

Grantee: Springfield, OH

Grant: B-08-MN-39-0012

October 1, 2018 thru December 31, 2018 Performance



Grant Number:
B-08-MN-39-0012

Obligation Date:

Award Date:

Grantee Name:
Springfield, OH

Contract End Date:

Review by HUD:
Submitted - Await for Review

Grant Award Amount:
\$2,270,009.00

Grant Status:
Active

QPR Contact:
Jackie Sudhoff

LOCCS Authorized Amount:
\$2,270,009.00

Estimated PI/RL Funds:
\$495,000.00

Total Budget:
\$2,765,009.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

(6/12/13 JS) The areas of greatest need have not substantially changed. This amendment primarily addresses the allocation of program income received from the Acquisition-Rehab-Resale project. Amendment does address the addition of an activity to address homes sole within the Acquisition-Rehab-Resale project to households that were at or below 50% AMI. This new activity will allow the city to count expenditures for these homes towards the 25% set aside requirement.

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 data 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

Distribution and and Uses of Funds:

(6/12/13 JS) The distribution percentatges for the grant will remain the same. Admin and Demo will both be capped at 10% of the grant budget plus any program income earned. Activities benefiting households at or below 50% AMI will also meet at least the 25% set aside requirement. 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 twn 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 alos invest more into their current homes. A surbey of the housing stock in the Highland Southgate Area found a dichotomy of housing types. The Northern and far Eastern boundaries of thie 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, ne-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 that the

Distribution and Uses of Funds:

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 neighborhood to cut utility costs in 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

Definitions and Descriptions:

(6/12/13 JS) No new definitions or descriptions were added as a result of the amendment.

Low Income Targeting:

(6/12/13 JS) The amendment specifies that no less than 25% of the grant funds plus any earned program income will be used for households at or below 50% of AMI. Amendment does create an activity that would allow expenditures made for homes that were sold to households at or below 50% of AMI to be counted in the low income targeting requirement.

Acquisition and Relocation:

(6/12/13 JS) Amendment did not add anything to acquisition and relocation.

Public Comment:

(6/12/13 JS) There were no public comments as a result of the public notice for the Amendment.

Overall	This Report Period	To Date
Total Projected Budget from All Sources	N/A	\$2,709,589.49
Total Budget	(\$10,419.43)	\$2,709,589.49
Total Obligated	(\$10,419.43)	\$2,709,589.49
Total Funds Drawdown	\$0.00	\$2,634,150.24
Program Funds Drawdown	\$0.00	\$2,229,903.81
Program Income Drawdown	\$0.00	\$404,246.43
Program Income Received	\$4,083.14	\$495,965.73
Total Funds Expended	\$0.00	\$2,634,150.24
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$240,742.61



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	\$240,742.61
Limit on Public Services	\$340,501.35	\$0.00
Limit on Admin/Planning	\$227,000.90	\$250,899.40
Limit on Admin	\$0.00	\$250,899.40
Most Impacted and Distressed Threshold (Projected)	\$0.00	\$0.00
Progress towards LH25 Requirement	\$691,252.25	\$1,188,452.37

Overall Progress Narrative:

The City continues to work on closing out this grant.

Project Summary

Project #, Project Title	This Report Period	To Date	
	Program Funds Drawdown	Project Funds Budgeted	Program Funds Drawdown
ADMIN 100, Administration	\$0.00	\$276,434.00	\$109,781.09
AR 400, Acquisition Rehab (B)	\$0.00	\$976,331.00	\$873,836.59
AR-RENTAL 500, Acquisition Rehab- Rental-25% set aside	\$0.00	\$880,753.38	\$859,618.87
DEMO 200, Demolition (D)	\$0.00	\$225,000.00	\$100,000.00
DEMO 300, Redevelopment-Reconstruction -25% set aside(E)	\$0.00	\$307,699.00	\$286,667.26
Redevelopment 600, Redevelopment-Reconstruction	\$0.00	\$75,000.00	\$0.00

Activities

Project # / Title: ADMIN 100 / Administration

Grantee Activity Number: Admin 100

Activity Title: Administration

Activity Category:

Administration

Project Number:

ADMIN 100

Projected Start Date:

03/31/2009

Benefit Type:

()

National Objective:

N/A

Activity Status:

Under Way

Project Title:

Administration

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Springfield

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$276,434.00
Total Budget	\$21,208.45	\$276,434.00
Total Obligated	\$21,208.45	\$276,434.00
Total Funds Drawdown	\$0.00	\$250,899.40
Program Funds Drawdown	\$0.00	\$109,781.09
Program Income Drawdown	\$0.00	\$141,118.31
Program Income Received	\$0.00	\$2,707.45
Total Funds Expended	\$0.00	\$250,899.40
City of Springfield	\$0.00	\$250,899.40
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

There were no funds expended in this quarter and no accomplishments to report.



