

Consolidated Plan

Fiscal Years 2010-2014



Citizen Participation



Affordable Housing



Public Facilities



Economic Development

City of Springfield, Missouri
Department of Planning and Development



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3-5 Year Strategic Plan

This document includes Narrative Responses to specific questions that grantees of the Community Development Block Grant, HOME Investment Partnership, Housing Opportunities for People with AIDS and Emergency Shelter Grants Programs must respond to in order to be compliant with the Consolidated Planning Regulations.

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

3-5 Year Strategic Plan Executive Summary:

The Community Vision

Springfield-Greene County will be a community in which people can learn, work, and play in safety and comfort. We want to be a vibrant community that presents an opportunity for everyone to achieve their full potential.

Overview

The Consolidated Plan is a strategy that involves examining the needs in the community to set a unifying vision with steps to meet priority needs. This document is required to outline how funding assistance through the Department of Housing and Urban Development will be allocated. The Consolidated Plan was created using a collaborative process guided by the statutory program goals to provide decent housing, a suitable living environment, and expanded economic opportunities. The following is a general summary of the plan.

Housing Need

Housing need was evaluated based on several sources and types of information including the 2000 Census of Population and Housing, Vision 20/20 Affordable Housing Strategic Plan, public meetings, consultations with housing advocacy groups, the Missouri Association for Social Welfare homeless counts, the Socio-Economic and Housing Survey: 2004, housing program experience, local inventories, and other state and national publications.

Twenty-eight percent, or approximately 18,192 households experience housing problems as defined by the Bureau of the Census. This means that they pay more than 30 percent of their income for housing or live in substandard condition housing. The Socio-Economic Housing Survey: 2004

found that 16.5% percent of housing units surveyed are in substandard condition. From these surveyed households 27.6 percent earn less than \$19,000 per year in annual income.

Renters, single parent households, homeless, households with special needs, the elderly, and minorities stand out as groups with the greatest housing needs. There are 438 households on waiting lists for public housing assistance from the Housing Authority of Springfield (HAS), and 81 households that have been approved as eligible for assistance. There are 847 applications on the waiting list for Section 8 rental assistance with the HAS.

There is a large segment of the community that cannot afford suitable housing in standard condition. This is generated by housing costs rising at a rate greater than household income. It is clear that the problems of housing and inadequate income exist in Springfield.

Also it is the consensus among the community, that a considerable amount of the affordable housing stock is poor quality.

The need for emergency and minor housing repair has come to the forefront in the last few years. As the housing stock ages, it is necessary to provide repair to critical elements of the structure to halt the deterioration and preserve the housing stock. Often, the property owner is not able or willing to perform a complete rehabilitation, or a complete rehab is not necessary. In these cases, it is important to address such items as the roof, doors & windows, heating system, porches, sewer laterals, etc.

Community Survey

During the fall of 2008, a community survey was administered for the City. The purpose of the survey was to assess satisfaction with the delivery of major city services and to help determine priorities for the community. 29 percent of the people felt that it is important to continue planning and delivering affordable housing. Other priorities included sidewalk, street, and other neighborhood infrastructure.

Housing Priorities

Housing needs that ranked high include (in no particular order):

- *Elderly (Income 0-80 percent of median income.)*
- *Small renter households. (Income 0-50 percent of median income.)*
- *Large renter households. (Income 0-80 percent of median income.)*
- *Existing homeowners. (Income 31-80 percent of median income.)*
- *Persons with special needs.*
- *Emergency and minor repair.*
- *Homelessness and homeless prevention.*

Activities to Address Housing Needs

Over the next five years, approximately 1,200 additional households are targeted for assistance through the following programs and resources.

- *Continue the City's Comprehensive Housing Assistance Program through the CDBG and HOME Programs, which provides financing for housing rehabilitation, purchase and clearance or rehabilitation of substandard units, and down payment and closing costs for homebuyers.*
- *Fair Housing and Equal Opportunity.*
- *Increase emergency and minor repair.*
- *Encourage the continued use of Low Income Housing Tax Credits to finance new rental housing for low-income households.*
- *Encourage private financing and programs such as special financing that several local lending institutions have created, and non-profit ventures such as the Affordable Housing Action Board, Burrell Center, etc.*
- *Encourage continued assistance through other governmental agencies such as the Department of Housing and Urban Development, Missouri Housing Development Commission, Missouri Department of Mental Health, etc.*
- *Encourage continued support for housing development in the center city through the Community Development Corporations and programs (Urban Neighborhoods Alliance and Urban Districts Alliance).*
- *Encourage the production of quality affordable housing units by groups such as Habitat for Humanity, Sherman Avenue Project Area Committee, and the Affordable Housing Action Board.*
- *Encourage sustainable housing development, including utilizing LEED and Energy Star standards.*
- *Encourage creation of accessible housing units, including universal design.*
- *Continue providing comprehensive neighborhood improvement programs.*
- *Provide a new, appropriately located, emergency homeless shelter and associated services.*
- *Continue providing homeless prevention programs for rent, mortgage, and utility assistance.*

Non-Housing Priorities

Other priorities of the Consolidated Plan are as follows:

- *Center City Funding and Redevelopment*
- *Commercial Property Loans*
- *Business Incentive Loans, including Urban District and Neighborhood Based.*
- *Increasing employment and business opportunities for low/moderate income & minority businesses and residents.*
- *Planning Management Capacity*
- *Neighborhood Conservation Office*
- *Economic Development Office*
- *Reasonable Administrative and Program Delivery Costs*
- *Targeting CDBG Activities, including public service projects*

- *Encourage sustainable development, including utilizing LEED and Energy Star standards, local food production, water harvesting, etc.*

Consolidated Plan Objectives

The primary objective is to establish a viable community by providing decent affordable housing, creating economic opportunities and providing a suitable living environment, principally for persons of low and moderate income.

The 2005-2009 Consolidated Plan included the following objectives: Funded projects should leverage other funds, have a high degree of benefit to cost, be interactive with other planned activities, be a product of community involvement and provide a return of investment to the greatest extent feasible.

In addition, Consolidated Plan Objectives for the 2010-2014 Plan include:

Sustainable Development

Sustainable development has become an important component in Springfield development over the past five years. City Council passed a resolution requiring LEED evaluation in all new city buildings, the Commercial Club representing the Commercial Street Historic District passed a resolution encouraging sustainable development in all historic preservation projects in the district, Springfield joined with the Environmental Protection Agency to sponsor a regional sustainable development conference and the City was chosen as one of only 16 Sustainability Pilots across the nation to work with EPA in designing four redevelopment projects to meet LEED standards. The City's housing rehabilitation program developed its first Energy Star house and strives to meet this standard in all new construction under its HOME program.

The Homebuilders Association has been instrumental in promoting sustainable development among its members and throughout the community. They built a LEED rated office building and work with their members to apply sustainable elements in the development of housing. A private developer recently built an affordable housing development just outside of Springfield by utilizing sustainable development methods from energy star to stormwater management practices.

Meetings with the Housing Collaborative during the creation of this plan revealed a high level of interest in expanding on the use of sustainable methods of developing affordable housing. Members want to promote sustainable development in all provision of affordable housing in order to ensure that it remains affordable for the long-term. Members stated that the community should consider the impact of transportation on the affordability of housing and encourage the "re-urbanization" of the city.

Accessibility

The physically disabled require special types of housing. With up to 8,000 persons in Springfield who are disabled and 400 requiring wheelchairs, the housing stock must be altered to accommodate these special needs. Also, it is often more cost effective and appropriate to build new housing to accommodate those with disabilities.

Members of the Housing Collaborative stressed the need for additional housing accessible to people with disabilities and encouraged the City (CDBG & HOME programs), Greene County (Senior Citizens Tax program), and state (LIHTC program) to facilitate the provision of more units in the rehabilitation and new construction programs. Utilizing Universal Design is an important way to accomplish this for the present, but more importantly, for the future as the population ages. Universal design ensures that even if a house or housing unit is not initially intended for a disabled person, that it could easily be used or converted for that purpose.

Fair Housing and Equal Opportunity in Employment and Business

The City should work in conjunction with the Mayor's Commission on Human Rights to further affirmative housing and increase employment & business opportunities for the low income and minority community. The Section 3 Plan at the end of this document lays out how employment and business opportunity will be furthered. The Mayor's Commission is currently developing a strategic plan to guide its activities. The City will work with the Commission to help implement this portion of their plan:

Action 4.1

Serve as the designated agency, recognized by HUD, to affirmatively further fair housing.

- *The HRC needs to follow up to be sure the community is making sufficient efforts to ensure fair housing per HUD. Housing issues and requirements can be addressed through community programs/workshops.*
- *Information is crucial to a community. Fair housing issues and FHA requirements can be passed along through workshops, PSA's, referrals to appropriate agencies, HRC website, other forms of media.*
- *The HRC will work with the City in gathering data for the HUD Consolidation Plan and Analysis of Impediments to Fair Housing to retain and gain additional HUD funds.*

Rationale:

- *Continued HUD funding is contingent with the city's effort to affirmatively furthering fair housing. Citizens need to know what services are available to help them obtain and retain adequate, affordable fair housing.*

- *It was apparent during the strategic planning process that citizens who were involved were not even aware of city programs and how Springfield affirmatively furthers fair housing. If the city is serious about human rights we need to do a better job of promoting what services are available.*

Responsible Agency: MCHRCR

Coordination: With city, housing agencies/organizations

Funding: Work can be part of existing city staff's individual work program or additional staff can be hired.

Proposed Completion: On going

Measure of Success: The City of Springfield will continue to receive funds from HUD.

Strategic Plan

Due every three, four, or five years (length of period is at the grantee's discretion) no less than 45 days prior to the start of the grantee's program year start date. HUD does not accept plans between August 15 and November 15.

Mission:

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) and the basis for assigning the priority (including the relative priority, where required) given to each category of priority needs (91.215(a)(2)). Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
3. Identify any obstacles to meeting underserved needs (91.215(a)(3)).

3-5 Year Strategic Plan General Questions response:

The City's investment of the Federal funding governed under the Consolidated Plan is being targeted to census tracts having a majority composition of low-income persons. These census tracts also contain the oldest segment of housing stock found to be in need of rehabilitation. Ninety percent of the city's substandard housing stock is located in this area. The designated area also includes the greatest concentration of minorities in Springfield, as identified in the City's Consolidated Plan. This target area identification is the Loan Program Boundary that is displayed on the maps at the back of the 2010-2014 Consolidated Plan.

The boundaries of the programs are specifically described as:

Comprehensive Housing Program and Small Business Development Loan Program (Map attached)- Census Tracts 1,2,5,6,7,8,17,18,19, 31,32,33,36,and that portion of Census Tract 44 within the City Limits, 55, and that portion of census tract 56 east of Kansas Expressway, all generally bounded by the West Bypass, Grand Street, Glenstone Avenue, and the City Limits on the north.

Subrecipient Program Boundaries - Subrecipient projects either serve people within the Comprehensive Housing Program boundaries, or serve city-wide.

Some activities, principally those in the public services sector, transcend geographic boundaries and may benefit a larger area or be community wide in benefit. 90% of CDBG and HOME funds are being targeted for activities within the target area boundary. The minority concentration is located in two areas (Map included) in Center City. The largest concentration is located generally between Chestnut Expressway, Commercial Street, Glenstone Avenue, and Benton Avenue while there is another concentration between Cherry Street, Elm Street, Kimbrough Avenue, and South Street.

Obstacles to Meeting Un-served Needs

Analysis of Impediments

In 2006, the City prepared an Analysis of Impediments (A/I) which was an updated version of the 1996 AI. The AI stated that the following were the greatest impediments to the furthering of fair housing in Springfield. The City will continue to monitor, report on, and update the AI.

