

Grantee: Springfield, OH

Grant: B-09-LN-OH-0030

January 1, 2021 thru March 31, 2021 Performance Report

Grant Number: B-09-LN-OH-0030	Obligation Date:	Award Date: 02/11/2010
Grantee Name: Springfield, OH	Contract End Date:	Review by HUD: Reviewed and Approved
Grant Award Amount: \$6,101,315.00	Grant Status: Active	QPR Contact: No QPR Contact Found
LOCCS Authorized Amount: \$6,101,315.00	Estimated PI/RL Funds: \$949,299.00	
Total Budget: \$7,050,614.00		

Disasters:

Declaration Number

No Disasters 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, perpetuating 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. <!--[if !supportEmptyParas]--><!--[endif]--> 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. <!--[if !supportEmptyParas]--><!--[endif]--> 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), and Campus. 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 spec

Target Geography:

tacular 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. (6/17/2013 JS) Without a waiver from HOD, 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

Program Approach:

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
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 jsudhoff@springfieldohio.gov
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Overall	This Report Period	To Date
Total Projected Budget from All Sources	\$0.00	\$7,051,734.96
Total Budget	\$0.00	\$6,771,673.77
Total Obligated	\$0.00	\$6,771,673.77
Total Funds Drawdown	\$3,465.34	\$6,715,026.08
Program Funds Drawdown	\$0.00	\$6,101,296.95
Program Income Drawdown	\$3,465.34	\$613,729.13
Program Income Received	\$5,685.52	\$975,563.68



Total Funds Expended	\$3,465.34	\$6,715,026.08
HUD Identified Most Impacted and Distressed	\$0.00	\$0.00
Other Funds	\$ 0.00	\$ 280,061.19
Match Funds	\$ 0.00	\$ 280,061.19
Non-Match Funds	\$ 0.00	\$ 0.00

Funds Expended

Overall	This Period	To Date
City of Springfield	\$ 3,465.34	\$ 6,715,026.08

Progress Toward Required Numeric Targets

Requirement	Target	Projected	Actual
Overall Benefit Percentage	99.00%	.00%	.00%
Minimum Non Federal Match	\$.00	\$.00	\$280,061.19
Overall Benefit Amount	\$698,010,786.00	\$.00	\$.00
Limit on Public Services	\$.00	\$.00	\$.00
Limit on Admin/Planning	\$610,131.50	\$665,800.00	\$.00
Limit on Admin	\$.00	\$665,800.00	\$.00
Most Impacted and Distressed	\$.00	\$.00	\$.00
Progress towards LH25 Requirement	\$1,762,653.50		\$2,593,282.94

Overall Progress Narrative:

The City has a plan to utilize the remaining balance of NSP1/2 funds contingent upon a tax/credit project to be announced later this spring.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
Admin 1000, Administration	\$0.00	\$665,800.00	\$495,636.94
BC Redev 4000, Buck Creek Redevelopment (E)	\$0.00	\$1,348,201.67	\$1,191,366.96
BC Rehab 6000, Buck Creek Acq-Rehab (B)	\$0.00	\$1,461,974.39	\$1,326,730.95
Demo 2000, Demolition (D)	\$0.00	\$610,129.10	\$610,024.89
NSP2 PI Waiver, NSP2 Program Income Waiver	\$0.00	\$0.00	\$0.00
S Lime HO Redev 3000, S Limestone Homeowner	\$0.00	\$1,090,000.00	\$745,870.88
S Lime Rental Redev 5000, S Limestone Rental	\$0.00	\$1,874,490.00	\$1,731,666.33

Activities

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



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

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Buck Creek Redevelopment (E)

Projected End Date:
02/11/2021

Completed Activity Actual End Date:

Responsible Organization:
City of Springfield

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$743,366.28
Total Budget	\$0.00	\$743,366.28
Total Obligated	\$0.00	\$743,366.28
Total Funds Drawdown	\$3,436.14	\$740,362.17
Program Funds Drawdown	\$0.00	\$669,531.76
Program Income Drawdown	\$3,436.14	\$70,830.41
Program Income Received	\$0.00	\$3,448.16
Total Funds Expended	\$3,436.14	\$740,362.17
City of Springfield	\$3,436.14	\$740,362.17
Most Impacted and Distressed Expended	\$0.00	\$0.00

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.

Location Description:

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

Activity Progress Narrative:

Funds expended in this quarter include the payment of property taxes for land acquired with NSP funds.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	4/3
#Energy Star Replacement	0	55/30
#Additional Attic/Roof	0	4/3



#High efficiency heating plants	0	4/3
#Efficient AC added/replaced	0	4/3
#Replaced thermostats	0	4/3
#Replaced hot water heaters	0	4/3
#Light Fixtures (indoors)	0	76/21
#Light fixtures (outdoors)	0	18/6
#Refrigerators replaced	0	3/3
#Clothes washers replaced	0	0/3
#Dishwashers replaced	0	3/0
#Units with solar panels	0	0/0
#Low flow toilets	0	7/3
#Low flow showerheads	0	4/3
#Units with bus/rail access	0	4/3
#Units exceeding Energy Star	0	4/3
#Sites re-used	0	4/3
#Units deconstructed	0	0/2
#Units & other green	0	4/3

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	4/3
# of Singlefamily Units	0	4/3

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	1/3	4/3	25.00
# Owner Households	0	0	0	0/0	1/3	4/3	25.00

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	

Activity Supporting Documents: None

Project # / BC Rehab 6000 / Buck Creek Acq-Rehab (B)



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

Benefit Type:
Direct (HouseHold)

National Objective:
NSP Only - LMMI

Activity Status:
Under Way

Project Title:
Buck Creek Acq-Rehab (B)

Projected End Date:
02/11/2013

Completed Activity Actual End Date:

Responsible Organization:
City of Springfield

Overall	Jan 1 thru Mar 31, 2021	To Date
Total Projected Budget from All Sources	\$0.00	\$1,089,891.83
Total Budget	\$0.00	\$1,089,891.83
Total Obligated	\$0.00	\$1,089,891.83
Total Funds Drawdown	\$29.20	\$1,072,064.70
Program Funds Drawdown	\$0.00	\$988,137.72
Program Income Drawdown	\$29.20	\$83,926.98
Program Income Received	\$5,685.52	\$745,382.36
Total Funds Expended	\$29.20	\$1,072,064.70
City of Springfield	\$29.20	\$1,072,064.70
Most Impacted and Distressed Expended	\$0.00	\$0.00

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.

Location Description:

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

Activity Progress Narrative:

Received program income for loan payments in this activity. Funds spent to pay property taxes on NSP acquired land.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	6/11
#Energy Star Replacement	0	72/110
#Additional Attic/Roof	0	6/12



#High efficiency heating plants	0	6/11
#Efficient AC added/replaced	0	6/11
#Replaced thermostats	0	6/11
#Replaced hot water heaters	0	6/11
#Light Fixtures (indoors)	0	70/77
#Light fixtures (outdoors)	0	16/23
#Refrigerators replaced	0	6/11
#Clothes washers replaced	0	0/11
#Dishwashers replaced	0	6/0
#Units with solar panels	0	0/0
#Low flow toilets	0	12/11
#Low flow showerheads	0	12/11
#Units with bus/rail access	0	6/11
#Units exceeding Energy Star	0	6/11
#Sites re-used	0	6/11
#Units deconstructed	0	0/6
#Units & other green	0	6/11

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	6/11
# of Singlefamily Units	0	6/11

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	0/0	0/11	6/11	0.00
# Owner Households	0	0	0	0/0	0/11	6/11	0.00

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	

Activity Supporting Documents: None

