

# Action Plan

**Grantee:** Springfield, MA

**Grant:** B-11-MN-25-0001

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<b>LOCCS Authorized Amount:</b>	\$ 1,197,000.00
<b>Grant Award Amount:</b>	\$ 1,197,000.00
<b>Status:</b>	Reviewed and Approved
<b>Estimated PI/RL Funds:</b>	\$ 242,777.30
<b>Total Budget:</b>	\$ 1,439,777.30

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## Funding Sources

Funding Source	Funding Type
Neighborhood Stabilization Program 3	Other Federal Funds

## Narratives

### Summary of Distribution and Uses of NSP Funds:

The City of Springfield will allocate funds for the following activities:

1. The City of Springfield will provide assistance to non-profit or private developers for acquisition and rehabilitation/redevelopment of foreclosed, abandoned or vacant homes. Using the model the City has used under NSP1, the City seeks qualified developers through a Request for Qualifications (RFQ) process. The City will continue to use developers that were chosen through the NSP1 RFQ, and will also seek additional developers through a new RFQ. Developers that are qualified will identify eligible properties and seek funding from the City to undertake redevelopment. Properties sold to homeowners earning between 50% - 120% AMI
2. The City will provide assistance to the Greater Springfield Habitat for Humanity for acquisition and redevelopment of foreclosed, abandoned or vacant homes. The assistance is intended to prevent or ameliorate vacant properties and blight by providing assistance to make residential properties marketable. This activity directly supports stabilization of the target neighborhoods. This activity will benefit households below 50% of area median income.
3. The City of Springfield will use 10% for the administration of the grant.

### How Fund Use Addresses Market Conditions:

The City of Springfield does not expect to develop affordable rental housing with NSP3 funds. The City's experience has been that the target neighborhoods are primarily impacted by foreclosures of one- and two-family homes, and these scattered properties are generally not suitable for rental housing. The City does not anticipate that it would be able to meet spending deadlines and achieve neighborhood impact if it were to develop affordable rental housing with NSP3 funds. Due to market conditions in Springfield, homeownership in target neighborhoods is extremely affordable.

### Ensuring Continued Affordability:

The City of Springfield uses the minimum affordability period of the federal HOME Investment Partnership Program, 24 CFR 92.252(a), (c), (e) and (f), and 92.254. The minimum affordability periods are as follows:

- Up to \$15,000 5 Years
- \$15,001 to \$40,000 10 Years
- Over \$40,000 15 years



- New Construction(rental projects) 20 years

The City will require that a recapture provision be incorporated into a deed restriction on the property.

**Definition of Blighted Structure:**

The City defines Blighted Structure for the purpose of the NSP as meeting the definition set forth in Springfield City Ordinance 7.36.030: Any vacant building, structure or parcel of land in which at least one of the following conditions exist:

1. It is becoming dilapidated as documented by the code enforcement department.
2. It is attracting illegal activity as documented by the police department.
3. It is a fire hazard as determined by the fire marshal or as documented by the fire department; or
4. It is determined by the code enforcement department that the building, structure or parcel of land is in a condition which poses a serious threat to safety, health, morals and general welfare of the city.

**Definition of Affordable Rents:**

The maximum Affordable Rents shall not exceed the Fair Market Rents (FMR) as published annually by the U.S. Department of Housing and Urban Development for the City of Springfield, Massachusetts. The current rates are listed below:

Springfield MA Fair Market Rents (2012)

- Efficiency \$566
- 1 Bdrm \$673
- 2 Bdrm \$855
- 3 Bdrm \$1023
- 4 Bdrm \$1188

**Housing Rehabilitation/New Construction Standards:**

All dwelling units that require rehabilitation must meet local and state building codes. The City of Springfield will require home rehabilitation and new construction to meet or exceed current Massachusetts State Building Code, 780 CMR, and the State Sanitary Code that specifies the minimum standards for human habitation, 105CMR 400 and 410. The City of Springfield will encourage rehabilitation that improves the energy efficiency and/or conservation of dwelling units receiving assistance. Additionally, the City will encourage the incorporation of green building improvements when economically feasible to provide long-term affordability, increased sustainability and attractiveness of housing and neighborhoods.

