

# City of Springfield – CDBG Program

## FY 2020/21 One Year Action Plan

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This summary describes specific housing and community development actions and activities the City of Springfield proposes to undertake with Community Development Block Grant (CDBG) funds during the program year beginning July 1, 2020 and ending June 30, 2021 (Fiscal Year 2020/21). It is one part of the Eugene-Springfield 2020/21 One-Year Action Plan.

Communities that are entitled to receive funds from U.S. Department of Housing and Urban Development (HUD) must complete a Consolidated Plan every five years as well as annual Action Plans. The Consolidated Plan provides an assessment of needs of low- and moderate-income persons and a strategic five-year plan for taking actions to address those needs using Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds received by the Cities of Eugene and Springfield. The One-Year Action Plan describes specific actions to be undertaken in a particular year with federal funds. The content of the One-Year Action Plan is guided by HUD. Springfield and Eugene are currently developing the Eugene-Springfield 2020 Consolidated Plan, and will be adopting that Plan at the same time they are adopting this One Year Action Plan.

The Cities of Eugene and Springfield each receive an annual entitlement allocation of CDBG funds directly from HUD. The two Cities also receive HOME funds from HUD through the Eugene-Springfield HOME Consortium. The City of Eugene is the lead agency in the HOME Consortium.

A summary of planned uses by the Eugene-Springfield HOME Consortium for the use of HOME funds is available from the City of Eugene, as well as a summary of planned uses of Eugene CDBG funds. The following describes only the planned uses of CDBG funds received by the City of Springfield.

### Coordination and Collaboration

The Cities of Eugene and Springfield collaborate in multiple ways to plan for and implement affordable housing and community development activities. The Cities of Eugene and Springfield jointly prepare the five-year Consolidated Plan and coordinate preparation of the One-Year Action Plans, and Comprehensive Annual Performance and Evaluation Report. There are multiple forms for communication and collaboration between the jurisdictions and other public agencies, affordable housing developers, social service providers, and other interested parties. The Lane County Human Services Commission (HSC) and Poverty & Homelessness Board (PHB) offer ongoing opportunities for collaboration and communication.

## **Citizen Participation**

The City of Springfield encourages public participation in identifying specific needs and uses of CDBG funds in fiscal year (FY) 2020/21. The City of Springfield Community Development Advisory Committee (CDAC) is composed of community residents and was established by the City of Springfield to make recommendations concerning program policy and project selection to the City Council.

At the beginning of March, Springfield will release its DRAFT CDBG One-Year Action Plan on its website and at City Hall. A 30-day public comment period will be open thru April 8, 2020. Additionally, a public hearing will be held by the CDAC on April 8, 2020. Following the public hearing, the CDAC will discuss the draft Action Plan, and will make a recommendation to City Council on the uses of Springfield CDBG funds. Springfield's City Council will consider the recommendation of the CDAC and public comments received before approving the One-Year Action Plan. The current proposed allocation is included in Attachment A.

## **Affordable Housing Strategy**

The City has developed an affordable housing strategy to address the low supply of housing and to foster housing choice and affordability in the short and long term. Springfield is focused on implementing a strategy that will make the most impact on addressing Springfield's affordable housing needs.

