

Grantee: Springfield, OH

Grant: B-08-MN-39-0012

October 1, 2009 thru December 31, 2009 Performance Report

Grant Number:

B-08-MN-39-0012

Obligation Date:**Grantee Name:**

Springfield, OH

Award Date:**Grant Amount:**

\$2,270,009.00

Contract End Date:**Grant Status:**

Active

Review by HUD:

Reviewed and Approved

QPR Contact:

No QPR Contact Found

Disasters:

Declaration Number

NSP

Plan Description:

The City determined the geographic areas of interest by looking at the data required by HUD first. Along with this data, staff analyzed data from a 2002 housing study completed by Wittenberg University, the 2005-2009 Consolidated Plan, census information and staff knowledge of the area in terms of type, age and condition of housing in the areas, neighborhood resiliency and the market for the sale of homes in the areas being analyzed. The first data set of concern for staff was the percentage of foreclosures in each census tract and block group. This information was gathered using data from 2007 and 2008 Sheriff's sales that were plotted on a map and counted by census tract and block group. This set of data would prove to be the cornerstone upon which our decision would be based. The NSP funds are to be used, not to prevent foreclosures, but to address the neighborhoods in which the foreclosures had already occurred and had had a blighting influence. Staff agreed upon the importance of structuring programs to assist in stabilizing the neighborhoods where hi numbers of foreclosures had already occurred; including 5-2 (5.6%), 11.01-1 (5%%), 11.02-3 (4.8%), 12-6 (4.7%), 15-5 (4.6%), 15-3 (4.5%), 6-1 (4.3%), 21-1 (4.1%), 11.01-2 (4.1%), and 6-3 (4%). The second analysis was conducted on the areas with the highest percentage of HMDA Hi-Cost Loan Rates and the Predicted 18 month Foreclosure Rate. Staff utilized date provided from HUD for this analysis. When ranking this data from highest percentages to lowest, staff found that he two data sets aligned throughout the chart. Analysis found these numbers to be much less concentrated that the foreclosure rate with 20 block groups having a HMDA Hi-Cost Loan Rate of at least 55.6%. The following numbers indicate block groups in this category; 9.02-2, 9.02-1, 3-2, 3-4, 3-3, 3-1, 5-2, 5-1, 5-3, 12-6, 12-1, 12-5, 12-3, 12-2, 12-4, 11.02-3, 11.02-1, 11.01-1, and 11.01-2. In combining these three sets of data, staff looked for areas that ranked highest in the percentage of foreclosures and also ranked high in the second analysis, As a result of this analysis, staff began concentrating on the areas of 5-2, 6-1, 12-6, 11.01 and 11.02. It should be noted that all block groups contained

Recovery Needs:

Following the preliminary data analysis, the City held a round table discussion with representatives from the banking and realty business, the local BIA, the Housing Authority, the City's CHDO, other housing related non-profits, a local appraiser, political officials, and other interested parties. The City gathered input regarding areas of concentration for this program and anticipated activities under this program. Staff used the expertise in the room, as well as their own professional experience within the Springfield neighborhoods to come up with the following areas and strategies:

Census Tract 11.01 and 11.02 - herein referred to as the Highland Southgate Area. These census tracts contained the 2nd and 3rd highest foreclosure rates for block groups in the City and had a total of 3 block groups in the top two block groups. Additionally, the Hi-Cost Loan rate for the 2 census tracts ranged between 57% and 55%, indicating that the foreclosure issue is not nearly over in this area. In looking at the Wittenberg Housing Study conducted for the City in 2002, this area was called a Transitional Area. Transitional Areas are areas within the City where the house values are lower that would be predicted by the median income of the area. In these areas, homeowners could afford a higher priced home. These homeowners might be likely to leave the area for higher home values, or they could also invest more into their current homes.

A survey of the housing stock in the Highland Southgate Area found a dichotomy of housing types. The Northern and far Eastern boundaries of this area contain larger, older homes, which might be less expensive to purchase, but will likely have a much higher rehab and utility costs (which speaks to the long term affordability of the home). West of the Limestone boundary and South of Perrin Avenue there are also a number of smaller, newer, one-story homes, many of which are also brick. Rehab and utility costs for these homes are likely to be lower, making them ideal for rehab.

Both the design and fabric of this neighborhood are fairly strong despite the foreclosures negative influences. In 11.02 especially, the neighborhood is well planned with larger lots and a neighborhood friendly layout. Throughout both census tracts, there are neighborhood groups that have had a strong influence in bringing resources to the area. It is this combination that staff believes will make a difference in the revitalization efforts in the area.

Funds for this area will be geared towards acquisition, rehab and disposition, with some circumstances where demolition and new construction or demolition of blighted structures may also benefit the area. Staff will be looking at activities in terms of how they will impact the entire neighborhood. In doing so, it is the goal to keep this neighborhood intact. The majority of the activity will be done with an end buyer and the neighborhood in mind. In fact, ideally the end buyer would be identified in initial stages of identifying a vacant and foreclosed home and will have input on the rehab process.