**Vicinity Hiring:**

The City of Springfield will use its existing NSP Section 3 process as a model to provide, to the maximum extent feasible, for the hiring of employees who reside in the vicinity of NSP3 projects. For NSP1 projects, subrecipients are required to meet Section 3 goals to the greatest extent possible, and the City assists in this effort by certifying Section 3 contractors and providing information about Section 3 contractors to subrecipients.

**Procedures for Preferences for Affordable Rental Dev.:**

The City of Springfield does not expect to develop affordable rental housing with NSP3 funds.

**Grantee Contact Information:**

NSP3 Program Administrator Contact Information

Name (Last, First) McCafferty, Geraldine

Email Address gmccafferty@springfieldcityhall.com

Phone Number (413) 787-6500

Mailing Address Office of Housing, 1600 E. Columbus Ave., Springfield, MA 01103

**Project Summary**

Project #	Project Title	Grantee Activity #	Activity Title
1	Acquisition and Rehabilitation or	001	HAP - Demolition and Redevelopment
		002	HAP - Redevelopment
		003	HAP - Demolition and redevelopment
		008	Viva - Acquisition and Redevelopment
2	Acquisition and	004	Habitat - Redevelopment



		005	
		010	
3	Administration of NSP3 Program	006	Administration
4	Acquisition and	009	Cross Town Corners-Redevelopment
		011	Viva - Redevelopment
9999	Restricted Balance		<i>No activities in this project</i>



# Activities

## Project # / 1 / Acquisition and Rehabilitation or Redevelopment of

**Grantee Activity Number:** 001  
**Activity Title:** HAP - Demolition and Redevelopment

**Activity Type:**  
 Rehabilitation/reconstruction of residential structures

**Project Number:**  
 1

**Projected Start Date:**  
 01/01/2012

**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:**  
 Completed

**Project Title:**  
 Acquisition and Rehabilitation or

**Projected End Date:**  
 09/01/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 125,867.09

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 125,867.09

**Benefit Report Type:**  
 Direct (Households)

Proposed Beneficiaries	Total	Low	Mod	Low/Mod%
# Owner Households	1	1		100.00
# of Households	1	1		100.00

Proposed Accomplishments	Total
# of Singlefamily Units	1
# of Housing Units	1
# of Substantially Rehabilitated Units	1
#Units & other green	1
#Sites re-used	1
#Units exceeding Energy Star	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	2
#Dishwashers replaced	1
#Refrigerators replaced	1



#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	20
#Replaced hot water heaters	1
#Replaced thermostats	2
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	16
# of Properties	1

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

HAP2

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
HAP2	Non-Profit	\$ 125,867.09

<b>Funding Source Name</b>	<b>Matching Funds</b>	<b>Funding Amount</b>
Neighborhood Stabilization Program 3 (NSP3)	No	\$ 0.00

**Location Description:**

129 Orleans Street - Old Hill Neighborhood - Tax Foreclosed Property

**Activity Description:**

Demolition and redevelopment of a single family for a buyer at or below 120%AMI. This single family home in the Old Hill Neighborhood is expected to be priced at \$105,000. Construction is expected to begin in January of 2012, with 25% completion in February 2012, 50% completion in March 2012, 75% completion in March 2012 with completed construction estimated to be in June 2012 with final certificate of occupancy in June and sustained occupancy in August of 2012. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAPs recent experience with sales of single and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAPs existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. Home was sold to a homebuyer @ or below 50% AMI.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number:** 002  
**Activity Title:** HAP - Redevelopment

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

1

**Projected Start Date:**

01/01/2012

**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:**

Completed

**Project Title:**

Acquisition and Rehabilitation or

**Projected End Date:**

04/19/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 183,317.11

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 183,317.11

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	1		1	100.00
# of Households	1		1	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	1
# of Housing Units	1
# of Substantially Rehabilitated Units	1
#Units & other green	1
#Sites re-used	1
#Units exceeding Energy Star	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	2
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	20
#Replaced hot water heaters	1
#Replaced thermostats	2
#High efficiency heating plants	1
#Additional Attic/Roof Insulation	1



#Energy Star Replacement Windows 19  
# of Properties 1

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

HAP2

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
HAP2	Non-Profit	\$ 183,317.11