- Lack of knowledge of federal and state housing laws by owners of small rental buildings and minority members of the community.*
- Lack of the necessary tools to communicate in languages that all citizens can understand.*
- Persons with disabilities confront difficulty finding accessible housing.*

Impediments/ Opportunities Created by Market Conditions

Rental Housing

Impediments to producing rental housing for low/moderate occupants are:

- *Incomes are not sufficient to pay rents that will cover construction and operating costs, interest, and return on investment. This is particularly true with large families. They are often of low-income, have large financial obligations, and cannot pay the additional rent necessary to produce large units.*
- *The cost of rehabilitation cannot be offset by additional rent. A substandard unit will rent for nearly as much as one that has been rehabilitated.*
- *Demand for housing drives the rent structure and keeps rents at an unaffordable level for lower-income families.*
- *Much of the housing stock was built prior to 1940 and is obsolete and contaminated with lead paint.*
- *Neighborhood conditions often deter rehabilitation or new construction if they are deteriorated.*
- *Inadequate infrastructure will deter investment in the housing stock.*
- *There is resistance to low-income multi-family housing.*

Opportunities for producing rental housing units are:

- *The Federal income tax credit program encourages investors to build or rehabilitate low/moderate income housing.*
- *Private interest rates are currently lower than they have been in the past 20 years.*
- *The City of Springfield offers low-interest loans to investors to rehabilitate rental property.*
- *The City has included many barrier removal sections in the new zoning ordinance adopted in 1995.*

Homeownership

Impediments to home ownership are:

- *Inadequate incomes.*
- *Not able to save down payment.*

- *Inability to maintain a house.*
- *Inability to obtain credit.*
- *Deteriorated neighborhoods.*
- *Deteriorated infrastructure.*

Opportunities for home ownership are:

- *The City has a low interest loan programs for rehabilitation of owner-occupied property.*
- *The City funds down payment/closing cost programs for low/moderate income home buyers in selected neighborhoods.*
- *The City funds minor repair programs aimed at deferred maintenance and emergencies that are carried out by several non-profit groups including CPO/Americorps, OACAC, and the Council of Churches.*
- *The Missouri Housing Development Commission has developed programs targeted toward home ownership for low/moderate income households.*
- *Habitat for Humanity of Springfield, Inc. continues to develop housing for homeowners.*

Overcrowding

The problem with alleviating overcrowding for low/moderate income households, is mainly due to their lack of income. The units must be larger, creating higher costs for construction or rehabilitation as well as utilities. The main supply of large units is within the older housing stock. Often these units are in bad condition due to the costs to rehabilitate them.

Under-served Populations.

The very low-income population has many current housing needs. They find it very difficult to locate housing that is affordable, in standard condition, and is of the proper size for their household. Large families have particular difficulty with finding suitable housing. Many of these people become homeless and often have special needs to be addressed, in addition to housing. The current economic downturn has led to reports of extensive “doubling up” of households though no data is available to support this observation.

Managing the Process (91.200 (b))

1. Lead Agency. Identify the lead agency or entity for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe the jurisdiction's consultations with housing, social service agencies, and other entities, including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons.

*Note: HOPWA grantees must consult broadly to develop a metropolitan-wide strategy and other jurisdictions must assist in the preparation of the HOPWA submission.

3-5 Year Strategic Plan Managing the Process response:

Lead Agency

The City of Springfield is the lead agency for overseeing the development of the plan and the major public and private agencies responsible for administering programs covered by the consolidated plan.

The Consolidated Plan represents the continuing planning process of the CHAS, Community Development Plan, Vision 20/20 Springfield and Greene County Plan, and the Capital Improvement Program. These processes all rely on public participation and community dialogue to create a blueprint for Springfield's future. The Consolidated Plan combined these processes and planning efforts into this document. The process was managed by staff of the Department of Planning and Development of the City of Springfield. The plan is prepared to obtain funding from the Department of Housing and Urban Development.

Vision 20/20

Vision 20/20, is a community-driven process which began in 1994 and involved several hundred citizen volunteers who donated thousands of hours to development of a plan for the future of Springfield and Greene County. Citizens volunteered their time by serving on one of twelve focus groups with concerns ranging from Economic Development to Housing and Neighborhoods. The Focus Groups contributed to the Consolidated Plan by creating vision statements, many of which are reflected in the plan elements.

In 2003 these planning groups reorganized to review and update the original plans and create a five year action plan for each category.

The Affordable Housing Planning Group was assembled to revisit the issues of housing and neighborhoods which were combined during the original process due to similar issues. This planning group was assembled of public housing providers, private housing developers, neighborhood leaders, and representatives of special needs in the community.

The following charge was set forth as a guide to creating the future of Affordable Housing in our community:

“The Charge to the Affordable Housing Planning Group is to recommend a Five Year Strategic Plan for implementation of the Vision set forth by the Housing Focus Group of Vision 20/20: The Future is Now and other VISION 20/20 Plan Elements and plans and/or studies related to affordable housing issues in Springfield-Greene County that identify key action steps to be undertaken to continue implementation of VISION 20/20 and identify the responsibility for carrying out the actions and their timing.”

From this charge the Affordable Housing Planning Group created the following statement to direct Consultation. Many agencies, groups, organizations, and others participated in or contributed to the development and preparation of the Consolidated Plan. The participants include: Housing Authority of Springfield (HAS), Ozarks Area Community Action Corporation (OACAC), Affordable Housing Action Board (AHAB), Springfield Board of Realtors, Home Builders Association, Southwest Center for Independent Living, the Family Violence Center, Grupo LatinoAmericano, African American Agenda Collaborative, the Southwest Missouri Office on Aging, Victory Mission, The Kitchen, Inc., AIDS Project of the Ozarks, Missouri Housing Development Commission, Missouri Association for Social Welfare, and the Center for Social Research, The Community Foundation through the publication of their report, and The Springfield-Greene County Department of Health.

Planning continues through the Housing Collaborative which is a group meeting on a regular basis to address affordable housing in Springfield. The group is comprised of most of the groups mentioned above and took the lead in holding public hearings and offering input for the creation of this plan.

The non-housing portion of the Consolidated Plan resulted from information contained in the City’s former Community Development Plan and current Capital Improvements Program. The Capital Improvements Program (CIP) provides a mechanism for scheduling public physical improvements over a number of years. The CIP establishes the City’s priorities for public projects based on available financial resources and project criteria. The City’s capital improvement needs are continually evolving, and a series of long-range studies are in process to better understand some of these needs.

Citizen Participation (91.200 (b))

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

3-5 Year Strategic Plan Citizen Participation response:

Through Springfield’s ongoing planning process, the 2010-2014 Consolidated Plan was developed as a continuation of the 2004 Vision 20/20 Affordable Housing Plan which resulted in the previous Consolidated Plan. Citizen participation was obtained primarily through interaction with the Housing Collaborative which is a consortium of all housing agencies and organizations who meet on a regular basis to discuss housing issues and to collaborate on the provision of affordable housing. The Housing Collaborative includes a wide range of housing service providers, and representatives from persons with special needs. This group met, provided comments, and reviewed drafts in order to develop an affordable housing strategic plan for the next five years. The Springfield Area Planning Forum was also consulted during the process. This is a regional planning group who reviewed the draft plan and commented at their December 2009 meeting. The planning process was presented and discussed on January 5, 2010 in a joint City Council/Citizens Advisory Committee meeting. During, and following the planning process, open public presentations and public hearings have been held for citizen comment on the Affordable Housing Plan. In addition, copies of the draft plan were available on the City’s website along with public notices and other appropriate information relating to the ongoing consolidated Planning process. The plan was adopted by City Council on April 19, 2010.

In accordance with the adopted Citizen Participation Plan the following the following meetings and hearings were conducted:

PUBLIC HEARING/MEETING	DATE ADVERTISED/POSTED	DATE HELD	LOCATION
Housing needs and priorities Housing Collaborative	June 15, 2009	July 2, 2009	OACAC Office 215 S. Barnes
Housing goals Housing Collaborative	July 27, 2009	August 6, 2009	OACAC Office 215 S. Barnes
Mayor’s Commission on Human Rights Strategic Planning Session	October 16, 2009	October 20, 2009	Fire Station Number 720 E. Grand
Con Plan Process Housing Collaborative		November 5, 2009	OACAC Office 215 S. Barnes
Con Plan Process Springfield Area Planning Forum		December 11, 2009	City Utilities Training Room 301 Central
City Council/Citizens Advisory Committee	February 4, 2010	February 9, 2010	City Council Chambers 830 Boonville
City Council	March 18, 2010	April 5, 2010	City Council Chambers 830 Boonville

Outreach to minority and non-English speaking groups

The Mayor’s Commission on Human Rights and Community Relations was in the process of developing a strategic plan during the consolidated planning process. The group is represented by minority and non-English speaking groups in Springfield and staff met with this planning group on October 20, 2009 and January 12, 2010 to discuss the Consolidated Plan and its role in promoting fair housing and equal opportunity. A draft of this document was provided to all members of the groups with the encouragement to provide comments and ideas and their plan was integrated into this document as appropriate.

Their interests lie in making sure that there is no discrimination in the provision of housing and that there is economic opportunity for minority business and employees, as well as the entire community. A Section 3 Plan is located at the end of this document to respond, in part, to the expressed need for economic opportunity for low-income and minority persons.

Institutional Structure (91.215 (i))

1. Explain the institutional structure through which the jurisdiction will carry out its consolidated plan, including private industry, non-profit organizations, and public institutions.
2. Assess the strengths and gaps in the delivery system.
3. Assess the strengths and gaps in the delivery system for public housing, including a description of the organizational relationship between the jurisdiction and the public housing agency, including the appointing authority for the commissioners or board of housing agency, relationship regarding hiring, contracting and procurement; provision of services funded by the jurisdiction; review by the jurisdiction of proposed capital improvements as well as proposed development, demolition or disposition of public housing developments.

3-5 Year Strategic Plan Institutional Structure response:

Description

Public Institution

The two public institutions in Springfield are the City of Springfield and the Springfield Public Housing Authority. The City of Springfield is a planning agency, a community development agency, and an indirect housing provider. The Springfield Public Housing Authority is a housing agency. The City of Springfield has responsibility for providing housing services through CDBG funds and HOME funds. The CDBG Program includes subprograms: owner-occupied Rehabilitation, Rental Rehabilitation and New Construction, and First-Time Homebuyer Downpayment Program. The HOME Program subprograms serve rental and owner-occupied rehabilitation projects.

HOME funds have been included to assist first-time home buyers. The Housing Authority of Springfield (HAS) provides housing through public housing for the elderly and disabled, and families. Rental assistance is provided through Section 8 vouchers. The organizational relationship between the City and HAS is that the Mayor appoints the Board of Directors for HAS. Each entity has its own hiring, contracting, and procurement policies. Nothing is funded by the City. If HAS develops a new site, the City would consult on site selection and design. The City Planning and Development Department consults with HAS on their Comprehensive Grant Program annually. There have been frequent meetings between City Staff and staff from HAS Properties, coordinating five-year efforts of both the HAS strategic plan and those outlined in the Consolidated Plan. There is no proposed demolition of public housing.

Private Nonprofit Organizations

Private nonprofit organizations in the city include Ozark Area Community Action Corporation (OACAC), The Kitchen Inc., the Affordable Housing Action Board, the Sherman Avenue Project Area Committee, Habitat for Humanity, and Burrell, Inc. The agencies, for the purpose of the Consolidated Plan, are considered housing providers/social service agencies

The Kitchen Inc. has taken the responsibility of providing housing services to the homeless. The Kitchen Inc. has utilized a number of federal programs to meet the homeless need. These programs include HOME funds for rehabilitation of units, CDBG Funds for accessibility improvements to multi-story housing, rehabilitation of transitional apartments (8 units) in an apartment structure, bathroom rehabilitation in the Missouri Hotel and psychological counselors quarters near the main complex.

The Ozarks Area Community Action Corporation operates as the rural public housing authority for areas outside Springfield, although their rental vouchers and certificates are often used within the city. OACAC also provides a weatherization program within the city under the Department of Energy. Also, OACAC has a contract with the Missouri Department of Health to serve as a conduit for rental assistance to HIV/AIDS infected persons. OACAC is also a partner in providing transitional housing for homeless and homeowner repairs for very low-income homeowners.

The Affordable Housing Action Board produces and operates nearly 100 units of affordable rental housing. They utilize CDBG and HOME programs in their effort as well as other public and private resources.