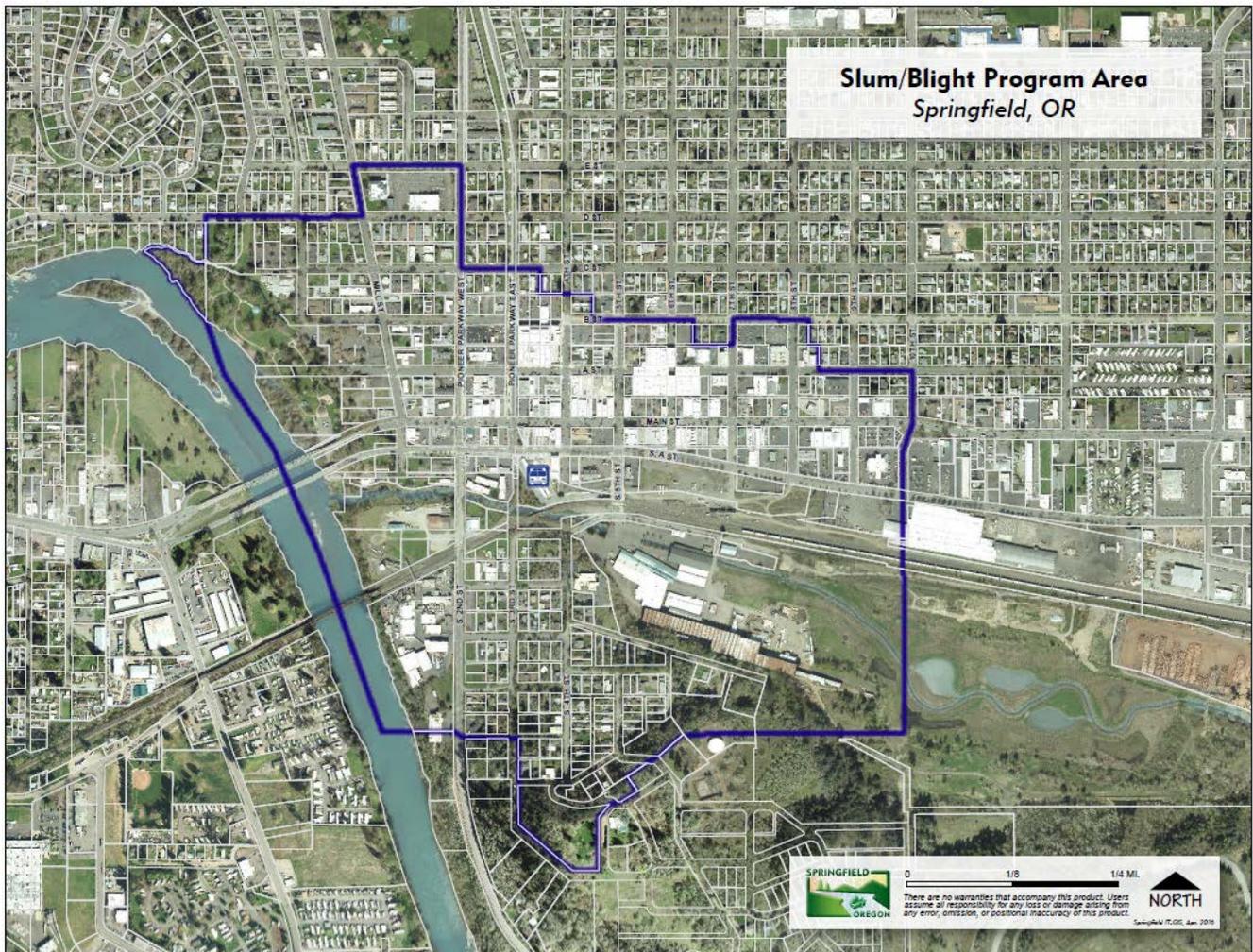
In FY17/18 and FY18/19 CDBG One Year Action Plans, the City allocated funds toward the strategy to "Increase the supply of affordable housing". In FY18/19, the City issued a Request for Concepts to award funds that had been previously allocated. That award process did not yield a project. In FY18/19, the City awarded HOME funds to Homes for Good for a new affordable housing development. Subsequently, in fall 2019, the City loaned CDBG funds to Home for Good to help acquire land for that same project. That loan is estimated to be repaid over two installments in May and November 2020. You see that amount in the draft allocated budget under revenue as project income. That full amount is also present in the Expenses line "TBD – Request for Proposals", and has been made available as part of a Request for Proposals for FY20/21.

