

Action Plan

Grantee: Springfield, OH

Grant: B-09-LN-OH-0030

LOCCS Authorized Amount:	\$ 6,101,296.95
Grant Award Amount:	\$ 6,101,296.95
Status:	Reviewed and Approved
Estimated PI/RL Funds:	\$ 949,299.00
Total Budget:	\$ 7,050,595.95

Funding Sources

No Funding Sources Found

Narratives

Executive Summary:

Like many cities across the mid-western, rust belt United States, Springfield was hit dramatically by the economic and housing recession of 2008 and the years following. Foreclosures invaded every part of the city by 2010 and Springfield was left with a surplus of vacant housing and very little demand to fill it. As the vacant homes increased in number the value of the occupied homes and the surrounding neighborhoods conversely decreased, perpetuation the trend of little demand. Homebuyers were not willing or able to take on the risk of investing in depreciating neighborhood housing stock.

NSP 2 was a competitive grant program administered by HUD and funded through the American Recovery & Reinvestment Act of 2009. The program sought to stabilize and strengthen neighborhoods suffering from the effects of the nations' foreclosure crisis. The City used the funds awarded under this notice to stabilize neighborhoods whose viability had been damaged by the economic effects of foreclosed and abandoned properties. The city developed an aggressive Neighborhood Stabilization Program 2 to address the effects of both; declining population and deteriorating housing stock. Staff relied upon the capacity developed through many years of Community Development experience and the dedication to changing the face of the community. The city has changed, and recapturing what used to be isn't a reality. It is necessary to rebalance housing with population needs. Demolition played a large part in this effort; it is necessary to eliminate obsolete housing. Rehabilitation efforts on select housing attempts to rebalance the supply of houses with its employment market and population needs.

All NSP 2 activities must be carried out in target areas. The eligible areas were determined by scores provided by HUD that determine the estimated rate of foreclosure problems based on neighborhood characteristics that are estimated to have a high level of risk for foreclosure. Those characteristics considered were; a concentration of loans considered to be high cost and high leveraged, falling home values, unemployment rates and the number of vacant housing units in a given area. The Census tracts within the City which met HUD's parameters and also tied into existing and future redevelopment efforts were 3, 5, 6, 7, 8, and 12.

As positive changes occurred in these areas, the city began planning how best to supplement the ongoing activities to encourage further improvement. Staff is partnering with local non-profit groups to continue to develop housing; especially for the LH25 population.

Target Geography:

(6/17/2013 JS) The Target Geography will remain the same. Limestone Development Neighborhood (Census Tracts 12 and 3) has experienced some exciting developments in housing in recent years. The new Lincoln Park HOPE VI development has completed Phase 1 of its project. Phase 1 not only developed 108 units of public housing, it also created a neighborhood where once "project housing" ruled and intimidated the surrounding area. Phase 2 of the HOPE VI project will develop 28 units of lease purchase housing. In total, the Hope VI project will be a \$32.4M investment in this area. The Limestone



Development Neighborhood is also home to Clifton Court, a new housing initiative by the city's designated CHDO, Neighborhood Housing Partnership (NHP). The Clifton Court project built three new homes that are affordable for owner-occupants at or below 80% AMI. This project is investing over \$2M in the construction of 11 homes in this area. Clifton Avenue Homes, a development of six new affordable housing units for purchase, was developed by North Hill Apartments, Inc. These new owner occupied units are affordable for households not exceeding 80% of AMI. Total investment in this project is \$846,000. Additionally, the City of Springfield has targeted NSP1 funds for the Grand Avenue South (Census Tract 12 Block Group 6) that is a part of the larger Census Tract 12 and the Limestone Development Neighborhood. The city has allocated approximately \$1M to build six units of owner-occupied housing for household that are at or below 50% of the AMI, and 14 units of affordable rental housing for households that are at or below 50% of the AMI. The city will be partnering with Clark County Community Habitat for Humanity, St. Vincent DePaul, Interfaith Hospitality Network, MRDD – Housing Connections, and Mental Health Services in the development of these units for the clients they serve. The Limestone Development Neighborhoods distressed despite the positive developments in recent years. Three out of the four Foreclosure and Vacancy Scores are the highest score possible: 20. Approximately 25% of all mortgages (or 168 out of 725 mortgages) in the area are either in foreclosure or are seriously delinquent. Additionally, 43.4% and 50% of all mortgages made in this area are the typical "bad" loans with high costs and low leveraging involved. Only 0.8% and 1.9% of the loans would be classified as "good" loans with low costs and high leverage. The damage has been done and continues to be felt. From 2000-2008 there have been a total of 602 foreclosures in this area. Historic damage led to the current 7.5% and 18.8% vacancy rate that devastates the area. Buck Creek Development Spine (Census Tracts 8, 7, 6 and 5) - Buck Creek, one of Springfield's best natural resources, runs along and through a line of development containing the new surgeon's hospital the new regional medical complex, the Cancer Center (redeveloped in 2003 and opened in 2004), andhCampus. The shores of Buck Creek also house Veteran's Park, a local gem that attracts tens of thousands of residents on warm summer evenings in June and July for spectacular entertainment at the Summer Arts Festival. Recent \$2.5M improvements to Veteran's Park include a renovated stage and new food court pavilion with an additional investment of \$500,000 to begin at the conclusion of the 2009 Summer Arts Festival season. Buck Creek will also house a new White Water attraction investing \$860,000 and a new "bouldering" area that already has invested \$35,000. These developments not only bring much needed passive and active