Accomplishments Performance Measures

No Accomplishments Performance Measures

Beneficiaries Performance Measures

No Beneficiaries 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

Project # / Title: AR 400 / Acquisition Rehab (B)

Grantee Activity Number: ACQ-REHAB 400

Activity Title: Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

AR 400

Projected Start Date:

03/31/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition Rehab (B)

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Springfield

Overall

Total Projected Budget from All Sources

Oct 1 thru Dec 31, 2018

N/A

To Date

\$589,443.78

Total Budget

(\$31,627.88)

\$589,443.78

Total Obligated

(\$31,627.88)

\$589,443.78

Total Funds Drawdown

\$0.00

\$589,443.78



Program Funds Drawdown	\$0.00	\$532,951.39
Program Income Drawdown	\$0.00	\$56,492.39
Program Income Received	\$4,083.14	\$463,770.92
Total Funds Expended	\$0.00	\$589,443.78
City of Springfield	\$0.00	\$589,443.78
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
City of Springfield	Acquisition - general	AR 400	ACQUISITION-R 400	Acquisition	General Account
City of Springfield	Rehabilitation/reconstruction of residential structures	AR 400	AR PROJECT DEL 400	Project Delivery Costs	General Account

Association Description:

AR Project Del 400 and Acquisition 400 are related activities in the Acquisition-Rehab-Resale project under-taken by the City of Springfield. In an attempt not to double/triple beneficiaries, all performance data will be collected on the Acq-Rehab 400 activity.

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:

There were no funds expended in this quarter and no accomplishments to report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	9/10
#Energy Star Replacement	0	75/50
#Additional Attic/Roof Insulation	0	9/10
#High efficiency heating plants	0	9/10
#Efficient AC added/replaced	0	9/10



#Replaced thermostats	0	9/10
#Replaced hot water heaters	0	9/10
#Light Fixtures (indoors) replaced	0	98/50
#Light fixtures (outdoors)	0	30/20
#Refrigerators replaced	0	4/10
#Clothes washers replaced	0	2/0
#Dishwashers replaced	0	1/0
#Units with solar panels	0	0/0
#Low flow toilets	0	11/10
#Low flow showerheads	0	10/10
#Units with bus/rail access	0	9/10
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	9/10
#Units deconstructed	0	0/0
#Units w/ other green	0	9/10
Activity funds eligible for DREF	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	9/10
# of Singlefamily Units	0	9/10

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	2/0	5/10	9/10	77.78
# Owner Households	0	0	0	2/0	5/10	9/10	77.78

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: ACQUISITION-R 400

Activity Title: Acquisition

Activity Category:

Acquisition - general

Project Number:

AR 400

Projected Start Date:

03/31/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition Rehab (B)

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Springfield

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$279,073.79
Total Budget	\$0.00	\$279,073.79
Total Obligated	\$0.00	\$279,073.79
Total Funds Drawdown	\$0.00	\$279,073.79
Program Funds Drawdown	\$0.00	\$279,073.79
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$2,108.91
Total Funds Expended	\$0.00	\$279,073.79
City of Springfield	\$0.00	\$279,073.79
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

There were no funds expended in this quarter and no accomplishments to report.



Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

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

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

Project Number:

AR 400

Projected Start Date:

03/31/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Activity Status:

Completed

Project Title:

Acquisition Rehab (B)

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Springfield

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$76,185.55
Total Budget	\$0.00	\$76,185.55
Total Obligated	\$0.00	\$76,185.55
Total Funds Drawdown	\$0.00	\$76,185.55
Program Funds Drawdown	\$0.00	\$61,811.41
Program Income Drawdown	\$0.00	\$14,374.14
Program Income Received	\$0.00	\$21,777.40
Total Funds Expended	\$0.00	\$76,185.55
City of Springfield	\$0.00	\$76,185.55
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:

There were no funds expended in this quarter and no accomplishments to report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
#Additional Attic/Roof Insulation	0	0/0



#High efficiency heating plants	0	0/0
#Efficient AC added/replaced	0	0/0
#Replaced thermostats	0	0/0
#Replaced hot water heaters	0	0/0
#Refrigerators replaced	0	0/0
#Clothes washers replaced	0	0/0
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	0/0
#Low flow showerheads	0	0/0
#Units with bus/rail access	0	0/0
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	0/0
#Units deconstructed	0	0/0
#Units w/ other green	0	0/0
Activity funds eligible for DREF	0	0/0

