
 1 Year Goals: *0 of 2 Housing Units Constructed*
 5 Year Goals: *0 of 20 Units*
 Funding: *CDBG: \$441,000*

Funds were budgeted for the acquisition of vacant lots and substandard housing in a targeted block in a distressed area. The properties would be redeveloped with new affordable housing units meant to revitalize the area and attract new residents. The project was delayed and funds were reprogrammed via substantial amendment to the Poplar Place Street Improvement project to ensure timely expenditure of funds. The City may revisit the feasibility of this model in the next program year. In the 2024 program year, the City will be working through a non-profit partner to convert existing affordable rentals into homeownership opportunities for the current tenants.

Year	Program	Source	Budget	Expenditures		Balance	Properties Addressed		Status
				PY	Total		PY	Total	
2023	Whole Block Revitalization Project	CDBG	0	0	0	0	0	0	Cancelled
	TOTAL								

Goal #4: Eliminate Blighted Conditions

Need(s) Addressed: Affordable Housing
Geographic Area(s): Citywide
1 Year Goals: 4 blighted properties cleared
5 Year Goals: 15 Blighted Properties Cleared
Funding: CDBG: \$300,000

The City provided \$165,820.62 to Moving Pillsbury Forward to assist with the demolition and clearance of the Pillsbury site. Given the historic nature of the site and other factors, a comprehensive environmental review was required. The environmental review process is nearing completion and the City expects the demolition to be completed during the PY2024 program year.

The City also budgeted \$50,000 for the demolition of condemned single family properties that were contributing blight to neighborhoods across the City. The City completed three single family demolitions during the program year.

Year	Program	Source	Budget	Expenditures		Balance	Properties Addressed		Status
				PY	Total		PY	Total	
2022	2052 East Adams	CDBG	6,499	6,499	6,499	0	1	1	Complete
2022	1017 S 14th St	CDBG	12,000	12,000	12,000	0	1	1	Complete
2022	1421 S 15th St	CDBG	12,000	12,000	12,000	0	1	1	Complete
2023	Pillsbury Clearance	CDBG	165,820.62	133,313	133,313	33,506.96	1	1	Underway
	TOTAL								

Goal #5: Increase Economic Opportunities

Need(s) Addressed: Non-Housing Community Development
Geographic Area(s): Citywide
1 Year Goals: none
5 Year Goals: 0 of 20 jobs created
Funding: CDBG: carry-over funds

The City did not budget any funds for this goal in the PY2023 program year. Funds available from earlier program years were reprogrammed to the Poplar Place infrastructure project via substantial amendment. The City will assess the possibility of using CDBG funds for economic development programs as part of its upcoming Consolidated Plan planning process.

Goal #6: Improve Neighborhood Infrastructure and Facilities

Need(s) Addressed: Non-Housing Community Development
Geographic Area(s): Citywide
1 Year Goals: 1,200 persons assisted
5 Year Goals: 5,000 persons assisted
Funding: CDBG: 1,749,093

The City budgeted \$900,000 to Public Facilities and infrastructure projects. The City has funded a number of community facility projects described below.

Poplar Place Redevelopment

The City is also working with the developer, Related Midwest, on a \$38 million redevelopment of Poplar Place. The neighborhood of dilapidated duplexes suffered from high crime. The redevelopment was assisted by the City with CDBG funds for street improvements and the use of non-federal funds to bury utility lines. The CDBG portion of the project is complete. All of residents of the area (1,915 persons) are considered beneficiaries.

The Springfield Project CAP 1908 \$179,235

The City provided \$179,235 of CDBG funds to The Springfield Project to acquire a new public facility called Community Access Project (CAP) 1908. CAP 1908 is a multi-use community center that will serve the surrounding area in East Springfield. The center will include an innovation hub and business incubator with a co-working center. CAP 1908 aims to grow the economic and social impact of Springfield’s minority population by increasing their access to resources and training to develop their readiness to engage successfully with the local entrepreneurial ecosystem and workforce. The acquisition of the facility and adjacent parking lot is complete and is now serving our community. All of residents of the area (2,310 persons) are considered beneficiaries.

