

# City of Springfield – CDBG Program

## FY 2020/21 One Year Action Plan

---

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. The Eugene-Springfield 2020 Consolidated Plan sets the strategies available for the One Year Action Plan; this Consolidated Plan was adopted at the same time as the 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.

On March 6, 2020 Springfield released its DRAFT CDBG One-Year Action Plan on its website and at City Hall. A 30-day public comment period was open thru April 8, 2020. Additionally, a public hearing on the One Year Action Plan was held by the CDAC on April 8, 2020. One comment was received and read at the CDAC meeting. Following the public hearing, the CDAC discussed the draft Action Plan, and made a recommendation to City Council on the uses of Springfield CDBG funds. During a City Council work session on April 20, 2020, Springfield's City Council discussed the recommendations of the CDAC and the public comment received. Council then approved the Action Plan during City Council regular session on May 4, 2020. The approved allocation is included as Attachment A.

During the public comment period, concerns around COVID-19 were growing, resulting in the day-to-day closure of City Hall to minimize the risk of spreading illness. The City took steps to allow for physical distancing by holding the CDAC meeting and the City Council meetings virtually, and encouraging the public to participate virtually as well. However, City Hall was open and available during those meetings per usual, projecting the meeting, and allowing for the public to participate in-person if needed.

Additionally, the Eugene-Springfield 2020 Consolidated Plan was being developed concurrently to the One Year Plan. During the public comment period, the Consolidated Plan Advisory Committee recommended to include an additional housing strategy to the Consolidated Plan given the economic crisis that was beginning due to COVID-19, namely: Provide rental assistance for housing stability and homelessness prevention. The Plan also clarifies that the activity "Fund housing stability counseling and assistance" is available under the existing Community Development strategy "Support a Human Services Delivery System." During the April 20, 2020 worksession, Council indicated they were in support of these additions to the Consolidated Plan, thus making them available in the Action Plan.

## Affordable Housing Strategy

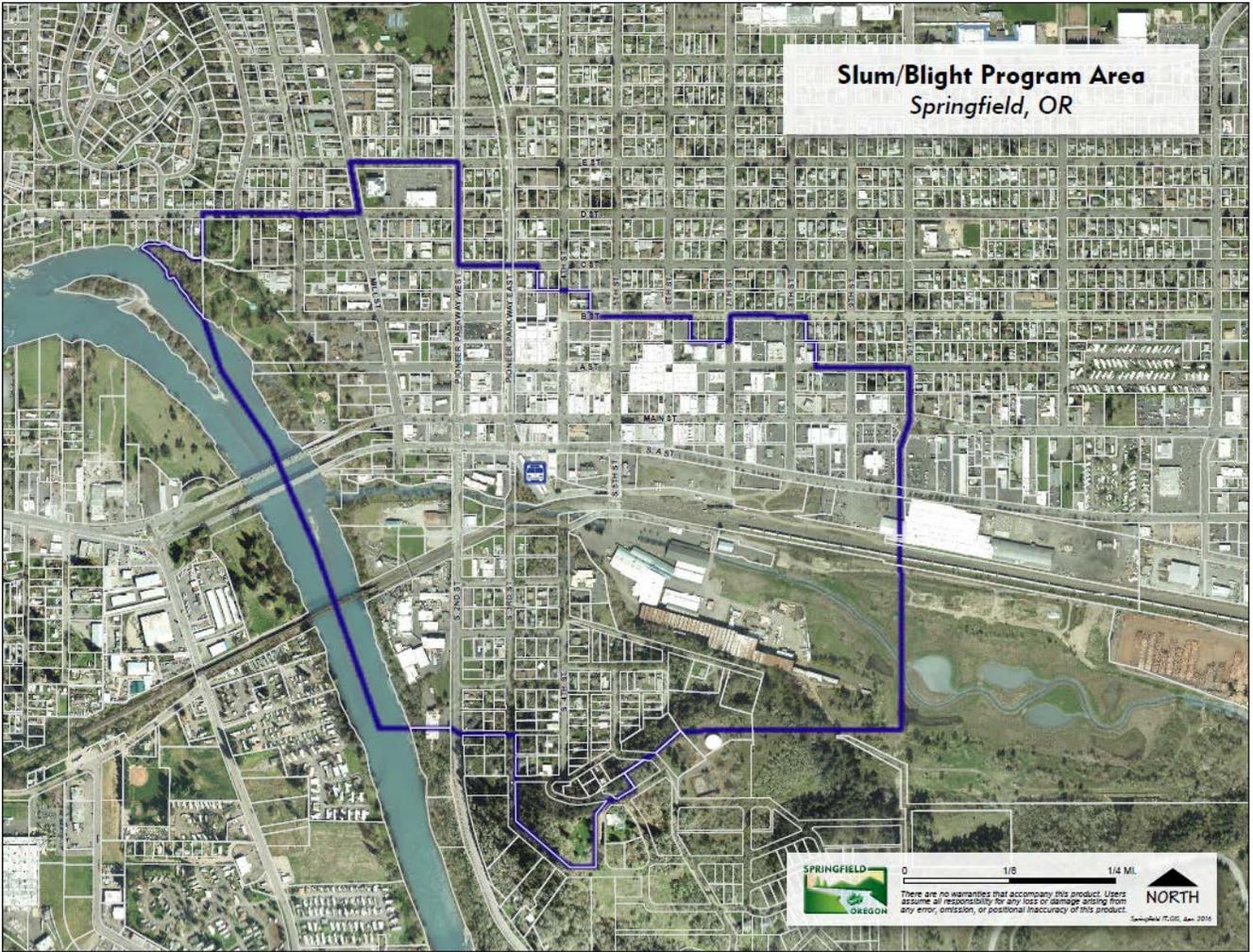
The City has developed an affordable housing strategy to address the low supply of housing and to foster housing choice and affordability in the short and long term. Springfield is focused on implementing a strategy that will make the most impact on addressing Springfield's affordable housing needs.