Program Approach:

(6/17/2013 JS) Program Amendment will not change the approach or activities of this grant. See specific activities below. Activities to Stabilize - Springfield's approach to stabilizing the housing market and addressing the community-wide issues of decent affordable rental and owner-occupied housing located with healthy and stable neighborhoods has three distinct stabilization strategies: 1.) Demolition/Deconstruction of blighted, vacant and obsolete housing. This program will operate in both the Limestone Development Neighborhood and the Buck Creek Development Spine strategically taking out the blighting influences in the neighborhoods in our community where it will make the biggest impact. By demolishing/deconstructing vacant/blighted structures or acquiring and demolishing/deconstructing vacant structures for reuse, benefiting either the neighborhood housing market or environmental factors of the neighborhood and city in general, we can salvage and rebuild the bonds of our great neighborhoods. Without a waiver from HUD, NSP2 regulations cap demolition expenses at 10% of the grant allocation. If it chooses to exceed the cap, the City will request a waiver from HUD and utilize Program Income for demolition and clearance of blighted structures with NSP target areas. The City does not intend to use more than 10% of the NSP2 grant for demolition activities. 2.) Create decent affordable housing for households at or below 50% of median income in the Limestone Development Neighborhood. A partnership with Clark County Community Habitat for Humanity expands on priorities that were established in NSP1. NSP2 will capitalize on the nearly \$1M targeted to the NSP1 area of Grand Avenue South (Census Tract 12 Block Group 6). The City will assist Habitat in acquiring vacant and foreclosed land and/or structures. Habitat will construct either new affordable owner occupied units for households at or below 50% of AMI. The NSP1 activities partnered with Habitat and other local Continuum of Care agencies to help organizations house their clients who are at risk of becoming homeless. A collaboration with Neighborhood Housing Partnership, the City's designated CHDO, will expand the initial focus area of NSP1 to include all of Census Tracts 12 and 3. Neighborhood Housing Partnership will construct affordable rental housing for elderly households who are at or below 50% AMI for the NSP2 plan. This aspect of the NSP2 plan focuses not only on stabilizing the neighborhood, but also on stabilizing families with an income at or below 50% AMI. (6/17/2013 JS) Housing for Households at or below 50% Area Median Income - NSP regulations require that at least 25% of the grant allocation plus any programs income received be set aside for activities that provide housing for households at or below 50% of the Area Median Income. The City of Springfield will utilize at least 25% of its allocation plus program income to fund new construction or rehab of rental and/or ownership units that will house households who are at or below 50% AMI. Additionally, market conditions have changed throughout the NSP time frame. In order to facilitate home sales of the newly renovated, gut to stud, energy efficient properties the City will consider selling homes to owners, non-profit agencies or other area housing agencies for the benefit of households at or below 50% AMI. 3.) Create decent affordable energy efficient owner-occupied housing for households at or below 120% of AMI in the Buck Creek Development Spine. Activities in this target area will include acquisition, rehabilitation and

Consortium Members:

N/A

How to Get Additional Information:

Questions and comments can be directed to:
City of Springfield Community Development Department
ATTN: Jackie Sudhoff, or Ed Leinasars at 324-7380
76 E High Street
Springfield OH 45502



Project Summary

Project #	Project Title	Grantee Activity #	Activity Title
9999	Restricted Balance	<i>No activities in this project</i>	
Admin 1000	Administration	Admin 1000	Administration
BC Redev 4000	Buck Creek Redevelopment (E)	BC2 Acq 4000	BC2 Acquisition
		BC2 Redev 4000	BC2 Redevelopment
		Home Ownership LMMI	Home Ownership LMMI
		Shaffer MH Housing	Shaffer MH Housing
		BC Acq 6000	BC Acquisition
BC Rehab 6000	Buck Creek Acq-Rehab (B)	BC Rehab 6000	BC Rehabilitation
		Demo 2000	Demolition
Demo 2000	Demolition (D)	Demo 2000	Demolition
NSP2 PI Waiver	NSP2 Program Income Waiver	NSP2 PI Waiver	NSP2 Program Income Waiver
S Lime HO Redev 3000	S Limestone Homeowner	Clifton HO Development	Clifton HO
		Jackson HO Development	Jackson HO
		SL2 HO Acq 3000	SL2 Acquisition
		SL2 HO Redev 3000	SL2 Redevelopment
		Set Aside Housing Development	Set Aside Housing Development
S Lime Rental Redev 5000	S Limestone Rental	SL Rental Acq 5000	SL Rental Acquisition
		SL Rental Redevelopment 5000	SL Rental Redevelopment



Activities

Project # / Admin 1000 / Administration

Grantee Activity Number: Admin 1000
Activity Title: Administration

Activity Type:

Administration

Project Number:

Admin 1000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Blocked by Jackie Sudhoff

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

02/28/2020

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 665,800.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 665,800.00

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Springfield

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Springfield

Organization Type

Unknown

Proposed Budget

\$ 665,800.00



Location Description:

Administration activities

Activity Description:

Staff cost and administrative expenses for the operation of the NSP2 activities.