The Sherman Avenue Project Area Committee represents the neighborhood with the highest concentration of minority residents and produces and operates affordable rental housing. They also utilize CDBG and HOME resources to produce 20 units.

Habitat for Humanity has produced 118 houses in Springfield. They have developed two subdivisions with another on the drawing board. Their latest ventures have been developed as sustainable communities and utilized low income housing tax credits as well as many volunteer hours.

Burrell, Inc. is the designated representative for the Missouri Department of Mental Health for the surrounding area, including the City of Springfield. Most of their supportive housing funds come from the State Department of Mental Health. They recently worked with the City who provided the land, to develop 16 units of HUD 811 housing for the mentally ill and continue to apply for 811 and 202 funding.

Intergovernmental Cooperation

The City of Springfield participates in the Comprehensive Grant planning of the Public Housing Authority. The Public Housing Authority in turn, participates in the Consolidated Plan. Also the PHA has provided vouchers for tenant placement in the City's Rental Rehabilitation program.

Assessment

The City of Springfield has the institutional capacity to carry out its housing strategy although resources are not always present.

Overcoming Gaps

The City of Springfield has identified no gaps in its service delivery system. There is a capacity to address every need identified in the housing strategy. Lack of adequate funding remains the major impediment to providing a sufficient supply of affordable housing.

Monitoring (91.230)

Describe the in the housing strategy standards and procedures the jurisdiction will use to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

5 Year Strategic Plan Monitoring response:

The City of Springfield has monitoring procedures with regard to funds provided by HUD and will provide training to new program participants on program procedures and requirements to ensure long-term compliance with program requirements and comprehensive planning requirements. The City's Department of Planning and Development will be responsible for the reporting, monitoring and compliance of all agencies using CDBG, HOME, and ESG funds, in accordance with HUD regulations.

City programs will be on contracts, which are approved by the City Attorney and assigned contract numbers by the City Clerk's Office prior to their use. Contracts will contain a detailed plan that outlines the goals and objectives against which the sub recipient's performance will be measured. The contracts are mailed to the agencies for their review prior to being executed.

Monitoring the subrecipients provides a basis for accessing a program operation and identifying problems. The monitoring procedure is designed and implemented to assure the following:

- *All local, state and federal policies and regulations are followed.*
- *Charges against the projects are eligible costs and in accordance to applicable regulations and the grant agreement. Desk monitoring is completed for all requests for reimbursement from each subrecipient. Each request is required to complete a form regarding beneficiary information and submitted at a minimum on a quarterly basis.*
- *Projects are managed and carried out in a timely manner.*
- *Programs have procedures in place to protect against fraud.*
- *Subrecipients remain capable of fulfilling the scope of their agreement.*

Annual on-site monitoring visits of project and program activities are conducted. The visit review the program for compliance or non-compliance with, national objective and eligibility, conformance to the subrecipient agreement, record- keeping systems (570.506), financial management systems [85.20 (local governments) and 84.21-28 (non-profits)], insurance, procurement, and non-discrimination and actions to further fair housing requirements.

Desk Audits will be performed on all subrecipients each year as follows:

- *Application review*
- *Written agreement review*
- *Progress reports review*
- *Drawdown requests review*

In addition to the desk audits, on-site monitoring will be performed on all CDBG recipients. These will include:00000

- *Review on-site files*
- *Review procurement procedure*
- *Review Davis-Bacon requirements (if applicable)*
- *Conduct site visit to project(s)*
- *Provide monitoring letter*

A detailed monitoring form has been developed for use during this and future action plan years.

- *Conduct site visit to project(s)*
- *Provide monitoring letter*

Priority Needs Analysis and Strategies (91.215 (a))

1. Describe the basis for assigning the priority given to each category of priority needs.

2. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Needs Analysis and Strategies response:

The following is a general statement of need including a discussion on how funds propose for distribution and discussion.

General Priorities

Community Development Goals and Priorities

1. *Funding commitments necessary to satisfy housing goals established in this Consolidated Plan are given highest priority.*
2. *Economic Development and assistance to small businesses in targeted areas shall remain a priority. This will include the ability to utilize income from the revolving loan fund of the Small Business Development Loan Program to make payments on the Section 108 Loan Guarantee program obligations if necessary.*
3. *Priority shall be given to maintenance of a policy planning and management capacity in order to determine needs, establish short and long term goals and objectives, and evaluate progress on programs and activities in accomplishing overall goals and objectives. The focus shall be neighborhood conservation, business revitalization and commercial viability, historic preservation and affordable housing in the older, built environment of the city.*
4. *Staff funding shall continue to (a) implement specifically assigned community development projects, (b) provide technical assistance in the planning formulation and implementation of public-private partnerships, particularly in relation to affordable housing and other activities of principal benefit to persons of low and moderate income, (c) pursue funds and resources to further enhance the community development program, and (d) administer the CDBG Program and meet other necessary and unavoidable program requirements.*
5. *Projects that facilitate the implementation of sustainability and accessibility will receive priority consideration.*
6. *The following target areas shall be priorities for channeling fiscal resources for housing and economic development:*
 - *Residential Rehabilitation Loan Area:
Area bound by Grand, West Bypass, (principally) the northern city limits, and Glenstone*

- *Commercial Property Rehabilitation and Assistance Areas:*
Central Business District
Westside Area (designated)
Commercial Street
Walnut Street Conservation District (West)
Boonville Avenue Corridor
- *Legally Designated Redevelopment Areas:*
Silver Springs, Sherman Avenue and Grant Avenue Playground Redevelopment Projects

Obstacles to meeting priorities are primarily lack of adequate funding.

Lead-based Paint (91.215 (g))

1. Estimate the number of housing units that contain lead-based paint hazards, as defined in section 1004 of the Residential Lead-Based Paint Hazard Reduction Act of 1992, and are occupied by extremely low-income, low-income, and moderate-income families.
2. Outline actions proposed or being taken to evaluate and reduce lead-based paint hazards and describe how lead based paint hazards will be integrated into housing policies and programs, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

3-5 Year Strategic Plan Lead-based Paint response:

Extent of Lead-Based Paint Problem - Springfield actively seeks to reduce the hazards of lead-based paint in its housing stock. This is accomplished through its Health Department, Housing Authority, and its rehabilitation programs. It is estimated that 24,592 housing units are occupied by persons of low and moderate income that may have lead-based paint present.

Health Department - The Springfield-Greene County Health Department screens children for lead in the blood through the WIC Program, as well as upon request. The purpose of the screening is to identify the threat as soon as possible, and reduce the hazard in the housing unit in which the child lives. The Health Department immediately inspects the unit and orders lead hazard reduction measures if lead paint is found on the premises at sufficient levels to create a hazard.

Housing Authority - The Housing Authority of Springfield inspects each housing unit that is proposed to house a child under the age of seven through the Section 8 Rental Assistance Program. If lead is found at sufficient levels to create a hazard, it must be reduced according to HUD standards.

Rehabilitation Program - The program inspectors inspect each unit proposed for rehabilitation and call for the removal, covering, or replacement of any surface containing deteriorated paint. If a child that has an Elevated Blood Level living in the unit, the lead hazard must be reduced according to HUD standards.

Commission on Lead Poisoning SB 232 State Law

The commission's report should make recommendations to:

- 1. Eradicate childhood lead poisoning by the year 2012*
- 2. Screen all children for lead poisoning*
- 3. Treat and medically manage all indigent lead poisoned children*
- 4. Prevent lead poisoning in children*
- 5. Establish and maintain laboratory capacity for lead assessments and screening, and a quality control program for laboratories*
- 6. Abate lead problems after discovery*
- 7. Identify resources to implement programs necessary to address lead poisoning problems and issues*
- 8. Provide an education program on lead poisoning for the general public and health providers*
- 9. Determine how lead contaminated waste should be handled*

Upon determination by the health department, or a representative of a unit of local government, that there is a lead hazard at a dwelling, the department shall provide written notification to the owner and an adult occupant of the dwelling. The notification shall include recommendations appropriate for reduction of the lead hazard. Should the owner fail to comply with the requirements for abating the lead hazard, the owner will be found in violation of section 701.300 to 701.324 of the Lead Abatement and Prevention of Lead Poisoning Statute.

If the owner continues to be in violation:

- 1. The local health officer and local building officer may relocate individuals who occupy the affected dwelling*
- 2. Violations will be presented to the prosecuting attorney*

Manner of Abatement

Abatement should be performed in such a manner so as not to endanger the health of the occupants of the dwelling or persons performing abatement. An owner may perform lead abatement within a dwelling that he/she owns, providing he/she consults with the health department on proper procedures.

As of January 31, 1996, all employees of state and local health departments and agencies must be licensed with the Missouri Department of Health to perform lead inspections and abatement activities.

The health department shall develop regulations for laboratory analysis of lead-bearing substances. The department of health shall establish and maintain a lead poisoning information reporting system containing a record of cases in Missouri as well as information from other cases deemed pertinent.

The attending physician of any patient with lead poisoning shall provide, in writing, to the Department of Health required information as stated in the Lead abatement and Prevention of Lead Poisoning Statute. The Department of Health shall protect the identity of the patient and physician involved in the reporting. The Health Department may request release of information for research purposes and information may be published to advance research, education, treatment and lead abatement. The Department of Health shall cooperate with the federal government in establishing public education activities and an information clearing house regarding childhood lead poisoning and other educational materials deemed necessary.

The Division of Family Services in collaboration with the Department of Health shall regularly inform eligible clients of the availability and desirability of lead screening and treatment services.

2010 Lead Based Paint Regulations - EPA Requirements 40 CFR Part 745

Common renovation activities like sanding, cutting, and demolition can create hazardous lead dust and chips by disturbing lead-based paint, which can be harmful to adults and children.

To protect against this risk, on April 22, 2008, EPA issued a rule requiring the use of lead-safe practices and other actions aimed at preventing lead poisoning. Under the rule, beginning in April 2010, contractors performing renovation, repair and painting projects that disturb lead-based paint in homes, child care facilities, and schools built before 1978 must be certified and must follow specific work practices to prevent lead contamination. All contractors should follow these three simple procedures:

- Contain the work area.*
- Minimize dust.*
- Clean up thoroughly.*

Contractors performing renovation as defined by the regulation must become certified in accordance with the regulations. The City is providing training information for contractors doing this work for City funded properties.

Springfield Health Department Surveys

During fiscal year 2008 the Springfield Health Department tested approximately 3,181 children for elevated lead levels. Only 1% of the children tested 10 percent mcg/deciliter or above, compared to 13% of the 3,133 children tested in 1994.

Housing Needs (91.205)

*Please also refer to the Housing Needs Table in the Needs.xls workbook

1. Describe the estimated housing needs projected for the next five year period for the following categories of persons: extremely low-income, low-income, moderate-income, and middle-income families, renters and owners, elderly persons, persons with disabilities, including persons with HIV/AIDS and their families, single persons, large families, public housing residents, victims of domestic violence, families on the public housing and section 8 tenant-based waiting list, and discuss specific housing problems, including: cost-burden, severe cost- burden, substandard housing, and overcrowding (especially large families).
2. To the extent that any racial or ethnic group has a disproportionately greater need for any income category in comparison to the needs of that category as a whole, the jurisdiction must complete an assessment of that specific need. For this purpose, disproportionately greater need exists when the percentage of persons in a category of need who are members of a particular racial or ethnic group is at least ten percentage points higher than the percentage of persons in the category as a whole.

3-5 Year Strategic Plan Housing Needs response:

Housing needs for the next 5 years

There are many factors involved, and resource information available, in defining housing assistance needs in Springfield. The 2000 census provides data on population and housing, the Vision 20/20 Affordable Housing Group undertook extensive research of housing needs in 2004, and the Department of Planning and Development completed a Socio Economic Housing Survey. There have also been several studies by the City of Springfield, the activities and report of the Affordable Housing Action Board, experience of those involved in the provision of assisted housing, elected officials, the people in need of assistance, and the general public all have a unique perspective to housing need.