UCP Building Acquisition/ Teen Empowerment Zone \$111,362

The City used CDBG to pay for a portion of the acquisition costs for the building formerly occupied by United Cerebral Palsy (UCP) at 1415 E. Jefferson. The City’s original plan was to repurpose the facility into a teen empowerment center to support youth programs on the east side of the City. The City determined the redevelopment was not feasible and returned the CDBG funds used for the acquisition. The funds will be reprogrammed as part of the 2024 Action Plan process.

Kidzeum Roof Replacement \$88,410

The City provided a grant in the amount of \$88,410 for the replacement of the roof at KidZeum, located at 416 E Adams Street. Roof replacement is needed to eliminate water infiltration and prevent further damage to the interior of the property. The project was completed. The subrecipient reported that 1,021 beneficiaries were assisted in the program year.

Springfield Center for Independent Living Facility Improvement

The City provided \$38,500 to the Springfield Center for Independent Living for flooring installation. In FY 2023. The project is underway and is expected to be completed in the 2024 program year.

Fifth Street Renaissance Roof Repair

The City provided \$76,047.43 to Fifth Street Renaissance to make a number of facility improvements, including the repair of their aging roof. The project was completed August 2024. The funding was able to provide 1,763 low income persons with access to a public facility that is no longer substandard.

Senior Services of Illinois Facility Improvement

The City provided \$321,000 to Senior Services of Illinois to make interior building improvements to the structure at 701 West Mason Street, Springfield, IL 62702. The project remains underway and is expected to be completed by October 2024.

2023 Projects

Year	Program	Source	Budget	Expenditures		Balance	Outcomes		Status
				PY	Total		PY	Total	
2023	SCIL Flooring installation	CDBG	38,500	0	0	15,243	156	156	Underway
2023	Poplar Place Street Improvements	CDBG	1,250,000	1,250,000	1,250,000	0	1,915 Persons	1,915 Persons	Completed
	TOTAL								

Prior Year Programs

Year	Program	Source	Budget	Expenditures		Balance	Outcomes		Status
				PY	Total		PY	Total	
2021	CAP 1908 Acquisition	CDBG	179,235	16,000	179,235	0	2,310 Persons	2,310 Persons	Completed
2022	UCP Acquisition	CDBG	0	0	0	0	0	0	Cancelled
2022	Senior Services of Central Illinois	CDBG	321,100	286,899	286,899	34,201	6761	6761	Underway
2022	Fifth Street Renaissance Roof Repair	CDBG	78,294	76,047.43	76,047.43	0	1763	1763	Underway
2022	KidZeum Roof Replacement	CDBG	88,410	88,410	88,410	0	1,021 Persons	1,021 Persons	Completed
	TOTAL								

Goal #7: Improve Public Services

Need(s) Addressed: Non-Housing Community Development; Homelessness; Non-Homeless Special Needs
Geographic Area(s): Citywide
1 Year Goals: 500 persons assisted
5 Year Goals: 1,500 persons assisted
Funding: CDBG: \$200,553

The City budgeted \$200,553 of 2023 CDBG funds toward the support of organizations providing public services to primarily low and moderate income residents, including:

- Envision Unlimited. This program received its funding late in the program year. The program will continue into the 2024 program year. In PY 2023 the facility assisted 33 low income persons.
- Garvey Tubman. This program received \$8,803.95 in program year 2023. The program was able to assist 16 extremely low income persons.
- Land of Lincoln Goodwill. This program received \$45,000 in program year 2023. 33 low income persons were assisted.
- Fifth Street Renaissance Soar Outreach Case Manager. This program received \$35,321.03 in funding. 1763 low income persons were assisted.
- Fifth Street Renaissance Soar Project Manager. This program received \$29,593.07 to assist with homeless. 1763 low income persons were assisted
- South Town. This program received \$9,300 in assistance. 20 low income persons will assisted