Rehab done in this area will employ green technology and energy efficiency measures as utility expenses are a real cost that the future homeowners will need to address. The City also plans to conduct open houses and workshops for the neighborhood residents utilize these homes to showcase what is being done. Staff sees this as a real opportunity to assist the rest of the them about what can be done to cut utility costs in their own homes.

In the instance that there is a blighted vacant-foreclosed home in the area that is integral to the continuity of the neighborhood, all effort will be made to do both demolition and reconstruction in order to preserve the neighborhood. Conversely, there may also be a blighted structure that is not particularly well placed in the neighborhood. Such structures will be considered for demolition only.

Census tract 5 block group 2 - herein referred to as the Lagond Corridor. This block group has the highest foreclosure rate (5.6%) and is in the third highest Hi-Cost Loan tier. Surveying this area, staff found an area that is very concentrated in its housing. Area lots are very narrow and houses on those lots are typical older, small two story homes that have outlived much of their useful life. Staff contends it would be cost prohibitive to rehab this housing stock, yet feel this is an area, given the date, that should not be ignored.

Neighborhood design also affects this area. Streets are very narrow, and as mentioned, lots are very small/narrow as well. Much of the housing here does not have garage access, adding parking congestions to the area problems. Neighborhood fabric, likewise, is affected in this area. Currently there is no active neighborhood group in the area. Like the housing stock, the people living in this neighborhood have been negatively affected by foreclosures.

Staff believe this area can benefit most from clearing out as many of the vacant and blighted homes as possible. The 2002 Wittenberg Study indicated a need for the City to demolish 450 vacant, blights and obsolete homes within the City. While the City has worked on this, continued housing decline, population loss and of course the foreclosure issues have only increased this number. Staff will look at vacant and foreclosed homes that might have owner occupied structures on either side. If this is the case, acquisition and demolition will be considered if the adjoining property owners are interested in the lot. Staff will also consider acquisition if there is a plausible redevelopment use for the lots. It is anticipated, however, that most of the activity in the area will be done under demolition of blighted structures activity. It is our belief that by eliminating the worst of the housing, the area can be de-concentrated to the point that the neighborhood is able to function again and housing values will stabilize making the neighborhood a more desirable place to live in.

Census Tract 6 Block Group 1 - herein referred to as the Old McGuffey School Area. The Old McGuffey School Area has data that surprised staff. The block group is 7th overall in the rate of foreclosures, and has a hi-Cost Loan rate of 49.2%. Homes in the area are modest in size, and most are in fairly good condition. Many of the homes in this area are a bungalow style which is similar in design to what is currently built by Habitat for Humanity.

The neighborhood design makes sense in this community. The streets and lots have character, as do many of the homes in the area. Currently there are no organized neighborhood groups in the area. The City hopes that by bringing some new investment into this community, that it will both stabilize the housing market and create City-neighbor and neighbor-neighbor relationships such that the area can organize and have an active role in their local government.

Funds for this area will primarily be used for either acquisition and reconstruction of acquisition and rehab, targeting households at or below 50% of the area median income. The City will investigate partnering with the local Continuum of Care for rental units. It is the City's intention to release a request for applications to these agencies. Applications will outline the needs of clients being served by these agencies and how the City can partner with them in a housing development project. Activities may include demolition, acquisition-demolition and reconstruction of acquisition and rehab. End use might be for rental and/or owner-occupancy.

Census Tract 12 Block Group 6 - herein referred to as Grand Avenue South. This block group ranked 4th in rate of foreclosures with 4.7% and was in the 4th highest tier of Hi-Cost loans with 60.7%. Staff found this area to be a very typical older urban neighborhood; one in which many empty lots already exist as a result of past demolitions. Despite an active demolition program in this area, many blighted structures still remain in the area. Many of the

homes that remain are large rental units, many of them vacant, that have not been kept up and have active code violations.

Neighborhood design in this area is typical of an older urban residential neighborhood. There is very little of note about the square block and regular sized and shaped lots. The area has two very wide and heavily traveled streets, Clifton and Grand Avenues, which intersect this neighborhood. There are a couple of old neighborhood groups in this area that are no longer active, with one group that exists on the area's western-most edge.

Staff feels this area has the potential to see a great improvement with the investment of NSP funds. This investment is also likely to impact a larger area. Substantial investment has been put into the neighborhoods to the North and South of this area. The North contains a new affordable housing development by Neighborhood Housing Partnership and to the South is the new HOPE VI development. All three areas are encompassed by a Community Reinvestment Area designation, furthering the possibilities in this area. Funds in this area, like the McGuffey School Area, will be allocated based on the result of the Request for Applications from the local Continuum of Care agencies including the local affiliate of Habitat for Humanity mentioned earlier. Staff would like to see creative proposals that would coordinate these agencies and produce a plan that helps connect and continue the investment that already exists to the north and south of this area. We anticipate that all activities in this area will meet the requirement to house folks at or below 50% area median, and also assist the Continuum of Care to meet some of the goals they have outlined in their Plan to End Chronic Homelessness.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,270,009.00
Total CDBG Program Funds Budgeted	N/A	\$2,270,009.00
Program Funds Drawdown	\$79,436.33	\$113,536.08
Obligated CDBG DR Funds	\$559,164.98	\$605,537.73
Expended CDBG DR Funds	\$66,801.98	\$99,745.36
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Progress Toward Required Numeric Targets