This section includes a summary of findings from the 2000 census and other information available within the local community. In 2004, Springfield undertook a study of socio- economic and housing conditions by surveying households and inspecting the condition of some units from the street. The survey provides us with a more current picture of housing needs than the 2000 census, but a true knowledge of housing condition cannot be determined from the street. Keeping in mind the limitations of the information, this plan put forth great effort to include both quantitative and qualitative data when assessing housing needs and priorities for Springfield.

The needs assessment begins with a general discussion of housing need as found in the 2000 census; followed by an analysis of need by each identified income category. Following these items is a summary of need, as defined through the other resources mentioned above, and the five year projections.

Recent Trends

The Community Focus Report of 2009 lists affordable housing as a major area of concern for the community. In fact, the report states that the housing issues have “become more important concerns due to our current economic conditions.” In the last four years, housing permits have decreased, housing costs have increased, and homelessness has increased. Foreclosures in Greene County have steadily risen over the last few years – peaking at 1266 in 2009. The issues facing families in poverty are numerous and can be an endless generational cycle unless lasting effective and influential change is made.

General Discussion of Housing Need

Renters have more housing problems, according to the 2000 census, than home owners. Renters experience housing problems at the rate of 39.8 percent while owners have problems at only 17.8 percent. However the gap between renter and owner housing problems in general has narrowed slightly since the 1990 census. Overcrowding continues to effect renter households, occurring at a rate of 33 percent for renters compared to 3 percent for owners. Single female parent households have increased by 36.5 percent between 1990 and 2000, while elderly households (persons age 65 and over) increased by 42 percent and minorities by 50 percent. Families below the poverty level have actually decreased by 13 percent. There continues to be a rising trend in the presence of the non-traditional households. Of very low-income renter households, the highest incidence of housing problems occurs in the "other" classification. These households are comprised of unrelated or single persons. In 2004 the Vision 20/20 Affordable Housing Planning Group and the Department of Planning and Development began an analysis of existing housing needs. From the 26 citizens attending the meetings a summary of housing problems, issues, and concerns was created. Participants then voted on these items to prioritize needs of Springfield. The Planning group listed the following problems, issues, and concerns, in priority order according to the results of the group vote.

Vision 20/20 Affordable Housing: Summary of Issues, Problems, & Concerns

Low Income

There is a need for quality affordable housing for lower income families earning 30% - 60% of the median income, (the “working poor” and disabled).

Special Populations

There is a need for quality housing support, (financial and social) for those who cannot provide for themselves, and for those transitioning from one economic class to another; such as the elderly, disabled, minorities, single parent households, people on fixed incomes, families in shelters, etc.

Housing Condition

Existing aging housing stock, and substandard housing needs improvement. To improve housing conditions there is a need for affordable home repair programs and resources for all homeowners, including small private landlords, to maintain or improve existing housing.

Coordination

There is a need for public/private coordination regarding housing development. Housing is a complex issue and cannot be solved by the public or private sector acting alone. Public policies and private sector practices must be coordinated to achieve any success in the delivery of housing that is affordable to all segments of our society.

Housing Survey

There is a need for an up-to-date Housing Condition and Information Survey.

Public Education

There is a need for greater public education about existing housing program opportunities. Education should promote homeownership, assist renters transitioning to homeowners; and help correct the issue of realtors and lenders not targeting low-income households.

Homeless

There is a need for an overnight emergency shelter (Safe Haven) for homeless persons not suitable for or on a waiting list for transitional housing programs. There is also a need for permanent housing options for the chronic homeless (such as single men, mentally ill, disabled, elderly, etc.)

Information Sharing

There is a need for coordination, information sharing, and awareness among public service providers and committees on affordable housing. Consumers need concise and consolidated access to affordable housing resources and educational opportunities. Example: First-time homebuyer classes.

Definition

The community does not have a working definition of "Quality Affordable Housing." Acceptance of a working definition is important for discussion of issues and establishment of policy.

Ineligible Groups

There is a need for greater housing options for people with drug and other criminal convictions who are ineligible for public housing or housing assistance.

Subsidized Options

There is a need for more options in subsidized housing; such as housing type, size, number of bedrooms, etc.

Teenagers

There is a need for greater housing options for teenagers who are ineligible for public housing or housing assistance.

Neighborhood Perceptions

Negative neighborhood perceptions regarding safety, housing condition, schools, etc. are leaving existing affordable housing underutilized.

Demolition

Private and public redevelopments are causing a loss of housing stock without assuring replacement.

Qualification Gaps

There are qualification gaps between existing programs in terms of over-qualification and under-qualification for income based assistance.

1. Statement and Specification of Needs**Extremely Low-Income (0 - 30 percent of median)**

Large Family, Rental – Large family rental continue to experience a high percentage of housing problems, at 80 percent, although this group has less problems than in 1990. Of the large-family households, 79 percent have a cost burden of 30 percent or more while 64 percent have a cost burden of at least 50 percent. Approximately 12 percent of the large-family rental households are of very low-income. The Socio-Economic and Housing Survey: 2004 found that large households with five or more members represented 6 percent of the total households in Springfield and had 28 percent of their number living in substandard housing units.

Most of the larger (4 bedrooms or more) affordable housing units are older housing stock and many are in less than standard condition. These large houses difficult to maintain and repairs can become costly, and as a result often fall into deterioration. Thus, the combination of the

prevalence of low-income, large families and lack of affordable large rental units, results in a high percentage of large families having housing problems.

Large Family, Owner - Large-family owner occupants fare slightly better than those renting, but still have a high incidence of housing problems. Owner-occupied data combines small and large families, but one can assume that most of the problems identified for this group apply to large families since the conditions affecting large family renters affects owners as well. The data shows 1,546, or 67 percent, of the small/large family owners have housing problems. Large families who own their home are less likely to live in overcrowded conditions than their renter counterparts. However, many live in old houses that are in bad condition and consume large amounts of utilities, adversely affecting affordability.

Small Family, Rental - Very low-income renters with small families suffer from more severe housing conditions and cost burden. Of 1,641 small-rental families, 83 percent, have some housing problems. Eighty-one (81) percent have a cost burden of 30 percent, and 64 percent pay more than 50 percent for rent and utilities. The information reveals 217, or 4.4 percent, of the small families live in overcrowded conditions. The Socio-Economic and Housing Survey: 2004 states that small households constitute 64 percent of the total, and 19.7 percent live in sub-standard conditions.

All Other, Owners - Small-family, large-family, and other owner-occupied households are combined in the data. These households comprise 768, or 35 percent, of the owner households with very-low-incomes. Housing problems exist among 76 percent of the households. Seventy-three percent (73), or 1,123, have cost burdens of at least 30 percent and 53 percent have cost burdens of at least 50 percent. Very-low-income owners occupy 2,940 houses built prior to 1940. Since all other owners comprise 35 percent of the very low-income owners, it is assumed that 1,029, or 58 percent, of the very low-income owners live in pre-1940 housing. Housing stock of this age was not designed for modern use or codes. These homes are often badly constructed, obsolete and suffer from lack of maintenance, often due to very low-income of the inhabitants. The occurrence of housing problems can be attributed to the very low-income of households within this group and the age and general condition of the housing.

Elderly, Rental - Of the 1,243 elderly rental households 733, or 59 percent, have housing problems. Fifty-nine percent, or 733, of these suffer from cost burden of at least 30 percent, while 472, or 38 percent pay at least 50 percent for rent and utilities. Since the Housing Authority of Springfield assists 258 elderly households with public housing or through Section 8, most other very low-income elderly renters have a cost burden.

Elderly, Owners - There are 1,397 elderly, very low-income home owners. Of these, 698, or 50 percent have housing problems. Cost burden of at least 30 percent impacts 50 percent of these households, while 19 percent are impacted with cost burden of at least 50 percent. Most elderly owners do not have a mortgage on their home, and generally have no cost burden. However, high utilities and very low-income could combine for a cost burden (especially for those having a large house). Probably, any very low-income owner who has a mortgage to pay will experience a cost

burden. Elderly home owners of very low-income are the most likely group to have a deteriorating house. They have no money left over for the high cost of repairs and rehabilitation, and are not able to perform the work themselves. Overcrowding is generally not a problem for the elderly. Elderly comprise 17.5 percent of the very low-income households.

There is not much difference in the income of the rental minority population from the overall rental population according to the 2000 Census. Of all renters, 32 percent are extremely low-income. Minorities in this group are extremely low-income at the rate of 44.5 percent, while African American renters are of very low-income at 34.6 percent. Minorities represent a small percentage of the total renters with 1,421 minority households, or 5.7 percent. Of these, 702 (2.8 percent) are African American. However, of the very low-income households, 12.6 percent of the elderly, 40.9 percent of the small family, and 17.4 percent of the large family are minorities. They constitute a smaller percent of the elderly very low-income households, but a disproportionately high amount of the family groups (Table CP 1).

Of very low-income renters, African American and Hispanic households experience housing problems at the rate of 88.9 and 91.4 respectively compared to 78.4 percent overall. Looking at this another way, 36 percent of all very low-income minorities have housing problems compared to 32 percent overall (Table CP 2).

Hispanics have the highest very low-income rate with 38% of households earning less than \$15,000 and have housing problems at 51 percent. Hispanics comprised 1.4 percent of households in Springfield according to the 2000 census, but they are the fastest growing population group in Springfield with an increase of 161 percent between the years 1990 and 2000.

Minorities are much more likely to have housing problems. 33 percent, of minority owners compared to 5 percent of total owners live with housing problems. African Americans and Hispanics are more likely than other groups to experience housing problems. The Socio- Economic and Housing Survey: 2004, also confirms that minority households have a higher percentage of housing problems than non-minorities. According to the survey, among those reporting specific housing problems, African Americans are far more likely to need windows (or window repair), exterior paint, and insulation than other groups. Hispanics are far more likely to need roof and heating system repairs or replacement than other racial/ethnic groups, and also have relatively strong needs for insulation.

Minority owners do not have the incidence of problems that renters as a whole do. Minority homeowners have disproportionately high incidence of housing problems when compared to the entire city, but they have less housing problems than minority renters. According to representatives from local minority groups, much of the housing problems minorities face is a result of lack of education regarding home maintenance, personal finance and housing programs available.

TABLE CP 1

Household Type Distribution of Renter Households With Income Below 50 Percent of the Median				
Total	% Elderly	% Small	% Large	
11,827	17.0	26.0	4.3	All
633	12.6	40.9	17.4	Minority
243	14.4	36.6	23.0	Black
140	13.6	62.9	5.0	Hispanic

Source: 2000 Census

TABLE CP 2

Income Distribution of Renter Households By Minority Status				
Total	% Below 50%		% With Housing Problems	Number
29,984	41.3	All	32	8097
2,781	44.5	Minority	42	720
1,189	34.6	Black	30	215
320	43.8	Hispanic	40	128

Source: 2000 Census

Low-Income (31 - 50 percent of median)

Large Family, Rental - Again, large family renters have the highest incidence of housing problems (78%) compared to other household groups. Of low-income renters, 82 percent have problems. Cost burden of at least 30 percent and 50 percent is experienced by 60 and 8 percent respectively. There are 33.5 percent of the low-income rental households with large families that are overcrowded, compared to only 4.4 percent of other low-income groups other than large family. The low-incomes of the people and the age and condition of the housing stock available for low-income households contribute to the problem. Twenty-three (23) percent of large families live in substandard housing.

Large Family, Owner - Low-income large families are combined with other groups, other than elderly, in the data. There are 996 households in these groups and 59 percent have problems. Large families are probably represented at a higher rate, consistent with findings in other areas where data is available for large families. There are 7.6 percent, other than elderly, units that are overcrowded. Again, large families are probably overcrowded at a greater rate.

Small Family, Renter - Of low-income renters, 71 percent have housing problems. Sixty-seven percent experience cost burden of at least 30 percent, and 17 percent have a cost burden of at least 50 percent. Approximately 4.4 percent live in overcrowded conditions (data is combined with other than elderly).