Year	Program	Source	Budget	Expenditures		Balance	Persons Served		Status
				PY	Total		PY	Total	
2023	Envision Unlimited/ Care Coordinator	CDBG	42,000	\$4,800	\$4,800	37,200	33	33 /33	Underway
2022	Garvey Tubman Cultural Arts and Research Center	CDBG	8,803	8,803	8,803	0	16	16 / 16	Complete
2022	Land of Lincoln Goodwill Mentoring Services	CDBG	45,000	45,000	45,000	0	33	33 / 33	Complete
2022	South Town Construction	CDBG	9,300	9,300	9,300	0	20	20 / 20	Complete
2021	Fifth Street Renaissance-SOAR Project OUTREACH (2256)	CDBG	35,321	3,283	35,321	0	1763	1,763 Persons	Complete
2021	Fifth Street Renaissance-SOAR Project (2257)	CDBG	29,593	20,339	29,593	0	1763	1763	Complete
	TOTAL								

Goal #8: Planning, Administration, and Capacity Building

Need(s) Addressed: All
 Geographic Area(s): Citywide
 1 Year Goals: Not Applicable
 5 Year Goals: Not Applicable
 Funding: CDBG: \$250,000
 HOME: \$101,558

Growth International – CHDO Operations – 10 %

In addition, a HOME CHDO Operation subsidy of \$34,900 has been allocated Growth International for the development of another Community Housing Development project. The CHDO has submitted an application for assistance and the project is now under review.

Year	Program	Source	Budget	Expenditures		Balance	Outcomes		Status
				PY	Total		PY	Total	
2022	CDBG Administration	CDBG	240,000	205,562	240,000	0	N/A	N/A	Complete
2023	CDBG Administration	CDBG	250,000	89,190	89,190	160,809	N/A	N/A	Underway
2023	HOME Administration	HOME	67,630	0	0	67,630	N/A	N/A	Underway
2023	CHDO Operating Support	HOME	33,928	0	0	33,928	0 / 1	0 / 1	Underway
	TOTAL								

COVID CV-FUNDS

The City continued to provide support to the homeless overflow shelter during the program year. The overflow shelter provides emergency overnight shelter to men and women. All beneficiaries are processed using the Coordinated Entry (CE) and support services (such as intensive case management), and given the opportunity to enter housing they are eligible for as housing resource become available. The shelter served 330 clients during the program year.

The City also provided support for the Park District’s programming in Comer Park. This program continued from prior years and served 4,090 persons.

Year	Program	Source	Budget	Expenditures		Balance	Persons Served		Status
				PY	Total		PY	Total	
2019	Salvation Army/ Helping Hands Over Flow Shelter	CDBG-CV	275,172	208,303	275,172	0	0	330 Persons	Completed
2019	Springfield Park District - Comer Park	CDBG-CV	86,530	49,000	86,530	0	0	4,090 Persons	Completed
	TOTAL								

HOME-ARP

The City completed the policies and procedures for the HOME-ARP in program year 2023. The City began receiving applications for the HOME-ARP program in program year 2024.

Currently the Continuum of Care and its stakeholders, including the City, are starting to implement its newly adopted Strategic Plan aimed at achieving functional zero homelessness. HOME ARP funding will play a large role in achieving this plan.

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)

2023 was the fourth year of the City's 2020-2024 Consolidated Plan. The implementation of the five year plan was drastically affected by COVID-19 and staff turnover. In the last program year, the City has rebuilt its capacity to implement its proposed projects.

In order to spend its CDBG funds in a timely manner, the City processed a substantial amendment to move \$1.25 million to the redevelopment of Poplar Place Redevelopment Project. This project will have a complementary effect on other non-federal housing and community development investments in and around Poplar Place. The City reprogrammed available funds from a number of stalled projects to fund the work in Poplar Place, including:

- 2022 and 2023 Public Service funding (\$216,300)
- 2022 Business Assistance (\$200,000)
- 2023 Minor Repair Program (\$130,000)
- 2023 Whole Block Revitalization (\$341,000)
- 2023 Housing Program Delivery (\$75,000)
- 2023 SCIL Ramp Program (\$47,465)
- 2023 Public Facilities (\$50,000)
- 2022 and 2023 CDBG Administration (\$190,000)

For the projects that have been stalled, such as Economic Development, the City will review its current capacity and determine whether CDBG or other funding will be best be utilized for those types of projects.