Requirement	Required	To Date
Minimum Overall Benefit Percentage	99.99%	0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$340,501.35	\$0.00
Limit on Admin/Planning	\$227,000.90	\$850.00
Limit on State Admin	\$0.00	\$0.00

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

Overall Progress Narrative:

Rehab-Resale program: The City has purchased 2 homes and has another 3 identified. Bids for the rehab of the first 2 properties are in the process of being awarded. One potential homebuyer has been identified and referred to Neighborhood Housing Partnership for HB instruction. 10 homes is the goal.

Demo: 8 home have been demo-ed.

Demo-Construction 300: 2 properties have been purchased for local partner, Habitat. City will demo the one existing structure and transfer title to Habitat. 6 new homes is the goal. Additional properties will be available at the Spring '10 tax foreclosure sale.

ARR Rehab: One property has been purchased by local partner, Interfaith Hospitality. The unit will be rehabbed and will house 2 families with an income at or below 50% AMI.

ARRConstruction: Properties for this project will be available at the Spring '10 tax foreclosure sale. Department of Disability will construct at least one structure that will house 4-5 clients. St. Vincent DePaul will construct at least 1 double for clients with income at or below 50% AMI.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
9999, Restricted Balance	\$0.00	\$0.00	\$0.00
ADMIN 100, Administration	\$850.00	\$227,000.00	\$1,750.00
AR 400, Acquisition Rehab (B)	\$28,799.86	\$850,000.00	\$61,749.61
AR-RENTAL 500, Acquisition Rehab- Rental-25% set aside (B/E)	\$10,688.94	\$822,710.00	\$10,688.94
BC Rehab 3000, Buck Creek Acq-Rehab (B)	\$0.00	\$0.00	\$0.00
Buck Creek Redevelopment, BC Redev 4000	\$0.00	\$0.00	\$0.00
DEMO 200, Demolition (D)	\$24,960.75	\$100,000.00	\$24,960.75
DEMO 300, Redevelopment-Reconstruction -25% set aside(E)	\$14,136.78	\$270,299.00	\$14,386.78

Activities

Grantee Activity Number:	ACQ-REHAB 400
Activity Title:	Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

AR 400

Project Title:

Acquisition Rehab (B)

Projected Start Date:

03/31/2009

Projected End Date:

03/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Springfield

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$450,000.00
Total CDBG Program Funds Budgeted	N/A	\$450,000.00
Program Funds Drawdown	\$155.20	\$155.20
Obligated CDBG DR Funds	\$1,000.00	\$2,000.00
Expended CDBG DR Funds	\$155.20	\$155.20
City of Springfield	\$155.20	\$155.20
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

(24CFR570.201(n) and .202) This activity will be utilized to rehab homes for for a homeownership project. The City will purchase a vacant and foreclosed upon home at a discounted rate. Homes will be carefully considered based on the potential discount and the cost of rehab. Once purchased, the City will draft rehab spec to bring the home up to code and make it decent, safe and sanitary. The specs will also include provisions that will make the home more energy efficient for the homeowner in the long run. It is in the City's best interest to keep these homes as affordable as possible for the new homeowners. Therefore, extra measures will be taken to ensure that the homeowner will not have unnecessarily high utility bills. In order to promote not only this program, but also other City assistance programs, local contractors and energy consumption awareness, the City will also organize workshops and open houses in the area. These events will serve as an educational tool. While the NSP program is not intended to prevent foreclosure, the City hopes to utilize the program as a teaching tool for other homeowners educating them about what they might do to their homes to cut their utility costs. See Acquisition, purchase assistance and project delivery cost activities for more details on the project.

Location Description:

The primary location for this activity will be in the Highland Southgate Area (Census Tracts 11.01 and 11.02), providing additional home-ownership opportunities in the area. The area contains smaller, newer built homes that will enable the city to keep the rehab costs lower than rehabbing a larger/older home.

Activity Progress Narrative:

Funds expended for costs of advertising bid in the local newspaper. Two properties purchased and bids are in the process of being awarded.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	2	0/0	0/0	2/10
# of housing units	0	0	2	0/0	0/0	2/10
# of Households benefitting	0	0	0	0/0	0/10	0/10

Activity Locations

Address	City	State	Zip
1815 Wittenberg	Springfield	NA	45506
1808 Damascus	Springfield	NA	45506

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: ACQUISITION-R 400

Activity Title: Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

AR 400

Project Title:

Acquisition Rehab (B)

Projected Start Date:

03/31/2009

Projected End Date:

03/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Springfield

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$350,000.00
Total CDBG Program Funds Budgeted	N/A	\$350,000.00
Program Funds Drawdown	\$28,346.40	\$61,289.78
Obligated CDBG DR Funds	\$28,196.40	\$61,289.78
Expended CDBG DR Funds	\$28,346.40	\$61,289.78
City of Springfield	\$28,346.40	\$61,289.78
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

(24 CFR570.201(n) and .202) - This activity will be utilized to purchase homes for a homeownership project. The City will purchase a vacant and foreclosed upon home at a discounted rate. Homes will be carefully considered based on the potential discount, cost of rehab and resale value. Once purchased, the City will draft rehab specs, to bring the home up to code and make it decent, safe and sanitary and sell the home to a qualified family or individual. The City will also provide some direct homeownership assistance. (See rehab and project delivery and purchase assistance activities for more details).