All Others, Owners - Small family, large family and other households are combined. This group comprises 996 households and 59 percent, or 588 of them have housing problems. Fifty-seven percent, or 598 have a cost burden of at least 30 percent, and 179 or 18 percent have at least a 50 percent cost burden. The low-income households indicate less of a cost burden than the extremely low-income households.

Elderly, Rental - There are 898 elderly renters of low-income. Of these, 620 or 69 percent have housing problems. Cost burden of 30 and 50 percent are experienced by 67 and 31 percent respectively. Overcrowding is not a problem.

Elderly, Owner - Only 18 percent of low-income elderly households experience housing problems. All of these have a cost burden of at least 30 percent while 5 percent pay more than 50 percent for payments and rent. Most elderly persons have their houses paid for, and generally have a low incidence of problems. They usually have fewer other expenses than a family and can pay for utilities and maintenance. As identified in the Socio-Economic and Housing Survey: 1994, elderly are most likely to be living in substandard housing. There is no overcrowding problem.

Moderate Income (51-80 percent of median)

Moderate income households make up only 10.5 percent of total households. They do not experience near the housing problems of lower income groups. Renters have housing problems at the rate of 35 percent and owners at the rate of 20. Again, large families have the most severe problem as they have problems at the rate of 57 and 32 percent for renters and owners respectively. Overcrowding is the greatest problem for large families of moderate income.

Middle Income (81- 95 percent of median)

Middle income large family households still experience housing problems at the rate of 37 percent. However, cost burden is only 6 percent for 30 or greater and 0 for 50 or greater. Small families experience very little housing problems (6 percent.) Elderly renters experience 27 percent housing problems and 27 percent cost burden above 30. All owners other than elderly experience 19 percent housing problems and 16 percent cost burden greater than 30. The elderly owners experience only 6 percent housing problems.

Disproportionate Needs of Racial/Ethnic Groups

According to the Socio Economic Housing Survey 2004, African Americans, Hispanics, and Asians occupy a disproportionate share of Springfield’s substandard housing. Among those reporting specific problems, African Americans are far more likely to need windows, exterior paint, and insulation than other groups.

Hispanics are far more likely to need roof and heating system repairs or replacement than other racial/ethnic groups, and also have relatively strong needs for insulation. After meeting with a representative of the Hispanic organization, Grupo Latinio, it was determined that many Hispanics who migrate from Mexico have housing problems as a result of the language barrier which prevents them from reading basic housing maintenance instructions, and rental/lease agreements. Hispanics also experience more overcrowding issues.

Asians are far more likely to occupy apartments than other racial/ethnic groups in the city and somewhat more likely to occupy duplexes than other groups.

All non-Caucasian groups (except Pacific Islanders and “other”) are far more likely to be renters than Caucasians and less likely to own the dwelling in which they reside.

The table below was taken from the Socio Economic Housing Survey 2004 and describes the relationship between housing condition and race/ethnic background.

Race or Ethnic Background						
Which of the following Conditions describe your household or dwelling?						
	<u>Caucasian</u>	<u>African American</u>	<u>Hispanic</u>	<u>Native American</u>	<u>Pacific Indian</u>	<u>American Asians</u>
Standard (87.8%)	87.90%	83.90%	83.30%	87.70%	83.30%	87.00%
Substandard (11.8%)	11.7	16.1	16.7	12.3	16.7	13
Not Worth Fixing (0.3%)	0.4	0	0	0	0	0

Other Indications of Housing Need

There are 438 households on waiting lists for public housing assistance from the Housing Authority of Springfield (HAS), and 81 households that have been approved as eligible for assistance. 847 applications are on waiting list for Section 8 rental assistance with the HAS.

There is no local preference system. Applicants are served on a first-come first-served basis within the HUD preference system for Section 8 housing and on a first-come first-served basis by bedroom within the HUD preference system for HAS owned housing. The waiting list always remains open.

Currently, HAS has 25 vouchers for the Family Self-Sufficiency Program, with 22 slots filled, and 34 vouchers for the Shelter Plus Care Program (in support of The Kitchen, Inc.).

Need for Quality Affordable Housing- The most recent information regarding housing need in Springfield has been adopted by City Council in the Vision 20/20 Affordable Housing Five Year Strategic Plan. The creation of this plan, involved background research into the existing housing stock and a collaborated effort by housing providers and developers to determine the problems issues, and concerns. Some of the greatest needs identified included assistance for very low income persons, a housing information office to direct people in need of assistance to the various service providers, home maintenance education, and a funding source for large scale home repair such as roof replacement. An emphasis on helping people transition to homeownership also continued to be an important need. However, it the focus group realized that not everyone should be to become a home owner. Due to factors such as poor health, lack of ability, very low-incomes or disability, many people should continue to rent. There seems to be a segment of the low/moderate income population that can transition to responsible home ownership with the proper education, assistance, including down payment/closing costs, counseling, etc.

Housing Need Projections

Anticipated Changes in Need (Five-Year Projection) - The need for housing assistance is increasing, particularly for very low-income renters. Growing demand on the housing supply is causing rising costs in every area of the city. Much of the housing that is most affordable is aging and in need of rehabilitation and is mismatched according to type and size required to serve low-income households.

This is a large gap, and if housing costs in Springfield continue to rise, many people more people may experience housing problems. While costs will probably not rise enough to increase the homeless population, the pressure exists. The cost burden of extremely low-income and low income (less than 50 percent of median income) households is already 40.9 percent, which in on the downward trend, but and as costs rise, this burden

will become more critical. The median income group (51-80 percent of median income) will begin to experience more cost burden and will suffer as the low-income people do now. One positive note on this, as rents go up, the ability for landlords to rehabilitate their property increases and the quality of the housing stock may improve. But, if assistance is not provided, the rents will rise even more above affordability.

The problem is already so much larger than the resources to assist people that it may not be as important to project numbers as to identify trends. The trends discussed above indicate that the needs will increase and the community must be prepared to seek creative solutions or suffer grave consequences.

The following Current Projections Table shows additional needs by projecting 2000 needs to the year 2010 by applying the percentage anticipated increase in growth according to the Springfield population projections.

CURRENT NEED & 2015 PROJECTIONS

	Renter										Owner						Total Households	
	Elderly		Small Related		Large Related		Other		Total Renters		Elderly		Other		Total Owner			
	2000	2015	2000	2015	2000	2015	2000	2015	2000	2015	2000	2015	2000	2015	2000	2015	2000	2015
0-30%	972	1079	1499	1664	168	186	3404	3779	6043	6708	973	1080	589	654	1953	2168	7996	8876
31-50	1039	1153	1579	1753	339	376	2827	3139	5784	6421	1735	1926	560	622	3163	3511	8947	9932
51-80	877	974	2625	2914	360	400	3884	4312	7746	8600	2747	3050	1119	1242	6162	6841	13908	15441
>81	1333	1480	4350	4830	504	560	4314	4,790	10501	11660	6468	7181	3740	4152	23431	26014	33932	37674

Source: SOCDs CHAS Data: 2000 and Springfield Population Projections

Vision 20/20 Affordable Housing Strategic Five Year Plan Priorities:

As part of the visioning process the Department of Planning and Development created the following housing need and price matrix using data from the 2000 census.

2015 PROJECTED HOUSING NEEDS & INCOME PRICE MATRIX, SPRINGFIELD

Income Group	Affordable Monthly Housing Cost Based on 30% of Income	Price Ranges For Owner Occupied Housing	Number of Households Per Price Range, 2000	% of Households	# of Owner Units 2000	# of Rental Units 2000	Total Units Available, 2000	Projected # of Households for 2015	Projected Balance	Projected Number of Additional Housing Units Needed
Under \$15,000	0-375	0 - 45,000	14,460	22.3	5,373	10,787	16,160	17,280	1,120	1120
\$15,000-24,999	375-625	45,000 - 74,997	12,835	19.8	10,449	15,001	25,450	15,338	-10,112	0
\$25,000-34,999	625-875	74,000 - 104,997	10,759	16.6	9,671	2,544	12,215	12,857	642	642
\$35,000-\$49,999	875-1,250	104,997 - 149,997	11,440	17.7	5,229	251	5,480	13,670	8,190	8,190
\$50,000-74,999	1,250-1,875	149,997 - 224,997	8,399	13.0	2,503	195	2,698	10,037	7,339	7,339
\$75,000-124,999	1,875-3,125	224,997 - 374,997	4,783	7.4	644	138	782	5,715	4,933	4,933
\$125,000 or more	3,125 and above	\$375,000 or more	2,103	3.2	463	NA	463	2,513	2,050	2,050
Total			64,779	100	34,332	28,916	63,248	77,410	14,162	14,162

Summary

The above table indicates a projected need for 14,162 new housing units for the year 2015 within the city of Springfield. This figure was calculated using the yearly household growth rate of 1.3% to project the number of households we will have by the year 2015. By subtracting the number of units from 2000 by the 2015 household projection we find the projected balance of units. From this balance we can estimate the additional housing units necessary to accommodate the demand for housing in 2015. The formula has been applied for each income category, and is based on affordable units available for each income range.

Equation applied to each income category:

$((\text{Housing units available in 2000}) - (((1.3\% \text{ Household growth rate})(15 \text{ years})(\# \text{ of households in 2000})) + (\# \text{ households in 2000}))))$

Assumptions for Housing Needs and Income Price Matrix

- Household growth rate continues at 13% for Springfield, and 20% for Greene County, as it did from 1990-2000
- All existing units (vacant and occupied) will be occupied by 2010
- We will have the same percentage of households per income category in 2010 as in 2000
- Household size will remain the same
- All other external circumstances and demographics remain constant (the same as from 1990-2000)
- Those households without cash rent are not included due to a lack of information required to calculate estimates **Other Studies**

Springfield Department of Planning and Development Discussion Paper - The staff of the Planning and Development Department delineated housing need from its perspective of delivering housing programs, including rehabilitation, down payment/closing costs, redevelopment, etc. The following is a list of problems identified that inhibit affordable, quality, home ownership and rental opportunity.

Considerable discussion has been held over what constitutes affordable housing and for whom is it affordable. What may be considered affordable housing for one may be unattractive or unappealing to another. However, there are certain parameters or factors that do limit housing choices. This will show both the differences and similarities these two groups have in the affordable housing issue.

A. *Why do many people not own a house which is in standard condition and affordable?*

1. *Not enough income to make payments and pay taxes, insurance and maintenance.*
2. *Not able to save down payment and secure affordable financing.*
3. *Not adequate supply of standard housing which is affordable.*
 - a. *cost of new construction*
 - b. *cost of rehabilitation:*

- * *materials and labor*
- * *codes*
- * *cost of rehabilitation exceeds additional value*

c. obsolete existing housing stock

4. *Some people do not want the responsibilities which come with living in good housing and will not take responsibility of home ownership.*
5. *Some people do not have the knowledge, physical ability or inclination to own and maintain property. Part of this lack of knowledge includes basic budgeting skills and ability to prioritize needs.*
6. *Adjacent properties in dilapidated condition deter neighborhood investment.*
7. *Inadequate infrastructure will also deter investment in the housing stock.*

B. Why are many people not able to rent housing which is in standard condition and affordable?

1. *Not enough income to pay rent.*
2. *Not affordable financing for investors.*
3. *Not an adequate supply of standard housing which is affordable.*

a. cost of new construction

b. cost of rehabilitation:

- * *materials and labor*
- * *codes*
- * *cost of rehabilitation exceeds additional value*

c. obsolete housing stock

4. *Some people do not want the responsibilities which come with living in good housing and will not be responsible renters. They will not keep the house and yard clean and maintained.*
5. *Adjacent properties in dilapidated condition deter investment to rehabilitate, maintain or construct new housing.*
6. *Inadequate infrastructure will deter investment in the housing stock.*

Priority Housing Needs (91.215 (b))

1. Identify the priority housing needs and activities in accordance with the categories specified in the Housing Needs Table (formerly Table 2A). These categories correspond with special tabulations of U.S. census data provided by HUD for the preparation of the Consolidated Plan.

2. Provide an analysis of how the characteristics of the housing market and the severity of housing problems and needs of each category of residents provided the basis for determining the relative priority of each priority housing need category.