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.

In general, the City’s adopted Consolidated Plan emphasized four general high priority needs, including Affordable Housing, Homelessness, Non-Homeless Special Needs, and Non-Housing Community Development. The goals and programs described above outline the overall progress in addressing each of the needs. Some highlights include:

- Affordable Housing:
 - Completion of 23 affordable units at Deerfield Park Avenue development
 - 90% completion of 40 units of Nehemiah’s scattered site rental development.
 - Emergency and Minor Rehabilitation of 28 single family units.
- Homelessness:
 - Support for Fifth Street Renaissance SOAR Program
 - Roof repair at Fifth Street Renaissance facility.
 - Implementation of HOME-ARP program.
- Non-Homeless Special Needs:
 - Senior Services of Illinois Facility Improvement
 - SCIL Facility Improvement and Ramp Program
- Non-Housing Community Development:
 - Completion of Poplar Place Infrastructure
 - Acquisition of the CAP 1908 project
 - Pre-development work on the clearance of the blighted Pillsbury property
 - Support for public service providers, including Envision Unlimited, Land of Lincoln Goodwill, and Garvey Tubman Cultural Arts.

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)

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.

Race:	CDBG	HOME	TOTAL
White	1491	9	1450
Black or African American	1401	6	1407
Asian	8	0	8
American Indian or American Native	3	0	3
Native Hawaiian or Other Pacific Islander	0	0	0
Black & White	0	1	1
Other Multi-Racial	52	1	53
Ethnicity:			
Hispanic	140	1	141
Not Hispanic	2815	16	2831
Total	2955	17	2972

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available during the program year.

Source of Funds	Source	Expected Amount Available	Actual Amount Expended*
CDBG	Federal	3,536,111	2,624,674.61
HOME	Federal	678,558	1,555,020.09
Lead Paint	Federal		
Lead Paint 2	Federal		
HRAP	State		
Clear Win	State		
*Amount Expended includes funds from previous allocations expended in the current program year.			

Program Income Received and Loans Outstanding

The City received \$ 11,000 in HOME program income and \$5,064 in CDBG program income during the program year. The City currently has two outstanding loans with a total of \$79,709.61 due.

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.

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. In Federal Fiscal Year 2023, the City received a 50% match reduction, meaning that only 12.5% of each dollar of HOME needed to be matched. During the program year, the City relied on excess match carried over from prior years to satisfy the match requirement. The City is working with the owners of its recently funded HOME developments, including Nehemiah and Deerfield Development to document acceptable match for their programs.

Table 6 – Fiscal Year Summary - HOME Match Report

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	\$190,339.25
2. Match contributed during current Federal fiscal year	\$0.00
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	\$11,003.08
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	\$179,336.17

Table 7 – Match Contribution for the Federal Fiscal Year

Match Contribution for the Federal Fiscal Year								
Project ID	Date of Contribution	Cash	Foregone Taxes, Fees, Charges	Land or Real Property	Infrastructure	Donated Labor and Materials	Bond Financing	Total Match
N/A	N/A	0.00	0.00	0.00	0.00	0.00	0.00	0.00

HOME MBE/WBE report Table 8 – Program Income

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
\$0	\$11,000	\$0	\$0	\$11,000

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						
Number	2					2
Dollar Amount						
Sub-Contracts						
Number	0					
Dollar Amount	0					
	Total	Women Business Enterprises	Male			
Contracts						
Number						
Dollar Amount						
Sub-Contracts						
Number						
Dollar Amount						

Table 9 – Minority Business and Women Business Enterprises

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						
	Total	Minority Property Owners				White Non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black Non-Hispanic	Hispanic	
Number						
Dollar Amount						

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.

Relocation and Real Property Acquisition – 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	42	22
Number of special-needs households to be provided affordable housing units*	0	0
Total	42	22

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*	42	22
Number of households supported through the rehab of existing units	0	0
Number of households supported through the acquisition of existing units	0	0
Total	42	22

Table 13 – Number of Households Supported

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

The City has a number of housing programs that are progressing toward completion but none of the funded projects were completed during the program year.