**Location Description:**

126 Orleans Street - Old Hill Neighborhood - Tax Forclosed Property

**Activity Description:**

Redevelopment of a single family for a buyer at or below 120%AMI.This single family home in Old Hill Neighborhood is expected to be priced at \$105,000. Construction is expected to begin in January 2012, with 25% completion in February 2012, 50% completion in March 2012, 75% completion in March 2012 with completed construction estimated to be in June 2012 with final certificate of occupany in July and sustained occupancy in August of 2012. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAPs recent experience with sales of single and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAPs existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing.  
Home was sold to a homebuyer @ or below 120% AMI.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number: 003**  
**Activity Title: HAP - Demolition and redevelopment**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

1

**Projected Start Date:**

11/01/2011

**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:**

Completed

**Project Title:**

Acquisition and Rehabilitation or

**Projected End Date:**

10/19/2012

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 123,427.05

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 123,427.05

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	1	1		100.00
# of Households	1	1		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	1
# of Housing Units	1
# of Substantially Rehabilitated Units	1
#Units & other green	1
#Units deconstructed	1
#Sites re-used	1
#Units exceeding Energy Star	1
#Units with bus/rail access	1
#Low flow showerheads	1
#Low flow toilets	2
#Dishwashers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	20
#Replaced thermostats	2
#High efficiency heating plants	1





#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	19
# of Properties	1

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

HAP2

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

Responsible Organization	Organization Type	Proposed Budget
HAP2	Non-Profit	\$ 123,427.05

  

Funding Source Name	Matching Funds	Funding Amount
Neighborhood Stabilization Program 3 (NSP3)	No	\$ 0.00

**Location Description:**

245 Tyler Street - Old Hill Neighborhood - Tax Foreclosed Property

**Activity Description:**

Demolition and redevelopment of a single family for a buyer at or below 120%AMI. This single family home in the Old Hill Neighborhood is expected to be priced at \$105,000. Construction is expected to begin in November 2011, with 25% completion in December 2011, 50% completion in January 2012, 75% completion in February with completed construction estimated to be in March 2012 with final certificate of occupancy in May and sustained occupancy in July of 2012. It will be marketed to Springfield or Springfield-area residents, primarily current renters, with incomes at or below 120% of area median income. HAPs recent experience with sales of single and two-family homes in this neighborhood have found sales within a reasonable amount of time to be possible, even in this challenging market. Market efforts will include outreach to minorities, single parents and people with disabilities, and will include: HAPs existing homebuyer club and first-time homebuyer program; community meetings; press coverage; printed materials; signs; open houses; and MLS listing. Home was sold to a homebuyer @ or below 80% AMI.

**Environmental Assessment:** COMPLETED

**Environmental** None



**Grantee Activity Number: 008**  
**Activity Title: Viva - Acquisition and Redevelopment**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

1

**Projected Start Date:**

10/01/2013

**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:**

Completed

**Project Title:**

Acquisition and Rehabilitation or

**Projected End Date:**

03/11/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 490,000.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 490,000.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	4	2	2	100.00
# of Households	4	2	2	100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	4
# of Housing Units	4
#Units & other green	4
#Sites re-used	4
#Units exceeding Energy Star	4
#Units with bus/rail access	4
#Low flow showerheads	8
#Low flow toilets	11
#Dishwashers replaced	4
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	28
#Light Fixtures (indoors) replaced	107
#Replaced hot water heaters	3
#Replaced thermostats	8
#Efficient AC added/replaced	4
#High efficiency heating plants	4



#Energy Star Replacement Windows

76

# of Properties

4

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Springfield2

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

**Responsible Organization**

City of Springfield2

**Organization Type**

Local Government

**Proposed Budget**

\$ 490,000.00

**Location Description:**

Central Street Six Corners Neighborhood

**Activity Description:**

The City has contracted with Viva Development LLC, a for-profit company, to construct 4 single-family dwellings on 4 vacant lots on Central Street. The lots were f/k/a NS Central Street Parcels 0060, 0063, and 0064. The Developer was one of 4 respondents to the RFP. Viva Development proposed 4 different home models, all of which will fit nicely with both the historic and newer homes in the neighborhood. Specifically, the impressive curb appeal factor of their proposal will have a dramatic impact on this section of Central Street and complement the 6 recently built homes across the street. The 4 parcels, following construction of the homes, will be known as 316 Central St., 324 Central St., 330 Central St., and 336 Central Street.