Location Description:

The primary location for this activity will be in the Highland Southgate Area (Census tracts 11.01 and 11.02), concentrating on adding owner-occupied housing to this area. This area contains, smaller, newer built homes that will enable the city to keep the rehab costs lower than rehabbing a larger/older home.

Activity Progress Narrative:

Fund expended this time period for the purchase of 1808 Damascus.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	5/10
# of housing units	0	0	2	0/0	0/0	5/10
# of Households benefitting	0	0	0	0/0	0/10	0/10
# of Parcels acquired voluntarily	0	0	2	0/0	0/0	5/10

Activity Locations

Address	City	State	Zip
1808 Damascus	Springfield	NA	45506

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: Admin 100

Activity Title: Administration

Activity Category:

Administration

Activity Status:

Under Way

Project Number:

ADMIN 100

Project Title:

Administration

Projected Start Date:

03/31/2009

Projected End Date:

03/31/2013

National Objective:

N/A

Responsible Organization:

City of Springfield

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$227,000.00
Total CDBG Program Funds Budgeted	N/A	\$227,000.00
Program Funds Drawdown	\$850.00	\$1,750.00
Obligated CDBG DR Funds	\$600.00	\$12,000.00
Expended CDBG DR Funds	\$850.00	\$850.00
City of Springfield	\$850.00	\$850.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

This activity will be used for administration expenses for City employees. The admin activity will also be used for all expenses that are incurred on properties that are de-selected as a project before completion (appraisals, title search, staff time, etc)

Location Description:

Administration expenses will be incurred throughout the entire project area.

Activity Progress Narrative:

Contract with Neighborhood Housing Partnership for \$6,500 (obligated) for HB Counseling (no expenditures). Funds expended include costs for appraisals for properties (3) the City is considering purchasing. If purchase is possible, these expenses will be transferred into the appropriate account as a project cost.

Performance Measures

No Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: AR PROJECT DEL 400

Activity Title: Project Delivery Costs

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

AR 400

Project Title:

Acquisition Rehab (B)

Projected Start Date:

03/31/2009

Projected End Date:

03/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Springfield

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$50,000.00
Total CDBG Program Funds Budgeted	N/A	\$50,000.00
Program Funds Drawdown	\$298.26	\$304.63
Obligated CDBG DR Funds	\$51.01	\$530.38
Expended CDBG DR Funds	\$298.26	\$298.26
City of Springfield	\$298.26	\$298.26
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

(24 CFR 570.201(n)) - As part of the Acquisition Rehab project, this activity singles out the soft costs associated with the rehab of a property to be sold to a qualified individual or family with an income at or below 120% AMI.

Location Description:

The primary location for this activity will be in the Highland Southgate Area Census Tracts 11.01 and 11.02), concentrating on keeping this area primarily owner-occupied. This area already contains, smaller, newer built homes that will enable the city to keep the rehab costs lower than rehabbing a larger home.

Activity Progress Narrative:

Lawn maintenance, boarding repair and electric costs for the properties purchased by the City to rehab and resell.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	2	0/0	0/0	2/10
# of Households benefitting	0	0	0	0/0	0/10	0/10

Activity Locations

Address	City	State	Zip
1815 Wittenberg Blvd W	Springfield	NA	45506
1808 Damascus	S	NA	45506

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: AR PURCH ASSIST 400

Activity Title: Purchase Assistance

Activity Category:

Homeownership Assistance to low- and moderate-income

Activity Status:

Planned

Project Number:

AR 400

Project Title:

Acquisition Rehab (B)

Projected Start Date:

03/31/2009

Projected End Date:

03/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Springfield

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$0.00
Total CDBG Program Funds Budgeted	N/A	\$0.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Springfield	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

(24 CFR 570.206) - This activity will be utilized for a rehab-resale homeownership project. The City will purchase a vacant and foreclosed upon home at a discounted rate. Homes will be carefully considered based on the potential discount, cost of rehab and resale value. Home buyers will work with NHP to complete the required 8-hour homebuyer course. The City will work with NHP to provide this opportunity to households that are truly ready for the commitment. Along those lines, the City also plans to have underwriting standards that are more strict than seen in the market in recent years. Housing debt should be no more than 25% of their monthly income, and total debt should be no more than 33%. Under this activity, the City will provided a 1 to 1 match, closing costs and mortgage reduction assistance in the form of a partially forgivable deferred loan. The balance of the loan will be due in full upon sale or transfer of the property. This activity will be funded from the program income from the sale of the property. The City intends to keep the mortgage, instead of releasing it in 5 or 10 years, in order to discourage the homeowner from financing out the equity in their home. The funds used for this activity will be used to house persons at or below 120% of median income. The City does not anticipate that this program will be used to house persons at or below 50% area median income. Since the City does anticipate that these funds will be held in excess of five years, the City requests a waiver in order to keep any Program Income when it comes in. The City would re-utilize these funds in NSP eligible activities. If the homeowner is not able to remain in the home and is forced to sell or is foreclosed upon, despite the safeguards that the City has written into the program, the City will seek to recapture as much of the NSP funds in the projects as possible.