Environmental Assessment: EXEMPT

Environmental None

Project # / BC Redev 4000 / Buck Creek Redevelopment (E)

Grantee Activity Number: BC2 Acq 4000
Activity Title: BC2 Acquisition

Activity Type:
Acquisition - general

Project Number:
BC Redev 4000

Projected Start Date:
02/11/2010

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
Direct (Households)

Activity Status:
Under Way
Project Title:
Buck Creek Redevelopment (E)
Projected End Date:
02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 521,835.20
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 521,835.20

Proposed Beneficiaries **Total** **Low** **Mod** **Low/Mod%**



# Owner Households	3	3	100.00
# of Households	3	3	100.00
# of Permanent Jobs Created			0.0

Proposed Accomplishments	Total
# of Singlefamily Units	3
# of Housing Units	3
# of Parcels acquired voluntarily	3
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	3

Activity is being carried out by
No

Activity is being carried out through:

Organization carrying out Activity:
City of Springfield

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Springfield	Unknown	\$ 521,835.20

Location Description:

Properties will be located in the Buck Creek Development Spine area of Census Tracts 5, 6, 7 and 8.

Activity Description:

Activities will include the acquisition and all related costs of purchasing properties for redevelopment in the Buck Creek Development Spine.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: BC2 Redev 4000
Activity Title: BC2 Redevelopment

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 BC Redev 4000

Projected Start Date:
 02/11/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Buck Creek Redevelopment (E)

Projected End Date:
 02/11/2021

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 743,366.28

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 743,366.28

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	3		3	100.00
# of Households	3		3	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	3
# of Housing Units	3
Activity funds eligible for DREF (Ike Only)	
#Units \geq other green	3
#Units deconstructed	2
#Sites re-used	3
#Units exceeding Energy Star	3
#Units with bus/rail access	3
#Low flow showerheads	3
#Low flow toilets	3
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	3
#Refrigerators replaced	3



#Light fixtures (outdoors) replaced	6
#Light Fixtures (indoors) replaced	21
#Replaced hot water heaters	3
#Replaced thermostats	3
#Efficient AC added/replaced	3
#High efficiency heating plants	3
#Additional Attic/Roof Insulation	3
#Energy Star Replacement Windows	30
# of Properties	3

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Springfield

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Springfield	Unknown	\$ 743,366.28

Location Description:

Buck Creek Development Spine located in Census Tracts 5, 6, 7 and 8

Activity Description:

Activities will include any and all costs associated with the gut to stud demolition/deconstruction and rehabilitation of properties with the expectation that the finish product will exceed Energy Star rating before being sold to an LMMI resident.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: Home Ownership LMMI
Activity Title: Home Ownership LMMI

Activity Type:
 Homeownership Assistance to low- and moderate-income

Project Number:
 BC Redev 4000

Projected Start Date:
 06/26/2013

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Activity Status:
 Planned

Project Title:
 Buck Creek Redevelopment (E)

Projected End Date:
 06/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households				0.0
# of Households				0.0

Proposed Accomplishments	Total
# of Singlefamily Units	
# of Housing Units	

Activity is being carried out by
 No

Activity is being carried out through:

Organization carrying out Activity:
 City of Springfield

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Springfield	Unknown	\$ 0.00



Location Description:

Activities have been cancelled without expenditures.

Activity Description:

Activities have been cancelled without expenditures.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number:	Shaffer MH Housing
Activity Title:	Shaffer MH Housing

Activity Type:
Construction of new housing

Project Number:
BC Redev 4000

Projected Start Date:
05/01/2018

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

National Objective:
LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
Direct (Households)

Activity Status:
Under Way

Project Title:
Buck Creek Redevelopment (E)

Projected End Date:
04/30/2019

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 50,000.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 50,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# ELI Households (0-30% AMI)	1
#Units \checkmark other green	1
#Sites re-used	2
#Units with bus/rail access	1
#Low flow showerheads	2
#Low flow toilets	2



Activity is being carried out by

Yes

Activity is being carried out through:

Contractors

Organization carrying out Activity:

City of Springfield

Proposed budgets for organizations carrying out Activity:**Responsible Organization**

City of Springfield

Organization Type

Unknown

Proposed Budget

\$ 50,000.00

Location Description:

231 and 235 N Shaffer, located with the NSP target area will be combined into on parcel and a new housing unit will be built to house mental health clients.