## **Activities Benefiting Low- and Moderate-Income Persons**

Generally, Springfield's CDBG-funded programs and projects are provided to benefit low-income residents living within the city limits of Springfield. Individuals participating in a CDBG-funded program are required to meet HUD Income Guidelines. In order to meet the CDBG National Objective of Benefit to Low and Moderate-Income Persons, CDBG-funded projects must either serve a specific low-income area, or provide tangible benefit to low- and moderate-income clientele (services, economic opportunities, housing). Funded programs and projects undergo periodic staff monitoring to ensure compliance with CDBG regulations. All of the allocations proposed in Springfield's One Year Action Plan for FY 2020/21 would benefit low- and moderate-income persons, though a project could come in under the Request for Proposals that met another CDGB national objective.

# Activities for the Prevention or Elimination of Slum and Blighted Conditions

Another national objective of the CDBG program is the prevention or elimination of slums and blighted conditions in neighborhoods and communities, either by designating a specific area or by addressing conditions on a spot basis. In 2014, Springfield re-designated a Springfield Downtown Redevelopment Area, in compliance with CDBG regulations. The Downtown Redevelopment Area is pictured below. Springfield's proposed One Year Action Plan for FY 2020/21 does not include an allocation toward the elimination of Slum and Blight, though a project could come in under the Request for Proposals that met this objective.



## Strategies to Address Priority Needs

The City of Springfield receives an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). The City of Springfield estimates its FY 2020/21 CDBG allocation to be \$555,000 (similar to Springfield's FY19/20 CDBG allocation). FY20/21 CDBG One Year Action Plan DRAFT – Attachment A shows the estimated sources of funding, and proposed uses, for FY20/21.

The draft Eugene-Springfield 2020 Consolidated Plan emphasizes goals and strategies to meet priority needs of renters, homeowners, people experiencing homelessness, and non-homeless special needs populations. Additional needs include increased employment opportunities as well as low-income neighborhoods and areas of slum and blight. The priority strategies described below are intended to address one or more priority needs.

The following narrative describes proposed allocations of Springfield CDBG funds for FY20/21 as it relates to each strategy identified in the DRAFT Eugene-Springfield 2020 Consolidated Plan. Certain strategies in Springfield are met through the Eugene-Springfield HOME allocations, and are indicated below. More details can be found regarding the allocation of HOME funds in the Eugene 2020/21 DRAFT One-Year Action Plan.

## Affordable Housing

Affordable housing goals are intended to address HUD program objectives to provide decent, safe, and affordable housing and address critical housing needs of low-income people in our community. A total of four affordable housing goals are included in the draft Eugene-Springfield 2020 Consolidated Plan.

### Increase the Supply of Affordable Housing

- Housing Development – The City of Springfield recognizes that the housing supply is low, particularly affordable housing for low-income residents, and previous allocations have aimed to add a net increase of units to the housing supply. The City continues to seek projects to allocate prior year CDBG funds to “Increase the supply of affordable housing,” particularly through this year’s Request for Proposals. Additional funds allocated through the FY20/21 HOME Allocation will help to address this strategy in Springfield. (see FY20/21 HOME Allocation)
- Community Housing Development Organization Operating Support – (see FY 20/21 HOME Allocation)

### Rehabilitate Existing Housing Stock

- Springfield Home Repair - The City of Springfield proposes to continue to provide assistance to qualified low-income homeowners through its Home Repair Program. This program is funded from the new CDBG entitlement grant. Springfield proposes to allocate an additional \$120,000 in new CDBG funds for this purpose.

## **Provide Down Payment Assistance for Home Ownership**

- Springfield Home Ownership Program - The City of Springfield continues to administer the Springfield Homeownership Program (SHOP). The SHOP provides down-payment assistance for low-and very low-income households. This program has some additional funds carried over from previous allocation years. The City proposes to allocate an additional \$20,000 in CDBG funds this year to this program, anticipating that together with prior year funds we will be able to meet current, and even additional, demand for services.