316 Central Street – 1,563 square feet 3 bedroom 2 full bath home.

324 Central Street – 1,592 square feet 3 bedroom 2 full bath home.

330 Central Street – 1,865 square feet 4 bedroom 2.5 full bath home.

324 Central Street – 1,823 square feet 3 bedroom 2.5 bath home.

These 4 homes will be sold to families earning less than 120% AMI. Prospective buyers will undergo 8 hours of homebuyer training as a condition of purchase. Up to \$6,000 may be provided in downpayment assistance (but per NSP regs no more than 50% of the downpayment). We expect the homes to sell for \$125,000.

Upon completion the appraised values of these homes ranged from \$178,000. - \$188,000.00, which is significantly higher than the property values in the area. Sale prices for these four homes ranged from \$145,000. - \$155,000.

**Environmental Assessment:**

COMPLETED

**Environmental**

None

**Project # / 2 / Acquisition and Rehabilitation/Redevelopment for Resale**

**Grantee Activity Number:**

**004**



**Activity Title: Habitat - Redevelopment**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

03/01/2012

**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:**

Cancelled

**Project Title:**

Acquisition and

**Projected End Date:**

01/01/2013

**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**

# Owner Households

# of Households

Total	Low	Mod	Low/Mod%
			0.0
			0.0

**Proposed Accomplishments**

# of Singlefamily Units

# of Housing Units

**Total**

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Greater Springfield Habitat for Humanities

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

**Responsible Organization**

Greater Springfield Habitat for Humanities

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 0.00

**Location Description:**



cancelled activity

**Activity Description:**

cancelled activity

**Environmental Assessment:**

**Environmental**                      None



**Grantee Activity Number:** 005  
**Activity Title:** Habitat - Redevelopment

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

07/01/2012

**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:**

Completed

**Project Title:**

Acquisition and

**Projected End Date:**

05/13/2014

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 137,815.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 137,815.00

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	1	1		100.00
# of Households	1	1		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	1
# of Housing Units	1
#Units $\geq$ other green	1
#Sites re-used	1
#Units exceeding Energy Star	1
#Low flow showerheads	1
#Low flow toilets	2
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	18
#Replaced thermostats	2
#High efficiency heating plants	1
#Energy Star Replacement Windows	12
# of Properties	1



**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Greater Springfield Habitat for Humanities

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

**Responsible Organization**

Greater Springfield Habitat for Humanities

**Organization Type**

Non-Profit

**Proposed Budget**

\$ 137,815.00

**Funding Source Name**

Neighborhood Stabilization Program 3 (NSP3)

**Matching Funds**

No

**Funding Amount**

\$ 0.00

**Location Description:**

48 Quincy Street - Old Hill Neighborhood - Tax Forclosed Property

**Activity Description:**

Developer - Habitat for Humanities - the property is a foreclosed property in tax title. The construction schedule is as follows: construction is expected to start in July 2012, with completion in January 2013. The certificate of occupancy is expected in December of 2012 with sustained occupancy in January of 2013. This property will be marketed and sold to a homebuyer at or below 50% AMI. GSHH selects future homebuyers prior to the construction process, and works with them during the building phase. The selection process starts with a series of Applicant Information Meetings (AIMs), where prospective applicants learn about the Habitat process and decide if they would like to apply to be a Habitat homeowner. Habitat announces AIMs through a press release circulated broadly to print, radio and television outlets. In addition, Habitat disseminates information about AIMs and the Habitat homeownership opportunities through its extensive network of church partners, as well as through other nonprofit agencies. Dates for AIMs are prominently featured on the Habitat Web site, [www.HabitatSpringfield.org](http://www.HabitatSpringfield.org), and are sent out to more than 2,000 people via electronic news blasts. Habitat selects households based on their income eligibility, their housing need, their creditworthiness (Habitat itself provides the mortgage) and their willingness to contribute required sweat equity.

Home was sold to a homebuyer @ or below 50% AMI.

**Environmental Assessment:**

COMPLETED

**Environmental**

None



**Grantee Activity Number: 010**  
**Activity Title: Habitat - Redevelopment**

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

2

**Projected Start Date:**

02/25/2015

**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:**

Completed

**Project Title:**

Acquisition and

**Projected End Date:**

01/29/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 53,682.79

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 53,682.79

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Owner Households	1	1		100.00
# of Households	1	1		100.00

**Proposed Accomplishments**

	<b>Total</b>
# of Singlefamily Units	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	1
#Low flow toilets	2
#Clothes washers replaced	1
#Refrigerators replaced	1
#Light fixtures (outdoors) replaced	3
#Light Fixtures (indoors) replaced	16
#Replaced hot water heaters	1
#Replaced thermostats	2
#High efficiency heating plants	1
#Energy Star Replacement Windows	11