Location Description:

The primary location for this activity will be in the Highland Southgate Area Census Tract 11.01 and 11.02), concentrating on keeping this area primarily owner-occupied. This area already contains, smaller, newer built homes that will enable the city to keep the rehab costs lower than rehabbing a larger home.

Activity Progress Narrative:

Activity will be used to assist homebuyers with financing. This activity will be funded from program income received from the acquisition-rehab-resale program.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of housing units	0	0	0	0/0	0/0	0/10
# of Households benefitting	0	0	0	0/0	0/10	0/10

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: ARR ACQUISITION 500

Activity Title: Acquisition 50%ers

Activity Category:

Acquisition - buyout of residential properties

Project Number:

AR-RENTAL 500

Projected Start Date:

03/31/2009

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Planned

Project Title:

Acquisition Rehab- Rental-25% set aside (B/E)

Projected End Date:

03/31/2013

Responsible Organization:

City of Springfield

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$33,960.00
Total CDBG Program Funds Budgeted	N/A	\$33,960.00
Program Funds Drawdown	\$10,688.94	\$10,688.94
Obligated CDBG DR Funds	\$10,788.94	\$10,788.94
Expended CDBG DR Funds	\$10,688.94	\$10,688.94
City of Springfield	\$10,688.94	\$10,688.94
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

(24 CFR 570.201(a)) - This activity will be utilized for the development of affordable rental units in partnership with the local Continuum of Care, Springfield Clark County Housing Collaborative. This project will not only allow the City to comply with the NSP requirement that 25% of the NSP funds be allocated for housing folks at or below 50% of the area median income, it will also serve to assist the Collaborative in reaching their goal of Ending Chronic Homelessness in 10 years. The project will begin with the City sending out a Request for Proposal to the local Continuum of Care (Springfield Clark County Housing Collaborative) and to the area service agencies with clients in rental housing. The City hopes to receive proposal/proposals from agencies and/or the Collaborative that will include the development of rental units for special needs clients. The City will work in conjunction with the service agencies to identify and purchase vacant land and vacant and foreclosed homes at a discounted rate. See also ARR Rehab 500, ARR Construction 500 and ARR Demo 500 for other activity descriptions for this project. The City does not anticipate holding the deed to these properties. The service providers RFP will include their proposed terms of sale, including any matching funds that they may have to offer the project. All funds used for this activity will be used to house persons at or below 50% area median income. Depending upon the proposal and/or proposal submitted, the City may opt to spend more than the required 25% of the NSP funds on this activity. All units produced with this activity will be rentals. Terms of assistance will depend upon the proposals returned by local agencies. Affordability periods will be based upon a schedule identical to the HOME affordability periods and will be based upon the amount of money provided to the project from the NSP funds. Agreements with the agencies will specify the City's affordable rent definition and will also spell out a recapture provision should the project not prove to be sustainable. Agencies will be subject to a yearly monitoring similar to the HOME, CDBG and ESG monitoring including a review of clients files and property inspection.

Location Description:

The primary location for this activity will be in the Old McGuffey School area (CT 6-1) and Grand Avenue South (CT 12-6). The Old McGuffey School area has some smaller homes that would be less costly to rehab and maintain than a larger home. Grand Avenue South has some larger homes that might lend itself to housing 2 or three families in rental units. The Grand Avenue South area may also see some new construction, as part of the total NSP program in Springfield. It is hoped, that since it is in an area located between two current projects that are having a positive influence on the area, that this project would also continue that trend. Grand Avenue South is also in a CRA area, adding a tax abatement incentive to the area appeal.

Activity Progress Narrative:

Purchase of property to be rehabbed in partnership with local non-profit. Property will be a double that will house 2 families with an income under 50% AMI.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Properties	0	0	1	0/0	0/0	1/8
# of housing units	0	0	2	0/0	0/0	2/4
# of Households benefitting	0	0	0	0/14	0/0	0/14
# of Parcels acquired voluntarily	0	0	1	0/0	0/0	1/14

Activity Locations

Address	City	State	Zip
134-136 E. Southern Ave	Springfield	NA	45505

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: ARR REHAB 500

Activity Title: Rehab 50%ters

Activity Category:

Rehabilitation/reconstruction of residential structures

Activity Status:

Planned

Project Number:

AR-RENTAL 500

Project Title:

Acquisition Rehab- Rental-25% set aside (B/E)

Projected Start Date:

03/31/2009

Projected End Date:

03/31/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Springfield

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$80,000.00	\$80,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Springfield	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