Activity Description:

A new housing unit will be constructed to house mental health clients. This is a continuation of a partnership with the local mental health organization that has built three new units in this area, all combining lots to reduce the density of housing in the area.

Environmental Assessment: COMPLETED

Environmental None

Project # /	BC Rehab 6000 / Buck Creek Acq-Rehab (B)
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Grantee Activity Number:	BC Acq 6000
Activity Title:	BC Acquisition

Activity Type:

Acquisition - general

Activity Status:

Under Way

Project Number:

BC Rehab 6000

Project Title:

Buck Creek Acq-Rehab (B)

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Project Draw Block by HUD:

Not Blocked

Project Draw Block Date by HUD:**Activity Draw Block by HUD:**

Not Blocked

Activity Draw Block Date by HUD:**Block Drawdown By Grantee:**

Total Budget: \$ 372,082.56



Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Most Impacted and Distressed Budget:

\$ 0.00

Other Funds:

\$ 0.00

Total Funds:

\$ 372,082.56

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	11		11	100.00
# of Households	11		11	100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	11
# of Housing Units	11
# of Parcels acquired voluntarily	11
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	11

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Springfield

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Springfield	Unknown	\$ 372,082.56

Location Description:

Activities will occur in the Buck Creek Redevelopment Spine in Census Tracts 5,6,7 and 8.

Activity Description:

Activities will include the acquisition and all related costs of acquiring properties for the Buck Creek Acq-Rehab Project.

Environmental Assessment:

UNDERWAY



Environmental

None



Grantee Activity Number: BC Rehab 6000
Activity Title: BC Rehabilitation

Activity Type:
 Rehabilitation/reconstruction of residential structures

Project Number:
 BC Rehab 6000

Projected Start Date:
 02/11/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 Buck Creek Acq-Rehab (B)

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,089,891.83

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,089,891.83

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	11		11	100.00
# of Households	11		11	100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	11
# of Housing Units	11
Activity funds eligible for DREF (Ike Only)	
#Units ζ other green	11
#Units deconstructed	6
#Sites re-used	11
#Units exceeding Energy Star	11
#Units with bus/rail access	11
#Low flow showerheads	11
#Low flow toilets	11
#Units with solar panels	
#Dishwashers replaced	
#Clothes washers replaced	11
#Refrigerators replaced	11



#Light fixtures (outdoors) replaced	23
#Light Fixtures (indoors) replaced	77
#Replaced hot water heaters	11
#Replaced thermostats	11
#Efficient AC added/replaced	11
#High efficiency heating plants	11
#Additional Attic/Roof Insulation	12
#Energy Star Replacement Windows	110
# of Properties	11

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Springfield

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Springfield	Unknown	\$ 1,089,891.83

Location Description:

Buck Creek Redevelopment Spine located in Census Tract 5, 6, 7 and 8

Activity Description:

Activities will include any and all work including gut to stud demolition/deconstruction and rehabilitation with the expectation that each home will exceed the Energy Star rating when finished and sold to a LMMI household.

Environmental Assessment: UNDERWAY

Environmental None

Project # / Demo 2000 / Demolition (D)

Grantee Activity Number: Demo 2000
Activity Title: Demolition

Activity Type:

Activity Status:



Clearance and Demolition

Under Way

Project Number:

Demo 2000

Project Title:

Demolition (D)

Projected Start Date:

02/11/2010

Projected End Date:

02/11/2013

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Project Draw Block Date by HUD:

Activity Draw Block by HUD:

Not Blocked

Activity Draw Block Date by HUD:

Block Drawdown By Grantee:

Not Blocked

Total Budget: \$ 610,129.10

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 610,129.10

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Area Benefit (Census)

Proposed Beneficiaries

of Persons

	Total	Low	Mod	Low/Mod%
# of Persons	22166	9177	4489	61.65

Proposed Accomplishments

of Housing Units

Total

75

of Non-business Organizations benefitting

of Businesses

of public facilities

of buildings (non-residential)

of Properties

75

LMI%:

61.65

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Springfield

Proposed budgets for organizations carrying out Activity:

Responsible Organization

Organization Type

Proposed Budget



Location Description:

Demolition is an Area Benefit activity. DRGR Screen will not allow for the input of Census Tract information. DRGR representative Cynthia Cary is working in the issue. Demolition Area Benefit will occur throughout the Census Tracts of 3,5,6,7,8, 11.01, 11.02 and 12.

Activity Description:

Clearance and Demolition of blighted structures within NSP target areas.