Note: Family and income types may be grouped in the case of closely related categories of residents where the analysis would apply to more than one family or income type.

3. Describe the basis for assigning the priority given to each category of priority needs.

4. Identify any obstacles to meeting underserved needs.

3-5 Year Strategic Plan Priority Housing Needs response:

The following priorities were established by the Consolidated Plan Task Force prior to the adoption of the previous five-year plan. The Task Force was composed of affordable housing providers, representatives of United Way of the Ozarks, and City Planning staff members. City Planning staff and the Housing Collaborative reviewed priority assignments and decided that elderly should receive a higher priority than in past plans. This higher priority is reflected below.

Each household type, by income was assigned a number to identify each priority and a priority ranking letter. The numerical identifier is merely a number used to identify the particular household type. The priority ranking shows the relative ranking of L for low, M for medium, or H for high. Table CP 23 summarizes the priorities and is followed by a Priority Analysis and Strategy Development Investment Plan.

Elderly 1 & 2 Member Renter Households (Priority H)

Analysis

Although elderly renters experience less problems, in less percentage (64 percent) than any other rental group, they still have considerable need for housing assistance. The Housing Authority of Springfield (HAS) currently serves 149 elderly households. (There are actually more units that were constructed for elderly, but under the current Federal preference requirements, disabled people must be allowed to live in the elderly high-rises)

Many elderly renter households have housing problems, especially those not living in Public or Section 8 housing. The remainder of elderly renters often live in substandard housing. There is a need for elderly assisted housing.

Obstacles that might be encountered are an adequate amount of resources to meet the demand.

Small Related Renter Households (Extremely Low to Low-Income, including 0 - 30 % and 31 - 50 % MFI) and All Other Renter Households (Extremely Low to Low-Income, including 0 - 30 % and 31 - 50 % MFI) (Priority H)

Analysis

Small Related and Other Renter Households (0 -50 %) constitute the largest group of households in need. Combined, 75 percent, or 8887 have housing problems. Of those not reporting a cost burden, 103 have physical defects (incomplete kitchen or bathroom). Many experience both cost burden and physical defects. There is a shortage of smaller housing units in Springfield compared to the number of smaller households. There are over 53,000 households with less than 4 members, and only about 33,000 units that have two bedrooms or less. These smaller units are predominately older and/or apartments. The three bedroom and more units were mostly built within the last 30 years and are often not available or affordable to low-income households. As the general housing analysis pointed out, larger units are preferred in Springfield and smaller units have higher vacancy rates.

In summary, small families with extremely low-incomes and other households rate a high priority since they do not have sufficient income to obtain market rate, standard housing and they have housing problems in greater numbers than any other group. Obstacles that might be encountered are an adequate amount of Section 8 vouchers, and an inadequate supply of standard rental units that landlords are willing to rent for the fair market rent.

Small Related Renter households (Moderate-Income, Including 51-80% MFI) and All Other Renter Households (Moderate-Income, Including 51-80% MFI) (Priority M)

Analysis

There are 7,746 households in this combined category and 30 percent experience housing problems. By reporting housing problems, but no cost burden, 107 households have physical defects with the housing unit in which they live.

The small related renter households and the other renter households (51-80% MFI) have needs in relatively large numbers, but their problem is not as severe as those of extremely-low to low income. Since their income is higher, they have a better chance in the marketplace than those of extremely-low to low income. Obstacles that might be encountered include an insufficient amount of Section 8 vouchers, and an insufficient amount of standard rental housing that landlords are willing to rent for the fair market rent.

Large Related Renter Households (0-80% MFI) (Priority H)

Analysis

Large family renters have proportionately more housing problems than any other group. The lower the income, the worse the problem. As a group, they experience housing problems at the rate of 64 percent. Of those households below 30 MFI, 98 percent have housing problems. Households below 50 percent have problems at the rate of 80 percent. Extremely low-income households have cost burden of 30 and 50 percent at the rate of 86 and 60 respectively. Households with incomes between 51 and 80 percent of the median experience cost burden of more than 30 percent at the rate of 7 percent.

Besides cost burden and condition, large families experience overcrowding more than any other group. Overall, 23 percent of large families are overcrowded. But within the extremely low-income group, 44.5 percent are overcrowded.

Sufficient large units exist within the housing stock in Springfield, but there are not enough that are for rent and affordable to the low-income households. Also, most of the available large rentals are in old houses that are in poor condition due to their size and inability of the occupants to pay sufficient rent to justify rehabilitation. Combined with these problems, rents for large units are higher than smaller units. Even with several hundred assisted units in Springfield, there are many households still in need of assistance.

In summary, large-family households are given a high priority because of their preponderance of housing problems, the lack of sufficient housing stock to fulfill their needs, and the fact that the units that they require due to family size are more expensive.

These factors create a critical need, even though for a relatively small group. Obstacles that might be encountered include an insufficient amount of Section 8 vouchers or certificates, and a lack of large units in adequate condition, that the landlord will rent for fair market rent.

Extremely Low-Income (less than 30 % MFI) Existing Homeowners (Priority H)

Analysis

Extremely low-income (less than 30 percent MFI) households should not (in most cases) be encouraged to become, or continue to be, homeowners. The responsibilities of owning property may be more than people's capacity who make less than 30 percent of the median income. Households of this income group could have afforded only \$206 per month for payment, taxes, insurance, utilities, and maintenance.

Existing owners received a low priority because of the factors listed above, plus the fact that they probably let their property fall into disrepair due to their lack of income, and effective assistance must be structured very carefully, or it may happen again. It is generally best that households of this income group be helped through rental assistance.

First-time homebuyers of this income level will likely experience the problems outlined above without intensive support for maintenance and other responsibilities of ownership. Rental assistance is preferred for this income group.

Emphasis should be placed on helping this group of households rise above the poverty level so that they can become homeowners some day. (See Anti-Poverty Section)The group was assigned a low priority instead of none in recognition that there are exceptions to every situation. Should the situation arise that a very, very low-income household should be assisted as an existing homeowner or first-time homebuyer, it will be possible.

The greatest obstacle confronting this group in remaining or becoming homeowners is the lack of income.

Existing Homeowners, Low-Income (31 - 50 % MFI) and Moderate-Income (51 - 80 % MFI) (Priority H)

Analysis

Home ownership is generally preferred in Springfield whenever the household has the capacity to be a responsible homeowner.

The reason that existing homeowners (31-50% MFI) received a high priority is to account for the elderly that own homes (generally without debt) in need of rehabilitation. When they have no mortgage payments or substantial other debts, this income group can often afford their homes if they can receive funds to rehabilitate it.

The Socio Economic and Housing Survey: 2004 states that many elderly live in substandard housing. CHAS Table 1C shows that elderly households in this income group have problems at the rate of 19 percent, or 868 households. But according to the public hearing, the task force, and the City rehabilitation staff, many more elderly homes are in need of rehabilitation. Currently, the waiting list is 25 and could take one year to be served.

There are also other homeowners that should be assisted with rehabilitation. Thirty-two percent of other homeowners have housing problems. Some of these could benefit through a rehabilitation program and still be able to afford their house.

Obstacles encountered by this group include the lack of resources for rehabilitation, and down payment/closing costs.

Homeless (Priority H)

Analysis

Assisting homeless people rates a high priority because they have such critical need. Homeless people have nowhere to live, no money, no access to medical care or other support services, nothing to eat and no hope without the assistance of homeless service providers. There were 539

people who were sheltered on January 28, 2009 in Springfield, when the Homeless Count Subcommittee of the Christian/Greene/Webster Counties Continuum of Care conducted the 2009 Point-In-Time Count (PIT). This point-in-time survey reveals the number of sheltered homeless on that night, but does not account for the full extent of the problem throughout the year.

With relative income shrinking, and housing costs rising, many of the near homeless could become homeless in the coming years.

The number of persons below poverty decreased by more than .6 percent between 1990 and 2000, however housing costs continued to rise by 13 percent. Many very-low-income households survive on public assistance which does not rise at the rate of inflation in Missouri.

General agencies cooperate to provide transitional services for households moving from the shelter to permanent housing. The services include transitional housing, mental health counseling, alcohol and drug counseling, family living skills, budgeting, etc.

Obstacles to meeting the priority are lack of sufficient income for the extremely-low-income, and the lack of sufficient resources to provide housing and support services.

Non-Homeless Persons With Special Needs (Priority H)

Analysis

Non-homeless persons with special needs (particularly those of low-income) are a high priority because they must have help to live in decent housing. They include elderly, frail elderly, persons with disabilities (mental, physical, developmental) persons with alcohol or other drug addiction and persons diagnosed with AIDS and related diseases.

Many elderly live in substandard housing. Although many of them have their house free of debt, they do not have the resources to rehabilitate it. Frail elderly need special care and services. The elderly and frail elderly group is increasing and will need more assistance through the years.

Persons with mental illness and developmental disabilities require varying levels of care and support. With less emphasis on institutions, the groups are being integrated into the community more and more.

The physically disabled require special types of housing. With up to 8,000 persons in Springfield who are disabled and 400 requiring wheelchairs, the housing stock must be altered to accommodate these special needs. Also, it is often more cost effective and appropriate to build new housing to accommodate those with disabilities.

Alcohol and drug abuse are often accompanied by homelessness or inadequate housing. With this group, it is particularly important to provide support services along with housing.

Finding affordable housing is difficult enough, but HIV/AIDS adds not only additional persons to the system, but it demands special considerations. This special population faces not only the obvious stigma associated with the disease, but also a weakened immune system that cannot tolerate unsanitary environments and group living where they may be exposed to multiple pathogens.

Emergency and transitional placement of persons with HIV/AIDS is practically nonexistent, with the exception of group shelters that pose a threat to someone with a compromised immune system.

With 510 reported cases in Greene County, only 251 clients are enrolled in HIV case management. Of those enrolled, 73 (28%) are receiving housing assistance. Obstacles to serving this population will be limited resources.

In summary, people with special needs require special attention and are a high priority.

Obstacles to Meeting Priority Needs

Obstacles are primarily lack of funding.

Housing Market Analysis (91.210)

*Please also refer to the Housing Market Analysis Table in the Needs.xls workbook

1. Based on information available to the jurisdiction, describe the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing; the housing stock available to serve persons with disabilities; and to serve persons with HIV/AIDS and their families. Data on the housing market should include, to the extent information is available, an estimate of the number of vacant or abandoned buildings and whether units in these buildings are suitable for rehabilitation.
2. Describe the number and targeting (income level and type of household served) of units currently assisted by local, state, or federally funded programs, and an assessment of whether any such units are expected to be lost from the assisted housing inventory for any reason, (i.e. expiration of Section 8 contracts).
3. Indicate how the characteristics of the housing market will influence the use of funds made available for rental assistance, production of new units, rehabilitation of old units, or acquisition of existing units. Please note, the goal of affordable housing is not met by beds in nursing homes.

3-5 Year Strategic Plan Housing Market Analysis responses:

1. Supply, Demand, Cost of Housing

During the first Vision 20/20 process, the Housing Focus Group of Vision 20/20 ranked “availability of affordable housing” as one of its top five priorities. When Vision Fest -- a public meeting that showed the community the preliminary vision created by Vision 20/20 -- was held during the process, citizens were given the opportunity to rank their top housing priorities. Again, affordable housing was in the top five.

Housing Suitability

Suitability for Elderly. Items that are important to the elderly are:

- *Steps. The houses were constructed relatively high off the ground, requiring steps or ramps.*
- *Bathroom facilities. Often the bathtub is very deep, causing difficulty in use.*
- *Heating and ventilation. Many of the older houses do not have central heat causing some rooms to be colder than others and the ventilation systems are not adequate to maintain fresh air.*
- *Exterior maintenance. Houses with deteriorated exteriors are difficult to maintain and often fall into disrepair.*
- *Too large. The elderly often live in houses that were the correct size to raise a family, but are now too large for them to maintain and heat.*

Disabled Families. Items important to persons with disabilities are:

- *Universal design. There is a limited supply of housing that accommodates wheelchairs and is accessible for those with disabilities.*
- *Proximity to public transportation.*
- *Proximity to grocery stores, retail establishments, and other services.*

Families with children. Items important to families with children are:

- *Obsolete floor plans. Older houses have floor plans that do not provide adequate bedrooms and often, the bathroom must be entered through a bedroom.*
- *Lead paint. Older houses have lead paint that causes a health hazard for children*
- *Size. Many of the older houses are not large enough to accommodate large families.*

Racial/Ethnic Concentrations

Concentrations of minorities are found in three locations. The Sherman Avenue/Silver Springs area is the largest concentration, with Washington Avenue and the Franklin Avenue area also containing noticeable minority populations. Concentration of minorities is defined as 10 percent per census block group from the 1990 census data. This low-income concentration is the same area of eligibility for the City Comprehensive Rehabilitation Program boundary.