(24 CFR 570.201 (n) as modified by 202) - TThis activity will be utilized for the development of affordable rental units in partnership with the local Continuum of Care, Springfield Clark County Housing Collaborative. This project will not only allow the City to comply with the NSP requirement that 25% of the NSP funds be allocated for housing folks at or below 50% of the area median income, it will also serve to assist the Collaborative in reaching their goal of Ending Chronic Homelessness in 10 years. This activity will allow for the rehab of rental units, acquired by NSP funds. The rental units will be used to house folks at or below 50% AML. Projects will be subjects to the City's Rehab Standards. The City will work in conjunction with the service providers to write up the rehab specifications that will bring the unit/units up the code and make them decent, safe and sanitary. The City will work with the providers in determining the best use of the unit and the number of rental units that might be constructed from each structure. Since each service provider serves a different clientele with their own special needs, the City will look to the service providers to tell them what will work best for the agencies and clients in the long run. All funds used for this activity will be used to house persons at or below 50% area median income. Depending upon the proposal and/or proposal submitted, the City may opt to spend more than the required 25% of the NSP funds on this activity. All units produced with this activity will be rentals. See also Activities: ARR Construction 500, ARR Acquisition 500 and ARR Demo 500.

Location Description:

The primary location for this activity will be in the Old McGuffey School area (CT 6-1)and Grand Avenue South (CT 12-6). The Old McGuffey School area has some smaller homes that would be less costly to rehab and maintain than a larger home. Grand Avenue South has some larger homes that might lend itself to housing 2 or three families in rental units. The Grand Avenue South area may also see some new construction, as part of the total NSP program in Springfield. It is hoped, that since it is in an area located between two current projects that are having a positive influence on the area, that this project would also continue that trend. Grand Avenue South is also in a CRA area, adding a tax abatement incentive to the area appeal.

Activity Progress Narrative:

No fund expended as of report period end. Contracts are in place with a local non-profit to rehab 134-136 E Southern. Property will be a double housing 2 families with income that are below 50% AML.

Performance Measures

This Report Period			Cumulative Actual Total / Expected		
Low	Mod	Total	Low	Mod	Total

# of Properties	0	0	0	0/0	0/0	0/1
# of housing units	0	0	0	0/0	0/0	0/2
# of Households benefitting	0	0	0	0/2	0/0	0/2

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: ARRCONSTRUCTION 500

Activity Title: New Construction 50%ters

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

AR-RENTAL 500

Project Title:

Acquisition Rehab- Rental-25% set aside (B/E)

Projected Start Date:

03/31/2009

Projected End Date:

03/31/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Springfield

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$578,750.00
Total CDBG Program Funds Budgeted	N/A	\$578,750.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$206,000.00	\$206,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Springfield	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

(24 CFR 570.210, eligible use E, no CDBG eligible activity) - This activity will be utilized for the development of affordable rental units in partnership with the local Continuum of Care, Springfield Clark County Housing Collaborative. This project will not only allow the City to comply with the NSP requirement that 25% of the NSP funds be allocated for housing folks at or below 50% of the area median income, it will also serve to assist the Collaborative in reaching their goal of Ending Chronic Homelessness in 10 years. This activity will develop newly constructed rental units for folks at or below 50% AMI. Other activities under this project include rehab, acquisition and demolition. The City will work with the providers in determining the best use of the units and the number of rental units that might be constructed. Since each service provider serves a different clientele with their own special needs, the City will look to the service providers to tell them what will work best for the agencies and clients in the long run. The City does not anticipate holding the deed to these properties. The service providers' RFP will include their proposed terms of sale, including any matching funds that they may have to offer the project. All funds used for this activity will be used to house persons at or below 50% area median income. Depending upon the proposal and/or proposal submitted, the City may opt to spend more than the required 25% of the NSP funds on this activity. All units produced with this activity will be rentals. Terms of assistance will depend upon the proposals returned by local agencies. Affordability periods will be based upon a schedule identical to the HOME affordability periods and will be based upon the amount of money provided to the project from the NSP funds. Agreements with the agencies will specify the City's affordable rent definition and will also spell out a recapture provision should the project not prove to be sustainable. Agencies will be subject to a yearly monitoring similar to the HOME, CDBG and ESG monitoring including a review of clients files and property inspection.

Location Description:

The primary location for this activity will be in the Old McGuffy School area (CT 6-1) and Grand Avenue South (CT 12-6). The Old McGuffy School area has some smaller homes that would be less costly to rehab and maintain than a larger home. Grand Avenue South has some larger homes that might lend itself to housing 2 or three families in rental units. The Grand Avenue South area may also see some new construction, as part of the total NSP program in Springfield. It is hoped, that since it is in an area located between two current projects that are having a positive influence on the area, that this project would also continue that trend. Grand Avenue South is also in a CRA area, adding a tax abatement incentive to the area appeal.