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

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	0/0	0/0	0

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	

Project # / Title: AR-RENTAL 500 / Acquisition Rehab- Rental-25% set aside

Grantee Activity Number: ARR ACQUISITION 500
Activity Title: Acquisition 50%ters



Activity Category:

Acquisition - general

Project Number:

AR-RENTAL 500

Projected Start Date:

03/31/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

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

Projected End Date:

03/31/2013

Completed Activity Actual End Date:**Responsible Organization:**

City of Springfield

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$12,590.58
Total Budget	\$0.00	\$12,590.58
Total Obligated	\$0.00	\$12,590.58
Total Funds Drawdown	\$0.00	\$12,590.58
Program Funds Drawdown	\$0.00	\$12,590.58
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$12,590.58
City of Springfield	\$0.00	\$12,590.58
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

9/19/2013 NOTE: Housing Beneficiaries are counted in the CONSTRUCTION and REHAB activities. The City and it's partners acquired a total of 4 properties for this project. One property was acquired for the IHN double, 2 properties were acquired for the 2 doubles constructed by St. Vincent DePaul and one property was acquired for the Housing Connection home that houses three individuals with developmental disabilities. (JS)

(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 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:

There were no funds expended in this quarter and no accomplishments to report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	0/0
# of buildings (non-residential)	0	0/0
# of Parcels acquired by	0	0/0
# of Parcels acquired by admin	0	0/0
# of Parcels acquired voluntarily	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

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

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 REHAB 500

Activity Title: Rehab 50%ters

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

AR-RENTAL 500

Projected Start Date:

03/31/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

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

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Springfield

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$314,812.79
Total Budget	\$0.00	\$314,812.79
Total Obligated	\$0.00	\$314,812.79
Total Funds Drawdown	\$0.00	\$314,812.79
Program Funds Drawdown	\$0.00	\$293,678.29
Program Income Drawdown	\$0.00	\$21,134.50
Program Income Received	\$0.00	\$2,756.69
Total Funds Expended	\$0.00	\$314,812.79
City of Springfield	\$0.00	\$314,812.79
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

9/19/2013 NOTE: Housing Beneficiaries are counted in the CONSTRUCTION and REHAB activities. The City and its partners acquired a total of 4 properties for this project. One property was acquired for the IHN double, 2 properties were acquired for the 2 doubles constructed by St. Vincent DePaul and one property was acquired for the Housing Connection home that houses three individuals with developmental disabilities. Accomplishments recorded above reflect the 2 units rehabbed and rented by IHN. (JS)

(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% AMI. 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 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:

There were no funds expended in this quarter and no accomplishments to report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Properties	0	2/2
#Energy Star Replacement	0	45/40
#Additional Attic/Roof Insulation	0	3/2
#High efficiency heating plants	0	3/2
#Efficient AC added/replaced	0	3/2
#Replaced thermostats	0	3/2
#Replaced hot water heaters	0	3/2
#Light Fixtures (indoors) replaced	0	38/35
#Light fixtures (outdoors)	0	9/6
#Clothes washers replaced	0	0/2
#Dishwashers replaced	0	0/0
#Units with solar panels	0	0/0
#Low flow toilets	0	6/4
#Low flow showerheads	0	3/2
#Units with bus/rail access	0	3/2
#Units exceeding Energy Star	0	0/0
#Sites re-used	0	2/1
#Units deconstructed	0	0/0
#Units & other green	0	3/2
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	0	0/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	3/2
# of Singlefamily Units	0	3/2

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	3/2	0/0	3/2	100.00



# Renter Households	0	0	0	3/2	0/0	3/2	100.00
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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

Project Number:

AR-RENTAL 500

Projected Start Date:

03/31/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

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

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Springfield

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$553,350.00
Total Budget	\$0.00	\$553,350.00
Total Obligated	\$0.00	\$553,350.00
Total Funds Drawdown	\$0.00	\$553,350.00
Program Funds Drawdown	\$0.00	\$553,350.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$553,350.00
City of Springfield	\$0.00	\$553,350.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