**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Greater Springfield Habitat for Humanities

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

Responsible Organization	Organization Type	Proposed Budget
Greater Springfield Habitat for Humanities	Non-Profit	\$ 53,682.79

**Location Description:**

237 Quincy Street - Old Hill Neighborhood

**Activity Description:**

Developer - Habitat for Humanities - the property is a foreclosed property in tax title. The construction schedule is as follows: construction is expected to start in March 2015, with completion in January 2016. The certificate of occupancy is expected in December of 2015 with sustained occupancy in January of 2016. This property will be marketed and sold to a homebuyer at or below 50% AMI. GSHH selects future homebuyers prior to the construction process, and works with them during the building phase. The selection process starts with a series of Applicant Information Meetings (AIMs), where prospective applicants learn about the Habitat process and decide if they would like to apply to be a Habitat homeowner. Habitat announces AIMs through a press release circulated broadly to print, radio and television outlets. In addition, Habitat disseminates information about AIMs and the Habitat homeownership opportunities through its extensive network of church partners, as well as through other nonprofit agencies. Dates for AIMs are prominently featured on the Habitat Web site, [www.HabitatSpringfield.org](http://www.HabitatSpringfield.org), and are sent out to more than 2,000 people via electronic news blasts. Habitat selects households based on their income eligibility, their housing need, their creditworthiness (Habitat itself provides the mortgage) and their willingness to contribute required sweat equity.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Project # / 3 / Administration of NSP3 Program**

**Grantee Activity Number:** 006  
**Activity Title:** Administration

**Activity Type:** **Activity Status:**

Administration

**Project Number:**

3

**Projected Start Date:**

10/01/2011

**Project Draw Block by HUD:**

Not Blocked

**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

Completed

**Project Title:**

Administration of NSP3 Program

**Projected End Date:**

06/30/2013

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 143,977.00

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 143,977.00

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Springfield2

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

**Responsible Organization**

City of Springfield2

**Organization Type**

Local Government

**Proposed Budget**

\$ 143,977.00

**Location Description:**

1600 East Columbus Ave Springfield, MA 01103

**Activity Description:**

Staff costs associated with NSP Grant



Environmental Assessment: EXEMPT

Environmental None

**Project # / 4 / Acquisition and Rehabilitation/Redevelopment for Rent**

**Grantee Activity Number: 009**  
**Activity Title: Cross Town Corners-Redevelopment**

**Activity Type:**  
Rehabilitation/reconstruction of residential structures

**Project Number:**  
4

**Projected Start Date:**  
06/01/2013

**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:**  
Completed

**Project Title:**  
Acquisition and

**Projected End Date:**  
12/31/2013

**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

**Benefit Report Type:**  
Direct (Households)

<b>Proposed Beneficiaries</b>	<b>Total</b>	<b>Low</b>	<b>Mod</b>	<b>Low/Mod%</b>
# Renter Households	4	4		100.00
# of Households	4	4		100.00

<b>Proposed Accomplishments</b>	<b>Total</b>
# of Multifamily Units	4
# of Housing Units	4

#Units $\zeta$ other green	4
#Units deconstructed	4
#Sites re-used	4
#Units with bus/rail access	4
#Low flow showerheads	4
#Low flow toilets	4
#Clothes washers replaced	2
#Refrigerators replaced	4
#Light fixtures (outdoors) replaced	16
#Light Fixtures (indoors) replaced	40
#Replaced thermostats	8
#High efficiency heating plants	2
#Additional Attic/Roof Insulation	1
#Energy Star Replacement Windows	36
# of Properties	1

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

Cross Town Corners LLC

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

<b>Responsible Organization</b>	<b>Organization Type</b>	<b>Proposed Budget</b>
Cross Town Corners LLC	Non-Profit	\$ 50,000.00

**Location Description:**

71 Adams Street - South End Neighborhood - NRSA

**Activity Description:**

Substantial rehab consisting of all new building interior components of a 4 story 8 unit apartment building damages by the June 2011 tornado. \$50,000 NSP funds to be combined with additional state funding. Rehab began in June 2013, and completion/occupancy is expected by end of 2013. The 4 NSP units will be rented to households earning 50% or less AMI.