Low Income Concentrations

Low-income households are not as concentrated as minority populations. Low-income concentration is defined as a census tract that has a median income at or below 80 percent of the median for the city. Census tracts one and two are classified as low income, while low/moderate

income (50%-80% of median for the city) are tracts 5, 6, 7, 8, 17, 18, 19, 22, 23, 30.01, 31, 32, 33,36, and 55. These concentrations are shown in the attached maps at the end of the document.

Specific Housing Objectives (91.215 (b))

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Strategic Plan Specific Housing Objectives response:

Specific housing objectives will be met through a variety of state and federal resources as members of the Springfield Housing Collaborative strive to address housing need in the area. Specific objectives are shown on the "Summary of Specific Annual Objectives" forms. Sources for the City are CDBG and HOME. CDBG money is used for low-income, owner-occupant housing rehabilitation, minor repair, code enforcement, and crime prevention programs while HOME funds are used for rental production, either rehabilitation or new construction. The state Low Income Housing Tax Credit program is used to create rental housing. 115 of affordable housing units per year are targeted for rehabilitation or production with additional minor repairs in specific neighborhood initiatives.

Needs of Public Housing (91.210 (b))

In cooperation with the public housing agency or agencies located within its boundaries, describe the needs of public housing, including the number of public housing units in the jurisdiction, the physical condition of such units, the restoration and revitalization needs of public housing projects within the jurisdiction, and other factors, including the number of families on public housing and tenant-based waiting lists and results from the Section 504 needs assessment of public housing projects located within its boundaries (i.e. assessment of needs of tenants and applicants on waiting list for accessible units as required by 24 CFR 8.25). The public housing agency and jurisdiction can use the optional Priority Public Housing Needs Table (formerly Table 4) of the Consolidated Plan to identify priority public housing needs to assist in this process.

3-5 Year Strategic Plan Needs of Public Housing response:

1. Number of Public Housing Units

The Housing Authority of Springfield currently has 766 Public Housing units and 584 Section 8 Vouchers. The number of Section 8 assistance continues to grow as the Authority responds to the needs of the community. The Authority is interacting more with other community agencies in Springfield because affordable housing is an issue that affects services to their clients. The number of organizations aware of the affordable

housing shortage in Springfield and dealing with the homeless population is surprising. A summary of HAS involvement with other area agencies is taken from their Annual Report and is as follows:

Affordable Housing Action Board (AHAB)

The Authority has joined AHAB, in a support role, in their efforts to create more affordable housing for low-income families within the city of Springfield, Missouri.

Missouri Hotel/The Kitchen

The Authority supports the Missouri Hotel in their effort to house the homeless through the Single Room Occupancy Program.

Franciscan Villa

The Authority uses 8 vouchers in support of the Franciscan Villa in their efforts to support the Frail Elderly.

Family Self-Sufficiency Program

The Housing Authority has a goal of serving 25 households through the Family Self-Sufficiency Program. This program deals with the education and training of the head of household, through other support groups, bringing the family to self sufficiency. This will enable the family to move off of public assistance. There are currently 15 families on the program.

Shelter Plus Care Program

The Authority has reapplied to HUD for the renewal of funding for the Shelter Plus Care Program to be able to serve 21 families. The Authority will be working in support of the Kitchen for this program. The Authority will be supplying the housing funding and the Kitchen will be supplying the care needed by the family.

Vision 20/20

The Housing Authority is a support unit in the housing portion of Vision 20/20. Their purpose is to provide housing for all low income families by the year 2020.

Community Task Force

The Housing Authority also supports this endeavor to provide housing to low-income families.

Section 8

HAS administers 754 units of Section 8 Vouchers in Springfield. It is questionable whether units are expected to be lost from the existing Section 8 inventory as funding allocations have not been fully funded. However several units from the Section 8 New program have contract expiration dates within the next few years.

A concern has arisen in past years regarding the calculation of Fair Market Rent and how it affects the ability of the Housing Authority of Springfield to continue attracting landlords in the Section 8 existing program. Market rents are rising rapidly due to increased economic activity and housing demand. If the Fair Market Rents do not keep up with market rent, landlords will not participate in the program.

2. Physical Condition, Restoration/Revitalization and Comprehensive Grant Activities

All of the Housing Authority properties are in good condition but require constant repair and updating because of the age and use of the facilities. Conditions of the facilities are assessed and improvements are planned for in the Five Year Plan and Annual Plan of the Housing Authority. Capital Fund grants are used to make needed updates and repairs from these plans. The Housing Authority has recently received an American Recovery and Reinvestment Act of 2009 Formula grant (ARRA) for improvements.

MO-058-002 Heritage Tower. This is a nine story hi-rise apartment building with 98 apartments and community space on the ground floor. The property has been in operation since 1970. The elevator hoist was replaced in 2007 and the boiler was replaced in 2008.

MO-058-003 Madison Tower. This is an 11 story apartment building with 130 apartments, administrative offices, and community space on the ground floor. The property has been in operation since 1972. The fan coil units were replaced in 2006; the elevator hoist and boiler were replaced in 2007, and the entry doors were replaced in 2009. The exterior walls were weatherproofed in 2007.

MO-058-004 Cedarbrook Apartments. This is an 80 apartment housing development consisting of 20 apartment buildings and one community building. The property has been in operation since 1971. Central air conditioning units were installed in 2007. Kitchen cabinet replaced in 2009/2010 with ARRA funds. New roof, guttering and soffits installed in 2009 with ARRA funds.

MO-058-005 Villa Marie Apartments. This is a 32 apartment housing development consisting of 11 buildings. The property has been in operation since 1972. The kitchen cabinets were replaced in 2006 and the stoves and refrigerators were replaced in 2008. New roof, gutters, and soffits installed in 2009 with ARRA funds.

MO-058-006 Bolivar Road Apartments. This housing development consists of 80 apartments in 14 buildings and one community building. The property has been in operation since 1971. Central air conditioning and heating units were installed in 2006 and stoves and refrigerator replaced in 2009. Kitchen cabinets replaced in 2009 with ARRA funds. New roof, gutters, and soffits installed in 2009 with ARRA funds.

MO-058-007 South Tower. This is an 8 story high-rise apartment building with 84 apartments and community space on the ground floor. The property has been in operation since 1972. The parking lot was repaved and a masonry wall was replaced in 2006, the elevator hoist was replaced in 2007, the boiler was replaced in 2008, and the entry doors were replaced in 2009.

MO-058-008 Glenwood Apartments. This is a 33 apartment housing development consisting of 5 apartment buildings and one community building. The property has been in operation since 1973. The stoves and refrigerators were replaced in 2006 and the kitchen cabinets were replaced in 2009. New roofs, gutters, and soffits installed in 2009 with ARRA funds.

MO-058-009 Circles. This housing development consists of 30 apartments in 15 duplexes in three different locations within the city limits of Springfield. The property has been in operation since 1979. The condensing units were replaced in all Circle units and new shingle roofs were installed on Weaver units in 2006. New roofs, gutters, and soffits installed in 2009 in all but Weaver units with ARRA funds.

MO-058-011A Stillwell Columns. This is a 9 story hi-rise apartment building with 142 apartments and community space on the ground floor. The property has been in operation since 1982. The chiller and a boiler replacement were completed in 2006. A fan coil was replaced and an emergency boiler replacement was done in 2009.

MO-058-11B Dogwood Square. This is a development of 24 apartments in 6 fourplexes. The property has been in operation since 1982. New roofs, gutters, and soffits installed in 2009 with ARRA funds.

MO-058-011C Scattered. This housing development consists of 32 apartments in 16 duplexes in five different locations within the city limits of Springfield. The property has been in operation since 1982. Central air conditioning units were installed in 2007. New roofs, gutters, and soffits installed in 2009 with ARRA funds.

PUBLIC HOUSING INVENTORY

Project	Total Units	0 BR		1 BR		2 BR		3 BR		4 BR		5 BR	
		No	Vac	No	Vac	No	Vac	No	Vac	No	Vac	No	Vac.
Heritage Tower, 515 Mt. Vernon St.	97	64	7	32	0	1							
Madison Tower, 421 West Madison St.	130	100	13	30	0								
South Tower, 770 S. Ave.	84	63	6	21	0								
Cedarbrook Apts., 811 N. Cedarbrook	80			24	0	32	0	16	0	8	0		
Villa Marie Apts., Villa Marie & Norton Road	32			3	0	15	0	10	0	4	0		
Bolivar Rd. Apts., 2336 Bolivar Rd.	81			18	1	33	1	20	2	8	0	2	0
Glenwood Apts., 722 E. Glenwood	33					13	1	20	1				
Circle Apts., S. Wedgewood, S. Weaver, N. Delaware	30			5	0	22	1	3	0				
Stillwell Columns, 525 S. Campbell	142			141	4	1	0						
Dogwood Square	24			24									
Scattered Sites	32					16	1	16	0				
Total	765	227	26	298	5	133	4	85	3	20	0	2	0

* Vacancies as of July 2009.

Public Housing Strategy (91.210)

1. Describe the public housing agency's strategy to serve the needs of extremely low-income, low-income, and moderate-income families residing in the jurisdiction served by the public housing agency (including families on the public housing and section 8 tenant-based waiting list), the public housing agency's strategy for addressing the revitalization and restoration needs of public housing projects within the jurisdiction and improving the management and operation of such public housing, and the public housing agency's strategy for improving the living environment of extremely low-income, low-income, and moderate families residing in public housing.
2. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake to encourage public housing residents to become more involved in management and participate in homeownership. (NAHA Sec. 105 (b)(11) and (91.215 (k))
3. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation. (NAHA Sec. 105 (g))

3-5 Year Strategic Plan Public Housing Strategy response:

*The Public Housing Authority has identified rehabilitation of existing rental units has a high priority need. There is a need for **quality** affordable housing, defined as decent, safe, and sanitary for persons of low and moderate income in Springfield.*

HAS also realizes, and has identified in the Vision 20/20 Affordable Housing Plan, a need for upgrading the management of rental units through landlord training programs, and home maintenance education for renters. Educational programs, should improve the services to housing residents.

HAS also considered the importance of homeownership options for some residents. While homeownership is a desirable goal and key to personal financial stability, many of the assisted residents do not have the education, resources, or credit to become homeowners.

The current HAS Plan outlines the maintenance and rehabilitation needs of existing properties, and continued development of new affordable housing properties.

