

Grantee: Springfield, MA

Grant: B-11-MN-25-0001

October 1, 2019 thru December 31, 2019 Performance Report

Grant Number: B-11-MN-25-0001	Obligation Date:	Award Date:
Grantee Name: Springfield, MA	Contract End Date: 03/07/2014	Review by HUD: Reviewed and Approved
Grant Award Amount: \$1,197,000.00	Grant Status: Active	QPR Contact: Cathy Kelly Buono
LOCCS Authorized Amount: \$1,197,000.00	Estimated PI/RL Funds: \$242,777.30	
Total Budget: \$1,439,777.30		

Disasters:

Declaration Number

NSP

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

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$1,439,777.30
Total Budget	\$0.00	\$1,439,777.30
Total Obligated	\$0.00	\$1,439,777.30
Total Funds Drawdown	\$0.00	\$1,439,777.30
Program Funds Drawdown	\$0.00	\$1,197,000.00
Program Income Drawdown	\$0.00	\$242,777.30
Program Income Received	\$0.00	\$242,777.30
Total Funds Expended	\$0.00	\$1,439,777.30
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00



Progress Toward Required Numeric Targets

Requirement	Target	Actual
Overall Benefit Percentage (Projected)		0.00%
Overall Benefit Percentage (Actual)		0.00%
Minimum Non-Federal Match	\$0.00	\$0.00
Limit on Public Services	\$179,550.00	\$0.00
Limit on Admin/Planning	\$119,700.00	\$143,977.00
Limit on Admin	\$0.00	\$143,977.00
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$359,944.33	\$367,364.88

Overall Progress Narrative:

All activities are completed and closed. All close-out paperwork has been submitted to HUD. Grant is closed.

Project Summary

Project #, Project Title	This Report	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
1, Acquisition and Rehabilitation or Redevelopment of	\$0.00	\$922,611.25	\$764,215.59
2, Acquisition and Rehabilitation/Redevelopment for	\$0.00	\$191,497.79	\$191,497.79
3, Administration of NSP3 Program	\$0.00	\$143,977.00	\$109,595.36
4, Acquisition and Rehabilitation/Redevelopment for Rent	\$0.00	\$181,691.26	\$131,691.26