9/19/2013 NOTE: Housing Beneficiaries are counted in the CONSTRUCTION and REHAB activities. The City and it's partners acquired a total of 4 properties for this project. One property was acquired for the IHN double, 2 properties were acquired for the 2 doubles constructed by St. Vincent DePaul and one property was acquired for the Housing Connection home that houses three individuals with developmental disabilities. Accomplishments recorded above reflect the 5 housing units constructed and rented by St. Vincent Depaul and Housing Connections. The renter information includes the 4 HH renting the 2 doubles from St.Vincent DePaul and the 3 renters residing in the 1 housing unit constructed by Housing Connection (JS) (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 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:

There were no funds expended in this quarter and no accomplishments to report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	6/3
#Low flow showerheads	0	6/3
#Units with bus/rail access	0	5/5
#Units exceeding Energy Star	0	1/0
#Sites re-used	0	3/3
#Units w/ other green	0	5/5
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	0	1/0

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
# of Housing Units	0	5/5
# of Singlefamily Units	0	5/5

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	6/7	0/0	6/7	100.00
# Renter Households	0	0	0	6/7	0/0	6/7	100.00

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

Project # / Title: DEMO 200 / Demolition (D)

Grantee Activity Number: DEMO 200

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Activity Status:

Under Way

Project Number:

DEMO 200

Project Title:

Demolition (D)

Projected Start Date:

03/31/2009

Projected End Date:

03/31/2013

Benefit Type:

Area ()

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Springfield

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$225,000.00
Total Budget	\$0.00	\$225,000.00
Total Obligated	\$0.00	\$225,000.00
Total Funds Drawdown	\$0.00	\$217,508.88
Program Funds Drawdown	\$0.00	\$100,000.00
Program Income Drawdown	\$0.00	\$117,508.88
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$217,508.88
City of Springfield	\$0.00	\$217,508.88
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$6,435.40

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:

This is an Area Benefit activity. DRGR Area Benefit-Census Tract screens would not allow input of Springfield Census Tract information. DRGR hotline was contacted and DRGR hotline representative, Cynthia Cary is working on a solution. Springfield Census Tracts 3, 5, 6, 7, 8, 11.01, 11.02 and 12 will benefit.

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:

There were no funds expended in this quarter and no accomplishments to report.

Accomplishments Performance Measures

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Properties	0	43/43
# of buildings (non-residential)	0	0/0
# of public facilities	0	0/0
# of Businesses	0	0/0
# of Non-business Organizations	0	0/0
Activity funds eligible for DREF	0	0/0

	This Report Period Total	Cumulative Actual Total / Expected Total
# of Housing Units	0	43/43

Beneficiaries Performance Measures

No Beneficiaries 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	



Project # / Title: DEMO 300 / Redevelopment-Reconstruction -25% set aside(E)

Grantee Activity Number: DEMO-ACQUISITION 300

Activity Title: Demo-Acquisition

Activity Category:

Acquisition - general

Project Number:

DEMO 300

Projected Start Date:

03/31/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Redevelopment-Reconstruction -25% set aside(E)

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Springfield

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$56,707.22
Total Budget	\$0.00	\$56,707.22
Total Obligated	\$0.00	\$56,707.22
Total Funds Drawdown	\$0.00	\$56,707.22
Program Funds Drawdown	\$0.00	\$56,707.22
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$56,707.22
City of Springfield	\$0.00	\$56,707.22
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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 and reconstruction will not be the primary activity used in the Highland Southgate area.



Activity Progress Narrative:

There were no funds expended in this quarter and no accomplishments to report.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
# of buildings (non-residential)	0		0/0	
# of Parcels acquired by	0		0/0	
# of Parcels acquired by admin	0		0/0	
# of Parcels acquired voluntarily	0		0/0	

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod%
# of Permanent Jobs Created	0	0	0	0/0	0/0	0/0	0

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

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-CONSTRUCTION 300

Activity Title: New Construction

Activity Category:

Construction of new housing

Project Number:

DEMO 300

Projected Start Date:

03/31/2009

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Redevelopment-Reconstruction -25% set aside(E)

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Springfield

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$244,791.78
Total Budget	\$0.00	\$244,791.78
Total Obligated	\$0.00	\$244,791.78
Total Funds Drawdown	\$0.00	\$244,791.78
Program Funds Drawdown	\$0.00	\$223,760.04
Program Income Drawdown	\$0.00	\$21,031.74
Program Income Received	\$0.00	\$2,844.36
Total Funds Expended	\$0.00	\$244,791.78
City of Springfield	\$0.00	\$244,791.78
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$234,307.21

Ancillary Activities

Responsible Organization	Activity Type	Project #	Grantee Activity #	Activity Title	Program Income Account
City of Springfield	Acquisition - general	DEMO 300	DEMO-ACQUISITION 300	Demo-Acquisition	General Account
City of Springfield	Clearance and Demolition	DEMO 300	DEMOLITION 300	Demolition	General Account

Association Description:

Properties acquired under this activity will have beneficiaries recorded under the DEMO-CONSTRUCTION 300 Activity. DEMOLITION 300 was used for the demolition on one property under this overall project.