## **Remove Barriers to Affordable and Supportive Housing**

- There are currently no funds allocated to this strategy. However, Springfield is currently conducting an Analysis of Impediments to Fair Housing Choice and will make that report available to the public. In previous years, Springfield has worked with interns from the University of Oregon on this strategy to promote equal access in housing choice. Springfield is focused promoting information on the City website, and to our community partners. Springfield continues to seek opportunities to affirmatively further fair housing and inform others about fair housing.

# Community Development

Community development goals are intended to satisfy HUD program objectives by providing human services; creating jobs; improving access to public facilities; and furthering neighborhood revitalization, planning, and community-building activities. A total of three community development goals were included in the draft Eugene-Springfield 2020 Consolidated Plan.

## **Support a Human Services Delivery System**

- Non-profit services through the Human Services Commission (HSC) – The City of Springfield collaborates with Lane County to fund human service providers. The Human Services Commission (HSC) is the intergovernmental board that guides the use of funds and oversees the activities of agencies receiving funds. Agencies to be funded are determined through a competitive Request for Proposals (RFP) administered by the HSC. Springfield proposes to allocate 15% of new entitlement funds to the HSC. Given the amount of program income projected for FY20/21, Springfield also has the option to allocate up to 15% of program income to this strategy, particularly for projects that come in through the Request for Proposals.

## **Promote Economic Development**

- There are currently no FY 2020/21 funds allocated to this strategy, though a project may come in through the Request for Proposal that addresses this strategy.

## **Make Strategic Investments to Improve Neighborhoods**

- In FY19/20, the City allocated funds toward this strategy to create Safe Routes to Schools in low-income neighborhoods. That project identified a number of infrastructure safety improvements to address unsafe school crossings at seven locations in Springfield, and is aimed to be completed in summer 2020. Additional requests for funding toward projects that meet this strategy may come in through the Request for Proposals.

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<b>CDBG REVENUES</b> (estimated)		<b>Amount (EN)</b>	<b>Amount (PI)</b>	<b>Amount (TOTAL)</b>
FY 2020-2021 Entitlement Funds (EN)		\$ 555,000	-	\$ 555,000
Program Income (PI)				
<ul style="list-style-type: none"> <li>• Homes for Good loan repayment</li> <li>• Other program income (FY20)</li> </ul>		-	\$ 750,000 \$ 40,000	\$ 790,000
<b>TOTAL</b>		<b>\$ 555,000</b>	<b>\$ 790,000</b>	<b>\$ 1,345,000</b>
<b>CDGB EXPENDITURES</b> (estimated)				
<b>Draft Consolidated Plan Strategy</b>	<b>Activity</b>	<b>Amount (EN)</b>	<b>Amount (PI)</b>	<b>Amount (TOTAL)</b>
To be determined	2020 CDBG Request for Proposals	\$ 220,750	\$776,000	\$ 996,750
1. Increase the supply of affordable housing	Acquisition, improvements, etc	-	-	-
2. Rehabilitate existing housing stock affordable to low-income persons	Emergency Home Repair Program (EHR)	\$ 120,000	-	\$ 120,000
3. Provide down payment assistance for home ownership	Springfield Homeownership Program (SHOP)	\$ 20,000	-	\$ 20,000
4. Remove barriers to affordable and supportive housing	Support programs that assure housing opportunities are provided without discrimination	-	-	-
5. Support a human services delivery system to address the needs of homeless persons and special needs populations	Human Services Commission (HSC) (15%)	\$ 83,250	\$ 6,000	\$ 89,250
	Non-profit capital improvements	-	-	-
6. Promote employment opportunities	Economic development	-	-	-
7. Make improvements to low income neighborhoods	Public improvements in sidewalks, streets	-	-	-
	Grant Admin (20%)	\$ 111,000	\$ 8,000	\$ 119,000
<b>TOTAL</b>		<b>\$ 555,000</b>	<b>\$ 790,000</b>	<b>\$ 1,345,000</b>