**Environmental Assessment:** COMPLETED

**Environmental** None





**Grantee Activity Number:** 011  
**Activity Title:** Viva - Redevelopment

**Activity Type:**

Rehabilitation/reconstruction of residential structures

**Project Number:**

4

**Projected Start Date:**

03/07/2015

**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:**

Completed

**Project Title:**

Acquisition and

**Projected End Date:**

06/30/2016

**Project Draw Block Date by HUD:**

**Activity Draw Block Date by HUD:**

**Total Budget:** \$ 131,691.26

**Most Impacted and Distressed Budget:** \$ 0.00

**Other Funds:** \$ 0.00

**Total Funds:** \$ 131,691.26

**Benefit Report Type:**

Direct (Households)

**Proposed Beneficiaries**

# Renter Households

	Total	Low	Mod	Low/Mod%
# Renter Households	5	1	4	100.00
# of Households	5	1	4	100.00

**Proposed Accomplishments**

# of Multifamily Units

# of Housing Units

# of Properties

**Total**

5

5

1

**Activity is being carried out by**

No

**Activity is being carried out through:**

**Organization carrying out Activity:**

City of Springfield2

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

**Responsible Organization**

City of Springfield2

**Organization Type**

Local Government

**Proposed Budget**

\$ 131,691.26



**Location Description:**

263 Central Street - Six Corners Neighborhood

**Activity Description:**

The City will issues an RFP for the city owned 16 unit multi-family at 263 Central Steet seeking a developer to purchase and rehabilitate the tax foreclosed property. The RFP will be released during the fall of 2014. A preferred developer was chosen and a contract was signed on March 7, 2015. NSP funds will be used to rehab 5 of the 7 units. Total rehab will include new kitchen, new baths, flooring, heating and hot water, and new sewer connections. The developer will implement their AFHMP to select tenants upon completion. The rehab it expected to be completed by March 30, 2016 with full occupancy by June 30, 2016.

**Environmental Assessment:** COMPLETED

**Environmental** None

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**Action Plan Comments:**

PAULA A. The City proposed to utilize presumed affordability CFR 92.254 (4)(i)(B) as it's basis for meeting resale restrictions. Review and approval of the City's documentation was indicated as a grant condition. The field office has not yet completed its review and approved this proposal. PAN 04/13/2011

The City has indicated that it intends to withdraw its proposal to utilize presumed affordability CFR 92.254 (4)(i)(B) as it's basis for meeting resale restrictions. The City should revise its Action Plan (Ensuring Affordability) to indicate its revised plan for meeting resale restrictions. PAN 6/23/11

PAULA A. The City has altered its original plan to utilize presumed affordability for this program and will utilize a deed restriction. PAN

Reviewer - Action plan includes updates to performance measures for several activities. Cathy updated the action plan while I was onsite for DRGR cleanup TA. Detailed review notes will be included in next QPR. S. Graves 5/2/2019

Reviewer - The City revised the action plan in anticipation of closeout. Proposed carry out budget and expected accomplishments were updated.



- Reviewer - Action plan updates expected beneficiaries for activity #011 and completes activities 3006, 008, 010 and 011. These actions were taken in anticipation of closeout.
- Reviewer - Action plan revised the "other funding sources" budgets for activities 1 and 3. The City inadvertently included the NSP 3 grant, which duplicated the resources.

## Action Plan History

Version	Date
B-11-MN-25-0001 AP#1	06/30/2011
B-11-MN-25-0001 AP#2	01/25/2012
B-11-MN-25-0001 AP#3	06/27/2012
B-11-MN-25-0001 AP#4	07/11/2012
B-11-MN-25-0001 AP#5	02/07/2013
B-11-MN-25-0001 AP#6	07/31/2013
B-11-MN-25-0001 AP#7	01/09/2014
B-11-MN-25-0001 AP#8	09/17/2014
B-11-MN-25-0001 AP#9	10/03/2014
B-11-MN-25-0001 AP#10	11/12/2014
B-11-MN-25-0001 AP#11	01/14/2015
B-11-MN-25-0001 AP#12	04/29/2016
B-11-MN-25-0001 AP#13	12/29/2016
B-11-MN-25-0001 AP#14	05/02/2019
B-11-MN-25-0001 AP#15	08/01/2019
B-11-MN-25-0001 AP#16	09/11/2019
B-11-MN-25-0001 AP#17	09/26/2019