Environmental Assessment: UNDERWAY

Environmental None

Project # / NSP2 PI Waiver / NSP2 Program Income Waiver

Grantee Activity Number: NSP2 PI Waiver
Activity Title: NSP2 Program Income Waiver

Activity Type:

Administration

Project Number:

NSP2 PI Waiver

Projected Start Date:

02/01/2015

Project Draw Block by HUD:

Blocked by HQ ADMINISTRATOR

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

Not Applicable - (for Planning/Administration or Unprogrammed Funds only)

Benefit Report Type:

NA

Activity Status:

Under Way

Project Title:

NSP2 Program Income Waiver

Projected End Date:

09/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 0.00

Program Income Account:

NSP2 PI Waiver Account



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Springfield

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Springfield

Organization Type

Unknown

Proposed Budget

\$ 0.00

Location Description:

Activity Description:

Environmental Assessment: EXEMPT

Environmental None

Project # / S Lime HO Redev 3000 / S Limstone Homeowner

Grantee Activity Number: Clifton HO Development
Activity Title: Clifton HO

Activity Type:
Construction of new housing

Project Number:
S Lime HO Redev 3000

Projected Start Date:
11/21/2017

Project Draw Block by HUD:
Not Blocked

Activity Status:
Under Way
Project Title:
S Limstone Homeowner Redevelopment
Projected End Date:
04/30/2018
Project Draw Block Date by HUD:



Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LMMI: Low, Moderate and Middle Income National Objective for NSP Only

Benefit Report Type:

Direct (Households)

Activity Draw Block Date by HUD:

Total Budget:	\$ 150,000.00
Most Impacted and Distressed Budget:	\$ 0.00
Other Funds:	\$ 0.00
Total Funds:	\$ 150,000.00

Proposed Beneficiaries

Owner Households

Total	Low	Mod	Low/Mod%
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1 0.00

of Households

1 0.00

Proposed Accomplishments

of Singlefamily Units

Total

1

of Housing Units

1

#Units \geq other green

1

#Sites re-used

1

#Units exceeding Energy Star

1

#Units with bus/rail access

1

#Low flow showerheads

2

#Low flow toilets

2

Activity is being carried out by

Yes

Activity is being carried out through:

Contractors

Organization carrying out Activity:

City of Springfield

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Springfield

Organization Type

Unknown

Proposed Budget

\$ 150,000.00

Location Description:

New development is located in the Grant Avenue South NSP Target Area. It is directly behind the City View elderly apartment developed earlier with NSP2 funds. It continues a stretch of new construction HO structures developed with HOME funds as well.

Activity Description:

This activity will construct a new home for an already established LMMI household with an income just below



120% of the area median.

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: Jackson HO Development
Activity Title: Jackson HO

Activity Type:
 Construction of new housing

Project Number:
 S Lime HO Redev 3000

Projected Start Date:
 08/12/2016

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way
Project Title:
 S Limestone Homeowner Redevelopment
Projected End Date:
 07/31/2017

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 40,000.00
Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 40,000.00

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Elevated Structures	
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units & other green	1
#Sites re-used	2
#Units exceeding Energy Star	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	1
#Units with solar panels	



Activity is being carried out by

Yes

Activity is being carried out through:

Contractors

Organization carrying out Activity:

City of Springfield

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Springfield	Unknown	\$ 40,000.00

Location Description:

New development will be located in the Buck Creek NSP2 Target Aea. The area has undergone transformation as the NSP2 grant has allowed for new homeownership in the area and has also allowed for targeted demolition in the area.

Activity Description:

This activity with combine NSP2 and HOME funds to build a single family residence on two lots that were purchased with early NSP2 funds. The two properties had previously held two structures that wre vacant, abandoned and unfit for any rehab consideration. Ultimately, the City would like this home to be sold to a homeowner to continue that homeownership trend begun by the NSP program. However, the NPS funds are being matched by HOME funds. The City will adhere to the tight homeownership sale requirements of the HOME program. After several months of being on the market without selling, the city entertained an offer from the local Mental Health Agency. This agency is already partnerned with the City in this NSP2 target area and has successfully constructed two units of housing for their clients. This would represent a continuation of a successful neighborhood project. (JS 4/9/18)

Environmental Assessment: COMPLETED

Environmental None



Grantee Activity Number: SL2 HO Acq 3000
Activity Title: SL2 Acquisition

Activity Type:
 Acquisition - general

Project Number:
 S Lime HO Redev 3000

Projected Start Date:
 02/11/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Benefit Report Type:
 Direct (Households)

Activity Status:
 Under Way

Project Title:
 S Limestone Homeowner Redevelopment

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 44,842.78

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 44,842.78

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	10	10		100.00
# of Households	10	10		100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
# of Parcels acquired voluntarily	10
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	10



Activity is being carried out by

Yes

Activity is being carried out through:

Grantee Employees and Contractors

Organization carrying out Activity:

City of Springfield

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Springfield

Organization Type

Unknown

Proposed Budget

\$ 44,842.78

Location Description:

Project will be located in the South Limestone Spine Area including Census Tracts 3 and 12.