Activity Progress Narrative:

No funds expended. Contracts in place with 2 local non-profits for new construction of rental units for clients with incomes that are at or below 50% AMI. Properties to be purchased are identified as upcoming on the Spring '10 tax foreclosure sale.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	0	0/0	0/0	0/14
# of Households benefitting	0	0	0	0/14	0/0	0/14

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources

Grantee Activity Number: DEMO 200

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

DEMO 200

Project Title:

Demolition (D)

Projected Start Date:

03/31/2009

Projected End Date:

03/31/2013

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Springfield

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$100,000.00
Total CDBG Program Funds Budgeted	N/A	\$100,000.00
Program Funds Drawdown	\$24,960.75	\$24,960.75
Obligated CDBG DR Funds	\$31,126.20	\$31,126.20
Expended CDBG DR Funds	\$24,960.75	\$24,960.75
City of Springfield	\$24,960.75	\$24,960.75
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

(24 CFR 570.201(d)) - The most benefit can be derived from de-concentrating the housing in the Lagonda Corridor. Much of the housing is obsolete and owner occupied units have been replaced with rental units, many of which are vacant as well. By demolishing the worst of the vacant homes, staff believes that the remaining residents will have a better chance at assisting in the stabilization of their community. While the majority of the work in this area will be demolition of blighted structures, in instances where it makes sense to utilize NSP funds to purchase the property, demolish the structure and dispose of the property to adjoining property owners to increase yard space, etc., the City will certainly make that change. Likewise, if there are owner occupants that wish to upgrade the home they are currently living in, the City is willing to utilize their HOME funds or other assistance in order to accomplish the end goal of stabilizing this neighborhood. In the remaining target areas, demolition without acquisition will only be used for structures that are blighted and in a location that it would not make sense to replace it with another residential structure. Independent of location, the funds used for this activity will not be used to house persons at or below 50% area median income.

Location Description:

The primary location for this activity will be in the Lagonda Corridor, an area that has experienced the highest rate of foreclosure and is in one of the highest tiers for the Hi-Cost Loan rate. In some cases, it might also make sense to utilize this activity judiciously in the other target locations: Highlands/Southgate, Grand Avenue South and the Old McGuffey School Site. This activity will be used in these areas, only when property conditions and site locations warrant.

Activity Progress Narrative:

6 structures demolished and 2 more are in progress in the NSP1 target areas.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	8	0/0	0/0	8/10

Activity Locations

Address	City	State	Zip
1553 S. Center Blvd	Springfield	NA	45506
303 Rice Steet	Springfield	NA	45506
1312-1314 Clay Street	Springfield	NA	45506
132-134 Rice Street	Springfield	NA	45506
1204 Linden Avenue	Springfield	NA	45506
11-15 W. Southern	Springfield	NA	45506
1218 S Yellow Springs	Springfield	NA	45506
435 Rice Street	Springfield	NA	45506

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: DEMO-ACQUISITION 300

Activity Title: Demo-Acquisition

Activity Category:

Acquisition - buyout of residential properties

Activity Status:

Planned

Project Number:

DEMO 300

Project Title:

Redevelopment-Reconstruction -25% set aside(E)

Projected Start Date:

03/31/2009

Projected End Date:

03/31/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Springfield

Overall	Oct 1 thru Dec 31, 2009	To Date
Total Projected Budget from All Sources	N/A	\$64,099.00
Total CDBG Program Funds Budgeted	N/A	\$64,099.00
Program Funds Drawdown	\$14,136.78	\$14,386.78
Obligated CDBG DR Funds	\$1,402.43	\$1,802.43
Expended CDBG DR Funds	\$1,502.43	\$1,502.43
City of Springfield	\$1,502.43	\$1,502.43
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

(@\$ CFR 570.201(a)) - The most benefit can be derived in the Old McGuffey School Site and Grand Avenue South from acquiring vacant land and vacant foreclosed upon homes, tearing down the blighting influence and rebuilding new units of affordable housing for individuals and families at or below 50% of the area median income. Staff will look at proposals offered by the Springfield Clark County Housing Collaborative that focus on the development of a neighborhood in this area. The City is not looking to replace, one-for-one, the existing blighted housing in the area. Instead, it will look to combine lots, adding more neighborhood appeal and green space, and increasing property values in the area. The replacement housing will be well built, energy efficient homes, which will also add to the stabilizing effect of this program. The end user for this new construction will likely be an owner and partner family of the local Habitat for Humanity affiliate. Homeowners will take the required home buyer course with Neighborhood Housing Partnership; the local HUD approved housing counseling agency. This activity addresses the acquisition of either vacant lots or vacant and foreclosed upon homes in the Grand Avenue South and Old McGuffey School areas.

Location Description:

The primary locations for this activity will be the Old McGuffey School Site (CT 6-1) and Grand Avenue South (CT 12-6). It is possible that the Highland Southgate Area might also utilize this activity to assist in the stabilization of the area, but demolition reconstruction will not be the primary activity used in the Highland Southgate area.