## 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.

## 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.



## 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's FY 2020/21 CDBG entitlement allocation will be \$556,955. Additionally, the city often receives CDBG program income each year through repayments from CDBG loans made in prior years. In fall 2019, the City loaned CDBG funds to Home for Good to help acquire land for an affordable housing development. That loan is estimated to be repaid over two installments in May and November 2020. Those repayments, plus other program income, as well as the entitlement allocations, gives the City of Springfield an estimated \$1.57 million in revenues for FY2020/21. Attachment A shows the estimated sources and allocations of funding for FY2020/21.

The 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 allocations of Springfield CDBG funds for FY20/21 as it relates to each strategy identified in the 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 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 five 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. In FY21, Springfield is allocating \$641,000 toward a new affordable housing development for low-income persons, as proposed through the Request For Proposals (RFP). This allocation includes funding for project delivery costs.
- Community Housing Development Organization Operating Support – (see FY 20/21 HOME Allocation)

### **Rehabilitate Existing Housing Stock**

- Springfield Home Repair - The City of Springfield continues to provide assistance to qualified low-income homeowners through its Home Repair Program. In FY21, Springfield is allocating \$180,000 in CDBG funds to fully fund this program, including program delivery costs.

### **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. In FY21, Springfield is allocating an additional \$11,000 in CDBG funds to this program, anticipating that together with prior year funds it will be able to meet demand for services, including program delivery costs.

### **Provide Rent Assistance for Housing Stability and Homelessness Prevention**

- This strategy was added to the DRAFT Eugene-Springfield 2020 Consolidated Plan in March. It is anticipated this strategy would be realized with HOME funds. Rent Assistance with CDBG funds would fall under the community development strategy: "Support a Human Services Delivery System".

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

- There are currently no funds allocated to this strategy. However, Springfield is currently completing 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 on 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 are included in the Eugene-Springfield 2020 Consolidated Plan.

## Support a Human Services Delivery System

- Human Services Operations – 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. In FY2020/21, Springfield is allocating 15% of new entitlement funds to the HSC, and additional funds toward G Street OASIS, for a total of \$100,043 to human services operations.
- Non-profit capital improvements – Springfield is allocating \$475,171 toward this strategy for three projects that were received through the RFP. Projects include support for non-profit projects focused on mental health, parental support, and individuals with development disabilities. This allocation includes funding for project delivery costs.
- Housing Stability Counseling and Assistance – Given the program income estimated to be received in FY2020, additional public service funds are available for FY2021. Springfield is allocating \$31,000 toward this activity given the response through the RFP. This allocation includes project delivery costs.

## Promote Economic Development

- There are currently no FY 2020/21 funds allocated to this strategy.

## Make Strategic Investments to Improve Neighborhoods

- In FY2019/20, 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. There are no new funds allocated toward this strategy in FY2021.

## FY2021 Community Development Block Grant (CDBG) One Year Action Plan

CDBG REVENUES		Amount (TOTAL)
FY2020-2021 CDBG Entitlement Funds		\$556,955
Other CDBG Resources (Program Income and Prior Year Funds)		\$1,014,650
<b>TOTAL</b>		<b>\$1,571,605</b>
CDGB EXPENDITURES		
Consolidated Plan Strategy	Activity	Amount (TOTAL)
1. Increase the supply of affordable housing	Acquisition, improvements, etc	\$641,000
2. Rehabilitate existing housing stock affordable to low-income persons	Home Repair Program	\$180,000
3. Provide down payment assistance for home ownership	Springfield Homeownership Program (SHOP)	\$11,000
4. Provide rental assistance for housing stability and homelessness prevention	Assist low-income residents to remain in stable housing	\$0
5. Remove barriers to affordable and supportive housing	Support programs that assure housing opportunities are provided without discrimination	\$0
6. Support a human services delivery system to address the needs of homeless persons and special needs populations	Human Services Operations	\$100,043
	Non-profit capital improvements	\$475,171
	Fund housing stability counseling and assistance	\$31,000
7. Promote employment opportunities	Economic development	\$0
8. Make improvements to low income neighborhoods	Public improvements in sidewalks, streets	\$0
Grant planning and admin	Grant planning and admin (20%)	\$133,391
<b>TOTAL</b>		<b>\$1,571,605</b>