Rehabilitation

HOME-funded Rehabilitation 2 completed

SCIL Ramp Program – 1 unit

CDBG Minor Repair – 28 units assisted

New Development

Nehemiah – 40 units 90% Construction Complete. Estimated completion date: November 2024

Growth International – 2 homebuyer units in pre-development stages

Deerfield Development Park Avenue Apartments – 22 units completed

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.

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 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

In partnership with the Salvation Army and the Continuum of Care, the City provided a facility and CDBG-CV funds for a year round low barrier shelter. Over the program year, the shelter served 526 persons.

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 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 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.

In addition, the City is working with Park Avenue Apartments for the development of 23 units, and has committed \$800,000 in HOME funds through city ordinance. The proposed project would create 23 new, single-occupancy units of Permanent Supportive Housing (PSH), of which, 22 units will be for tenants and one manager unit.

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 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 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 is considering generating program income through its existing programs and using federal funds to leverage additional dollars. In addition, 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 provided \$300,000.00 in funds to Justine Petersen Housing and Reinvestment Corporation, to leverage up to \$2.25M in revolving and SBA microloan funds to assist 100 small business owners as an intermediary lender. This new Micro-Loan program is spurring economic development in the Urban Core and surrounding areas that have been hardest hit by difficult economic times and circumstances.

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.

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

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

These programs will be layered with our CDBG and HOME entitlement funding to ensure the City of Springfield has safe and affordable housing.

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.

In June of 2022 Springfield was awarded a Harvard Fellow. Under this initiative to assist Springfield with whole block restoration efforts throughout our LMI community.

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 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.

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 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

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.

MINORITY AND FEMALE WORKFORCE UTILIZATION

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:

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

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:

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

workers.

Results of Monitoring:

The City did not find any issues with the use of CDBG funds in the project monitoring conducted during the program year.

The City is currently conducting onsite physical inspections for 125 rental units managed by Nehemiah. The results of the monitoring have not yet been compiled.

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

The City of Springfield, Illinois, has made available for public review and is seeking comment on its 2023 Consolidated Annual Performance Report (CAPER). This report summarizes the City's accomplishments and progress in meeting the goals outlined in its 2023 HUD annual planning documents.

Copies of the 2023 CAPER report can be obtained from the City's website at 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. The City will consider views and comments received on or before 4:00 PM on September 26, 2024.

PUBLIC HEARING

The City of Springfield, Illinois will conduct a Public Hearing on September 23, 2024 at 5 p.m. in room 301 of the Municipal Center West located at 300 S. 7th Street Springfield, IL 62701. The purpose of this Public Hearing is to receive oral statements and written comments regarding the City's 2022 CAPER. Interested agencies, groups, organizations and individuals, particularly those persons who live in the City's low-income neighborhoods, are urged to attend this Public Hearing. The City of Springfield Council Chambers are accessible to persons with physical disabilities. If special arrangements need to be made to accommodate citizens in order for them to participate in the public hearing, please call the Office of Planning and Economic Development, at (217) 789-2377 to make those arrangements, or for the hearing impaired call the City Clerk at (217)789-2216.

CR-45 – CDBG 91.520

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.

2023 was the fourth 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
- 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;

Not applicable

A listing by job title of all the permanent jobs created/retained and those that were made available to low/mod persons; and

Not applicable

If any jobs required special skills, what steps were taken to provide training, experience, or education for low/mod persons?

Not applicable for program.

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.

Nehemiah: 84 units were inspected in 2023. The properties will be inspected in fall of 2026

Growth: Four properties located at 1009 n. 4th will be inspected October 2024.

Four properties located at 833 N. 7th Street will be inspected October 2024

2641 E. Cook Street units 12, 13, &14 will be inspected October 2024.

Deerfield: Park Avenue Apartments: 23 total units, 10 HOME assisted units located at 3526 S. Park Ave will be inspected May 2025

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 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.