Activity Description:

Activities will fund the acquisition and all costs associated with the acquisition of foreclosed properties in the South Limestone Spine.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: SL2 HO Redev 3000
Activity Title: SL2 Redevelopment

Activity Type:
 Construction of new housing

Project Number:
 S Lime HO Redev 3000

Projected Start Date:
 02/11/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
 Under Way

Project Title:
 S Limestone Homeowner Redevelopment

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 705,157.22

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 705,157.22

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Owner Households	10	10		100.00
# of Households	10	10		100.00

Proposed Accomplishments

	Total
# of Singlefamily Units	10
# of Housing Units	10
# ELI Households (0-30% AMI)	
Activity funds eligible for DREF (Ike Only)	
#Units ζ other green	10
#Sites re-used	10
#Units exceeding Energy Star	10
#Units with bus/rail access	10
#Low flow showerheads	10
#Low flow toilets	10
#Units with solar panels	



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Springfield

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Springfield	Unknown	\$ 705,157.22

Location Description:

Project will be located within the South Limestone Spine area of Census Tract 3 and 12.

Activity Description:

Activity will fund the new construction costs of building 10 new homes on foreclosed sites. Units will be sold to households that meet the 25% set aside requirements.

Environmental Assessment: UNDERWAY

Environmental None

Project # / S Lime Rental Redev 5000 / S Limestone Rental

Grantee Activity Number: Set Aside Housing Development
Activity Title: Set Aside Housing Development

Activity Type:
Rehabilitation/reconstruction of residential structures

Project Number:
S Lime Rental Redev 5000

Projected Start Date:
06/26/2013

Project Draw Block by HUD:
Not Blocked

Activity Draw Block by HUD:
Not Blocked

Block Drawdown By Grantee:
Not Blocked

Activity Status:
Planned
Project Title:
S Limestone Rental Redevelopment (E)

Projected End Date:
06/30/2015

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 0.00



National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Most Impacted and Distressed Budget: \$ 0.00
Other Funds: \$ 0.00
Total Funds: \$ 0.00

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

Renter Households

of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

Proposed Accomplishments

of Singlefamily Units

of Housing Units

#Units \checkmark other green

#Sites re-used

#Units with bus/rail access

#Low flow showerheads

#Low flow toilets

#Light fixtures (outdoors) replaced

#Light Fixtures (indoors) replaced

#Replaced hot water heaters

#Replaced thermostats

#Efficient AC added/replaced

#High efficiency heating plants

#Additional Attic/Roof Insulation

#Energy Star Replacement Windows

of Properties

Total

Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Springfield

Proposed budgets for organizations carrying out Activity:

Responsible Organization

City of Springfield

Organization Type

Unknown

Proposed Budget

\$ 0.00



Location Description:

Activities have been cancelled without expenditures.

Activity Description:

Activities have been cancelled without expenditures.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: SL Rental Acq 5000
Activity Title: SL Rental Acquisition

Activity Type:

Acquisition - general

Project Number:

S Lime Rental Redev 5000

Projected Start Date:

02/11/2010

Project Draw Block by HUD:

Not Blocked

Activity Draw Block by HUD:

Not Blocked

Block Drawdown By Grantee:

Not Blocked

National Objective:

LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:

Under Way

Project Title:

S Limestone Rental Redevelopment (E)

Projected End Date:

02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 246,427.68

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 246,427.68

Benefit Report Type:

Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	12	12		100.00
# of Households	12	12		100.00
# of Permanent Jobs Created				0.0

Proposed Accomplishments

	Total
# of Multifamily Units	12
# of Housing Units	12
# of Parcels acquired voluntarily	1
# of Parcels acquired by admin settlement	
# of Parcels acquired by condemnation	
# of buildings (non-residential)	
# of Properties	1



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Springfield

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Springfield	Unknown	\$ 246,427.68

Location Description:

Project will be located in the South Limestone Spine in Census Tracts 3 and 12.

Activity Description:

Activity will fund the purchase and all related property and acquisition costs for this project.

Environmental Assessment: UNDERWAY

Environmental None



Grantee Activity Number: SL Rental Redevelopment 5000
Activity Title: SL Rental Redevelopment

Activity Type:
 Construction of new housing

Project Number:
 S Lime Rental Redev 5000

Projected Start Date:
 02/11/2010

Project Draw Block by HUD:
 Not Blocked

Activity Draw Block by HUD:
 Not Blocked

Block Drawdown By Grantee:
 Not Blocked

National Objective:
 LH25: Funds targeted for housing for households whose incomes are at or under 50% Area Median Income.

Activity Status:
 Under Way

Project Title:
 S Limestone Rental Redevelopment (E)

Projected End Date:
 02/11/2013

Project Draw Block Date by HUD:

Activity Draw Block Date by HUD:

Total Budget: \$ 1,532,141.12

Most Impacted and Distressed Budget: \$ 0.00

Other Funds: \$ 0.00

Total Funds: \$ 1,532,141.12

Benefit Report Type:
 Direct (Households)

Proposed Beneficiaries

	Total	Low	Mod	Low/Mod%
# Renter Households	16	16		100.00
# of Households	16	16		100.00

Proposed Accomplishments

	Total
# of Multifamily Units	16
# of Housing Units	16
# ELI Households (0-30% AMI)	16
Activity funds eligible for DREF (Ike Only)	
#Units ζ other green	16
#Sites re-used	3
#Units exceeding Energy Star	16
#Units with bus/rail access	16
#Low flow showerheads	16
#Low flow toilets	16
#Units with solar panels	



Activity is being carried out by

No

Activity is being carried out through:

Organization carrying out Activity:

City of Springfield

Proposed budgets for organizations carrying out Activity:

Responsible Organization	Organization Type	Proposed Budget
City of Springfield	Unknown	\$ 1,532,141.12

Location Description:

Project will be located in the South Limestone Spine within Census Tracts 3 and 12.
7/26/16 - Project location added to the Buck Creek Redevelopment Area.