Activity Progress Narrative:

Funds expended are for purchase of a vacant lot (1117-1119 Linden), and appraisal, title search and insurance and OHPO review costs for both 1101-1103 and 1117-1119 Linden. Funds to purchase 1101-1103 Linden came out of DEMO-CONSTRUCTION 300 initially but will be transferred over to this line item to more accurately reflect the use of the funds.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/5	0/0	0/5
# of Parcels acquired voluntarily	0	0	2	0/0	0/0	2/5

Activity Locations

Address	City	State	Zip
1117-1119 Linden Avenue	Springfield	NA	45505
1101-1103 Linden Avenue	Springfield	NA	45505

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: DEMO-CONSTRUCTION 300

Activity Title: New Construction

Activity Category:

Construction of new housing

Activity Status:

Planned

Project Number:

DEMO 300

Project Title:

Redevelopment-Reconstruction -25% set aside(E)

Projected Start Date:

03/31/2009

Projected End Date:

03/31/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Springfield

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$200,000.00
Total CDBG Program Funds Budgeted	N/A	\$200,000.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$200,000.00	\$200,000.00
Expended CDBG DR Funds	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

(24 CFR 570.202 rehab and preservation activities for demolished or vacant properties) - The most benefit can be derived in the Old McGuffey School Site and Grand Avenue South from acquiring vacant land and vacant foreclosed upon homes, tearing down the blighting influence and rebuilding new units of affordable housing for individuals and families at or below 50% of the area median income. Staff will look at proposals offered by the Springfield Clark County Housing Collaborative that focus on the development of a neighborhood in this area. The City is not looking to replace, one-for-one, the existing blighted housing in the area. Instead, it will look to combine lots, adding more neighborhood appeal and green space, and increasing property values in the area. The replacement housing will be well built, energy efficient homes, which will also add to the stabilizing effect of this program. The end user for this new construction will likely be an owner and partner family of the local Habitat for Humanity affiliate. Homeowners will take the required home buyer course with Neighborhood Housing Partnership; the local HUD approved housing counseling agency. This activity addresses the new construction of homes in the Grand Avenue South and Old McGuffey School areas.

Location Description:

The primary locations for this activity will be the Old McGuffey School Site (CT 6-1) and Grand Avenue South (CT 12-6). It is possible that the Highland Southgate Area might also utilize this activity to assist in the stabilization of the area, but demolition reconstruction will not be the primary activity used.

Activity Progress Narrative:

Funds expended to purchase 1101-1103 Linden. Initially funded from demo-construction, this expense will be moved to demo-acquisition 300 to more appropriately reflect projects expenses.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of housing units	0	0	2	0/0	0/0	2/5
# of Households benefitting	0	0	0	0/5	0/0	0/5

Activity Locations

Address	City	State	Zip
1101-1103 Linden	Springfield	NA	45505
1117-1119 Linden Avenue	Springfield	NA	45505

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources	Amount
No Other Funding Sources Found	
Total Other Funding Sources	

Grantee Activity Number: DEMOLITION 300

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Planned

Project Number:

DEMO 300

Project Title:

Redevelopment-Reconstruction -25% set aside(E)

Projected Start Date:

03/31/2009

Projected End Date:

03/31/2013

National Objective:

NSP Only - LH - 25% Set-Aside

Responsible Organization:

City of Springfield

Overall

Oct 1 thru Dec 31, 2009

To Date

Total Projected Budget from All Sources	N/A	\$6,200.00
Total CDBG Program Funds Budgeted	N/A	\$6,200.00
Program Funds Drawdown	\$0.00	\$0.00
Obligated CDBG DR Funds	\$0.00	\$0.00
Expended CDBG DR Funds	\$0.00	\$0.00
City of Springfield	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$0.00

Activity Description:

(24 CFR 570.201(d)) - The most benefit can be derived in the Old McGuffey School Site and Grand Avenue South from acquiring vacant land and vacant foreclosed upon homes, tearing down the blighting influence and rebuilding new units of affordable housing for individuals and families at or below 50% of the area median income. Staff will look at proposals offered by the Springfield Clark County Housing Collaborative that focus on the development of a neighborhood in this area. The City is not looking to replace, one-for-one, the existing blighted housing in the area. Instead, it will look to combine lots, adding more neighborhood appeal and green space, and increasing property values in the area. The replacement housing will be well built, energy efficient homes, which will also add to the stabilizing effect of this program. The end user for this new construction will likely be an owner and partner family of the local Habitat for Humanity affiliate. Homeowners will take the required home buyer course with Neighborhood Housing Partnership; the local HUD approved housing counseling agency. This activity addresses any demolition of vacant and foreclosed upon homes in the Grand Avenue South and Old McGuffey School areas. It is anticipated that most activities under this project will be new construction on vacant residential lots.

Location Description:

The primary locations for this activity will be the Old McGuffey School Site (CT 6-2) and Grand Avenue South (CT 12-6). It is possible that the Highland Southgate Area might also utilize this activity to assist in the stabilization of the area, but demolition reconstruction will not be the primary activity used.

Activity Progress Narrative:

No funds were expended in this time period.

Performance Measures

	This Report Period			Cumulative Actual Total / Expected		
	Low	Mod	Total	Low	Mod	Total
# of Households benefitting	0	0	0	0/5	0/0	0/5

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources