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:

There were no funds expended in this quarter and no accomplishments to report.

Accomplishments Performance Measures

	This Report Period	Cumulative Actual Total / Expected
	Total	Total
#Units with solar panels	0	0/0
#Low flow toilets	0	9/9
#Low flow showerheads	0	8/8
#Units with bus/rail access	0	6/6
#Units exceeding Energy Star	0	6/6
#Sites re-used	0	6/7
#Units & other green	0	6/6
Activity funds eligible for DREF	0	0/0
# ELI Households (0-30% AMI)	0	0/0

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

Beneficiaries Performance Measures

	This Report Period			Cumulative Actual Total / Expected			
	Low	Mod	Total	Low	Mod	Total	Low/Mod
# of Households	0	0	0	6/6	0/0	6/6	100.00
# Owner Households	0	0	0	6/6	0/0	6/6	100.00

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



Grantee Activity Number: DEMOLITION 300

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

DEMO 300

Projected Start Date:

03/31/2009

Benefit Type:

Area ()

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Completed

Project Title:

Redevelopment-Reconstruction -25% set aside(E)

Projected End Date:

03/31/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Springfield

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$6,200.00
Total Budget	\$0.00	\$6,200.00
Total Obligated	\$0.00	\$6,200.00
Total Funds Drawdown	\$0.00	\$6,200.00
Program Funds Drawdown	\$0.00	\$6,200.00
Program Income Drawdown	\$0.00	\$0.00
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$6,200.00
City of Springfield	\$0.00	\$6,200.00
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$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:



There were no funds expended in this quarter and no accomplishments to report.

Accomplishments Performance Measures

	This Report Period		Cumulative Actual Total / Expected	
	Total		Total	
# of Properties	0		0/0	
# of buildings (non-residential)	0		0/0	
# of public facilities	0		0/0	
# of Businesses	0		0/0	
# of Non-business Organizations	0		0/0	
Activity funds eligible for DREF	0		0/0	

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	0/0	0/0	0

LMI%:	
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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	

Project # / Title: Redevelopment 600 / Redevelopment-Reconstruction

Grantee Activity Number: Western Home Ownership Development
Activity Title: Western HO

Activity Category:
Construction of new housing

Activity Status:
Under Way

Project Number:
Redevelopment 600

Project Title:
Redevelopment-Reconstruction



Projected Start Date:

02/23/2017

Benefit Type:

Direct (HouseHold)

National Objective:

NSP Only - LMMI

Projected End Date:

02/23/2018

Completed Activity Actual End Date:**Responsible Organization:**

City of Springfield

Overall	Oct 1 thru Dec 31, 2018	To Date
Total Projected Budget from All Sources	N/A	\$75,000.00
Total Budget	\$0.00	\$75,000.00
Total Obligated	\$0.00	\$75,000.00
Total Funds Drawdown	\$0.00	\$32,586.47
Program Funds Drawdown	\$0.00	\$0.00
Program Income Drawdown	\$0.00	\$32,586.47
Program Income Received	\$0.00	\$0.00
Total Funds Expended	\$0.00	\$32,586.47
City of Springfield	\$0.00	\$32,586.47
Most Impacted and Distressed Expended	\$0.00	\$0.00
Match Contributed	\$0.00	\$0.00

Activity Description:

The City is acquiring two adjoining properties for this activity. One single family home will be constructed on the two lots and the parcels will be combined into one larger property. The home will be constructed by Opportunities for Individual Change (OIC), a local non-profit. OIC will use the construction of this home to teach construction trades to program participants. The home will be sold, after completion, to a homebuyer with an income of 80% or area median or below.

Location Description:

Activity will be located in the NSP1/2 target area, Western Edge. This location has been the recipient of a concentration of efforts involving mostly NSP2 funds up and until this activity. The activity will include the acquisition and demolition of two blighted structures and is located so as to continue to build upon other activities already completed in the neighborhood.

Activity Progress Narrative:

There were no funds expended in this quarter and no accomplishments to report. There is an offer on this property and a closing should happen in the first quarter of 2019.

Accomplishments Performance Measures**No Accomplishments Performance Measures****Beneficiaries Performance Measures****No Beneficiaries 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