Activity Description:

Activity will construct 12 affordable rental unit for elderly residents. The project will be situated upon one single foreclosed piece of property.

7/26/16- Activity will include new construction of 2-2 unit rentals for households with incomes at or below 25% of the area median income with mental health diagnosis.

Environmental Assessment: UNDERWAY

Environmental None

Action Plan Comments:

Reviewer - Action Plan narrative and described projects and activities are found to be acceptable. - BLG 4/8/10
Concurrence in Reviewer's comments: RTH 4/8/10

Reviewer - Grantee made the appropriate correction to the Admin responsible organization. No other changes were made.
Action Plan is found to be acceptable. - BLG 6/23/10

Approved - TB - 6/23/10

Reviewer - PJ updated reporting data based on HUD HQ new guidance sent on 1/28/2011. Updates are acceptable. -OA
2/4/2011

Reviewer - Approved - TB - 2/4/11

Reviewer - Grantee updated activities budgets in preparation for 1st quarter QPR. Updates are acceptable. -OA 4/1/2011

Reviewer - Approved - TB - 4/4/11



- Reviewer - Grantee shifted \$100,000 from BC Acq 6000 to BC2 Acq 4000 (same LMMI, census tracts, and ownership housing) to reflect actual acquisition costs. Update is acceptable. -OA 10/28/2011
- Reviewer - Concurrence with Reviewer's comments and recommendation for approval of this plan. RTH 10/28/11
- Reviewer - City adjusted the budget to increase obligations up to the full 100% for rehab projects. Adjustments are acceptable. -OA 2/7/2012
- Reviewer - Recommend approval. RTH 2/7/12
- Reviewer - City revised voucher and increased the BC Rehab 6000 activity budget by \$100. Update is acceptable. -OA 4/10/2012
- Reviewer - Recommend Approval. RTH 4/10/12
- Reviewer - Action Plan is rejected so city can finish updating budgets. -OA 1/2/2013
- Reviewer - City adjusted the following activities' budgets to reflect actual costs: decreased BC-Acq-6000 by \$103,625, increased BC-Rehab-6000 by \$103,624, decreased BC2-Acq-4000 by \$118,881, increased BC2-Redev-4000 by \$118,880, decreased Demo-2000 by \$2, decreased SL2-HO-Acq-3000 by \$5,158, and increased SL2-HO-Redev-3000 by \$5,157. Updates are acceptable. -OA 1/3/2013
- Reviewer - Recommend Approval: RTH 1/4/13
- Reviewer - City revised budgets and reallocated funds as some activities came below budget and to reflect the PI received (about \$164K to date): Activities Admin-1000 increased by about \$16K; BC Rehab-6000 reduced by \$46,699; BC2-Acquisition reduced by \$19,284; BC2 Redev-4000 reduced by \$33,197; SL Rental Acq-5000 increased by \$229,401; and SL Rental Redevelopment-5000 increased by \$17,628. The budget increase to activity SL Rental Acq-5000 is for acquisition of 2 adjoining properties for use with the 12-unit senior rental activity without adding more units. This Action Plan is incomplete but is approved so city can submit the QPR on time. City is allocating and slowly expending PI. City is asked to complete the substantial amendment to its NSP2 Action Plan before 7 June 2013 as the current Plan has no language on how PI will be used. -OA 4/8/2013
- Reviewer - Recommend Action Approval: RTH 4/9/13
- Reviewer - On 28 May 2013 city passed legislation to substantially amend the NSP2 Action Plan after going through the required public process. From grant funds and PI, city will use up to 10% for on-going Administration and at least 25% on housing activities benefiting Low-income households. Though city does not intend to use more than 10% of its grant on demolition, it will seek a waiver if there is a need to exceed the cap. Homes benefiting LMMI individuals might be sold to individuals, non-profits, or housing agencies to benefit LH25 individuals. City also added new activity Set Aside Housing Development, adjusted budgets for several activities, and increased the projected PI. Substantial amendment is acceptable. -OA 6/27/2013
- Reviewer - City added "# of Housing Units" to Activity Demo-2000 and made minor budget updates to activities BC Rehab 6000 (decreased by \$29K), BC Acq 6000 (increased by \$15K), SL Rental Redevelopment 5000 (increased by \$1K), and BC2 Redev 4000 (decreased by \$1K). Updates are acceptable. -OA 8/23/2013
- Reviewer - Recommend Approval: RTH 8/23/13
- Reviewer - City made minor budget updates to activities BC2 Redev 4000 (increased \$20K), Home Ownership LMMI (decreased \$20K), and BC Rehab 6000 (increased \$24K). Updates are acceptable. -OA 9/19/2013
- Reviewer - Recommend Approval: RTH

- Reviewer - Recommend Approval: RTH
- Reviewer - Recommend Approval: RTH
- Reviewer - Rejecting Action Plan so grantee can add additional PI into the budget. BW 10/2/14
- Reviewer - Grantee added PI thus putting all activities within the applicable cap. No issues found within the action plan. Recommend Approval. BW 10/2/14
- Reviewer - No issues. Recommend approval. BW 1/5/15
- Reviewer - No issues. City is following the 1/28/15 guidance to set up the NSP 2 PI waiver account to allow them to draw LOC funds before PI funds. Recommend Approval. BW 2/4/15
- Reviewer - No issues found. City adjusted budgets to continue to implement the NSP 2 grant. Admin and demolition are within the 10% caps. Recommend Approval. BW 7/28/15
- Reviewer - Grantee unblocked the NSP2 Program waiver. Recommend Approval. BW 9/23/15
- Reviewer - Grantee added PI to reflect actual PI on hand. Admin and demo under 10% caps. Recommend Approval. BW 6/2/16
- Reviewer - Grantee added budget for the addition of 4 properties to their 25% set aside portfolio. The admin and demo budgets are below 10% caps. Recommend Approval. BW 7/28/16
- Reviewer - Springfield added a project to continue implementation of the NSP 2 grant. The new project will leverage HOME funds and is planning to be a homebuyer unit. Admin and Demo are within the 10% caps. Recommend Approval. BW 8/5/16
- Reviewer - The city added an activity as they attempt to move toward closing out the grant. Admin and Demo are under the 10% caps. Recommend Approval. BW 4/3/17
- Reviewer - City added new activities under existing projects. Admin is under 10% cap. Recommend Approval. BW 1/4/17
- Reviewer - City of Springfield changed budgets around to properly implement the remaining funds on the NSP-2 grant. Grant Amount was changed to reflect the amount that was not spent at the expenditure deadline. Recommend Approval. BW 4/5/18
- Reviewer - City of Springfield has switched a property from Homebuyer to Rental. Changes associated with that switch. No issues found. Recommend Approval. BW 4/9/18
- Reviewer - City added funding through PI to one project. No issues found. Recommend Approval. BW 7/10/18
- Reviewer - No issues found. Admin is 10% of the grant plus PI. Recommend Approval. 1/28/19
- Reviewer - City made slight adjustment to their budgets. Recommend Approval. BW 4/18/19
- Reviewer - Rejecting the plan so the city can budget their remaining unbudgeted PI into accounts. BW 7/8/19
- Reviewer - Rejecting the plan so the city can budget their remaining unbudgeted PI into accounts. BW 7/8/19
- 7/9/19: City adjusted budgets to place unbudgeted funds into project and lowered admin budget to be within 10%. Recommend Approval. BW
- Reviewer - Springfield made budget change to the BC Redev activity. No other changes made. No issues found. Recommend Approval. BW 4/8/20

Action Plan History

Version	Date
B-09-LN-OH-0030 AP#1	04/08/2010
B-09-LN-OH-0030 AP#2	10/28/2011
B-09-LN-OH-0030 AP#3	02/07/2012
B-09-LN-OH-0030 AP#4	04/10/2012
B-09-LN-OH-0030 AP#5	01/04/2013
B-09-LN-OH-0030 AP#6	04/09/2013
B-09-LN-OH-0030 AP#7	06/27/2013
B-09-LN-OH-0030 AP#8	08/23/2013
B-09-LN-OH-0030 AP#9	09/21/2013
B-09-LN-OH-0030 AP#10	01/02/2014
B-09-LN-OH-0030 AP#11	04/09/2014
B-09-LN-OH-0030 AP#12	06/17/2014
B-09-LN-OH-0030 AP#13	10/02/2014
B-09-LN-OH-0030 AP#14	01/05/2015
B-09-LN-OH-0030 AP#15	02/04/2015
B-09-LN-OH-0030 AP#16	07/28/2015
B-09-LN-OH-0030 AP#17	09/23/2015
B-09-LN-OH-0030 AP#18	06/02/2016
B-09-LN-OH-0030 AP#19	07/28/2016
B-09-LN-OH-0030 AP#20	08/05/2016
B-09-LN-OH-0030 AP#21	04/03/2017
B-09-LN-OH-0030 AP#22	01/04/2018
B-09-LN-OH-0030 AP#23	04/05/2018
B-09-LN-OH-0030 AP#24	04/09/2018
B-09-LN-OH-0030 AP#25	07/10/2018
B-09-LN-OH-0030 AP#26	01/28/2019
B-09-LN-OH-0030 AP#27	04/18/2019
B-09-LN-OH-0030 AP#28	07/09/2019
B-09-LN-OH-0030 AP#29	04/08/2020