Tax Credit Projects

Date	Project Name & Address	Type Building	Total Units	Financing	Annual Tax Credit Allocated (Federal/State)
1987	2124 Clifton Avenue, Bldg. Nos. 1-6	Acquis	84	FHA	\$55,998 \$0
1987	2100 North Clifton, Bldg. Nos. 1-4	Acquis	54	FHA	\$34,000 \$0
1988	Kentwood Apts., 3000 North Kentwood	New	40	Conv.	\$46,777 \$0
1988	Lorraine Apts., 527 East Walnut	Rehab.	30	Conv. Rental Rehabilitate	\$30,841 \$0
1988	John B. Hughes I Apts., 2124 Clifton	Rehab.	84	Conv.	\$3,442 \$0
1988	John B. Hughes II Apts., 2100 North Clifton	Rehab.	54	Conv.	\$1,939 \$0
1989	3040, 3050 and 3060 West, Walnut Lawn	New	56	Conv.	\$173,397 \$0
1990	Hickory Hills Apartments, 3455 East Lombard	New	24	Conv.	\$83,333 \$0
1990	Semi-Independent Apts., 235 A South National	New	7	Owner Equity	\$31,351 \$0 Non-Profit
1990	Young Adult Group Home, 235 B South National	New	5	Owner Equity	\$22,743

Date	Project Name & Address	Type Building	Total Units	Financing	Annual Tax Credit Allocated (Federal/State)
					\$0 Non-Profit
1991	North Town Apartments, 1970 East Kerr	New	24	Conv.	\$66,980 \$0
1991	Burrell Apartment Project, 900 Block South Campbell	New	7	Equity	\$40,041 \$0
1991	Primrose Circle Apts. II, 2161 East Mac Court	New	24	Conv.	\$23,335 \$0
1991	Quail Ridge East Apts., S. Ingram Mill Road	Acquis/ Rehab.	72	Conv.	\$81,317 \$8,879
1991	Forest Cove North Apts., N. National	Acquis/ Rehab.	60	Conv. Rent Rehab. Grant	\$47,145 \$0
1992	Park Place II Apartments, Springfield	New	96	Conv.	\$221,737 \$0
1992	Delaware/Primrose Apts., Corner Delaware & Primrose	New	160	Conv.	\$403,614 \$0
1992	Meadow View Apartments, 3400 Block East Lombard	New	43	Conv.	\$138,853 \$0
1992	Springfield Inter-Dependent, Living, Inc. 2800 Block Meadowbrook Ave.	New	10	Owner Equity	\$42,744 \$8,549
1993	Grandview Village Apts., Kentwood Ave. & McCann St.	New	92	Conv.	\$234,416

Date	Project Name & Address	Type Building	Total Units	Financing	Annual Tax Credit Allocated (Federal/State)
					\$46,883
1993	Hunter's Glen Apts., Erie St. at Kansas Expressway	New	168	Conv.	\$476,234 \$95,247
1993	English Village South Phase II, 218B, 230, 318, 324, 328, 332, South Oak Grove Ave.	New	48	Conv.	\$142,571 \$0
1993	Chesterfield, 2310 West Chesterfield Blvd.	New	92	Conv.	\$351,750 \$70,350
1995	Chaparrel Apts., 865 South Douglas	Acquis/ Rehab	36	Home Loan Conv.	\$88,746 \$32,980
1995	AHAB Rental Units, 1528 North Lyon, 717, 721 South Nettleton, 1203 North Sherman, 2953, 3003, 3232, 3238 West Lynn	Rehab.	17	Home Loan Conv. FHLB Loan	\$102,088 \$40,840
1997	Cobblestone, 2865 Ingram Mill Road Bldgs B, C, E and F	New	144	Conv.	\$285,638 \$209,128
1999	Country Club Village, 1912-1914 E. Cinderella		70	Tax Exempt Bonds, AHAP Credits	\$107,667 \$107,667
1999	Glenwood Manor, 2540 N. Delaware		119	Tax Exempt Bonds, AHAP Credits	\$163,230 \$163,230
2001	Cedarwood Terrace Apts, 1452 Redwood Place		48	MHDC Fund Balance	\$257,394 \$257,394
2001	Country Club Village II Apts, 1900 E. Bennett St.		28	Tax Exempt Bonds	\$43,122 \$42,080

Date	Project Name & Address	Type Building	Total Units	Financing	Annual Tax Credit Allocated (Federal/State)
2001	Jacob's Landing, 605 S. Hazelnut Ave		24	HOME loan	\$162,517 \$162,517
2002	Rosewood Estates, LP, 604 E. Sunset, 2618 S. Dollison, 2612 S. Kings		32	HOME loan	\$228,703 \$228,703
2003	Franciscan Villas, 620 W. Scott		104	HOME, Trust Fund, AHAP Credits	\$474,552 \$474,552
2004	Walnut Apartments, 700 E. Walnut St		32		\$427,811 \$427,811
2005	Craigmont Place, 2006 W. Harrison		90	Tax Exempt Bonds, HOME	\$389,468 \$389,468
2005	Springfield Commons, 423 E. Elm		52		\$638,707 \$638,707
2006	Strasbourg Estates, 4370 W. Normal		32	Tax Exempt Bonds, HOME	\$168,905 \$168,905
2007	Craigmont Place III, 2006 W. Harrison		16	MHDC Fund Balance	\$98,503 \$98,503
2007	Heatherwood Apartments, Scenic Ave and Bennett Ave		32	HOME	\$345,000 \$345,000
2008	Boonville Lofts, 600 N Boonville		38	MHDC Fund Balance	\$575,000 \$530,000
2008	Nu Elm Apartments, 440 S. New Ave		72	HOME	\$410,000 \$410,000

Barriers to Affordable Housing (91.210 (e) and 91.215 (f))

1. Explain whether the cost of housing or the incentives to develop, maintain, or improve affordable housing are affected by public policies, particularly those of the local jurisdiction. Such policies include tax policy affecting land and other property, land use controls, zoning ordinances, building codes, fees and charges, growth limits, and policies that affect the return on residential investment.
2. Describe the strategy to remove or ameliorate negative effects of public policies that serve as barriers to affordable housing, except that, if a State requires a unit of general local government to submit a regulatory barrier assessment that is substantially equivalent to the information required under this part, as determined by HUD, the unit of general local government may submit that assessment to HUD and it shall be considered to have complied with this requirement.

3-5 Year Strategic Plan Barriers to Affordable Housing response:

Relevant Public Policies

Policies that can affect land and property, and return on residential investment, include: taxing policies, land use controls, zoning ordinances, building codes, fees and charges, and growth limits.

Taxing policies - Springfield has very low property tax rates that have no, or very little effect on development. Most property tax goes to the R 12 school system.

***Land use controls and zoning** - The primary land use controls in Springfield are subdivision regulation and zoning. Lots as small as 6,000 square feet may be created by subdivision and built upon. This lot size allows for moderately priced housing. The City adopted a new zoning ordinance in 1995 that allows the development of parks and subdivisions for manufactured housing within districts zoned residential. The ordinance also allows accessory apartments in single-family areas.*

***Building codes** - Springfield regulates building under the BOCA building codes. This includes codes for building (new construction and existing structures), electrical, plumbing, and mechanical. There is also a housing code that delineates minimum condition for occupancy. The City received several complaints from citizens who thought that the City was too strict when rehabilitating buildings in the older areas of town. City Council directed staff to study these complaints, and the Older Areas Report was adopted by Council. The study investigated each complaint, surveyed other cities around the nation, held public meetings, and coordinated with the Urban Districts Alliance. The Alliance represents the Downtown Springfield Association, Walnut Street Historic District, and the Commercial Street Historic District. Following extensive analysis, the City determined that its codes are no more strict than other cities, nor does the City enforce them in a significantly different manner.*

Fees and charges - Fees and charges are low and reflect the cost of issuing and administering them.

Design Guidelines - In an effort to promote quality housing design and preserve the character of our older neighborhoods, the City of Springfield has adopted Design Guidelines for in-fill housing projects. In some cases the additional design requirements could add additional construction cost to both rehabilitation projects and new construction.

Growth limits - The only growth limiting policy that Springfield follows is the Urban Service Boundary. This policy says that growth should occur within the watersheds that can be serviced by gravity sewers. This is a large area with plenty of developable land available and does not inhibit the construction of low-cost housing.

Strategy to Address Negative Effects

Land use controls - The new zoning ordinance should allow for more flexible development.

Building codes - Council adopted the Older Areas Report mentioned previously. It requires five steps to be taken to improve communication, coordination, cooperation and education when redeveloping older areas.

Relationship to costs - By adopting the new zoning ordinance, making it easier to rehabilitate older buildings, and preserving the housing stock, costs should be reduced and the incentive to provide affordable housing should increase.

No excessive, exclusionary, discriminatory, or duplicative aspects of these policies, rules, and regulations constitute barriers to affordability.

No court orders or HUD Sanctions have been identified that would affect the provision of assisted housing or Fair Housing.

Other Actions

Relationship to costs - By adopting the new zoning ordinance, making it easier to rehabilitate older buildings, and preserving the housing stock, no excessive, exclusionary, discriminatory, or duplicative aspects of these policies, rules, and regulations constitute barriers to affordability.

Public Policies

Strategy to Address Negative Effects

Land use controls - The new zoning ordinance was adopted on March 7, 2005.

Building codes - Council adopted the Older Areas Report mentioned previously. It requires five steps to be taken to improve communication, coordination, cooperation and education when redeveloping older areas.

Relationship to costs - *By adopting the new zoning ordinance, making it easier to rehabilitate older buildings, and preserving the housing stock, costs should be reduced and the incentive to provide affordable housing should increase.*

No excessive, exclusionary, discriminatory, or duplicative aspects of these policies, rules, and regulations constitute barriers to affordability.

The City is a regional leader in fair housing issues and has a long standing Fair Housing Ordinance. Current efforts to promote fair housing in Springfield are governed and influenced by the following:

- *Fair Housing Plan*
- *Mayor's Commission on Human Rights and Community Relations*
- *The Community Housing Resource Board*
- *The Affordable Housing Action Board*
- *Comprehensive Housing Affordability Strategy*
- *Springfield Chapter of the National Association for the Advancement of Colored People*
- *City of Springfield Human Rights Ordinance costs should be reduced and the incentive to provide affordable housing should increase*
- *United States Fair Housing Amendments Act of 1988*
- *1968 Civil Rights Act*

Analysis of Impediments to Fair Housing Choice and Action Plan

In 2006, the City prepared an Analysis of Impediments (A/I) which was an updated version of the 1996 AI. The AI stated that the following were the greatest impediments to the furthering of fair housing in Springfield. The City will continue to monitor, report on, and update the AI.

- *Lack of knowledge of federal and state housing laws by owners of small rental buildings and minority members of the community.*
- *Lack of the necessary tools to communicate in languages that all citizens can understand.*
- *Persons with disabilities confront difficulty finding accessible housing.*

HOMELESS

Homeless Needs (91.205 (b) and 91.215 (c))

*Please also refer to the Homeless Needs Table in the Needs.xls workbook

Homeless Needs— The jurisdiction must provide a concise summary of the nature and extent of homelessness in the jurisdiction, (including rural homelessness and chronic homelessness where applicable), addressing separately the need for facilities and services for homeless persons and homeless families with children, both sheltered and unsheltered, and homeless subpopulations, in accordance with Table 1A. The summary must include the characteristics and needs of low-income individuals and children, (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered. In addition, to the extent information is available, the plan must include a description of the nature and extent of homelessness by racial and ethnic group. A quantitative analysis is not required. If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates.

3-5 Year Strategic Plan Homeless Needs response:

Homelessness is a social process imbedded in the housing market, the changing economy, and the public welfare policy. While there is much variety in the separate populations that make up the composite group called homeless, they are all enmeshed in the process of homelessness. That process includes a decreasing supply of low-cost housing resulting from a variety of factors, including a retreating federal commitment to low-income housing and unprofitable market factors. Because housing is treated as a commodity in the United States, units can be offered at low cost only with substantial subsidies in financing and rents. With fewer federal subsidies and rising housing costs, existing low-cost units have been lost through redevelopment to higher uses and disinvestment (the inability or failure to maintain units in good condition) often leading to condemnation and abandonment.

The dynamics of the housing market are linked with larger changes in the economy that have resulted in increased poverty, higher rates and longer periods of unemployment, declining average wages, and a small but significant shift in wealth from lower-to-upper income groups. Higher-paying industrial jobs have been traded for lower-paying service positions with an overall loss in jobs for the unskilled. Add to this the insufficiency of public assistance benefits and training and educational opportunities for the poor, and a picture of growing numbers of lower-income people competing for a decreasing supply of low-cost housing emerges.

The result is a steady stream of homelessness when the failure to pay rent or utilities ends in eviction or utility cutoffs, or when overcrowding and unsafe living conditions lead to interpersonal friction or condemnation.

Source: Julia S. Kunz, "Homelessness in the United States," Volume I: State Surveys by Jamshid A. Momeni. Praeger Paperback. New York. 1990.

1. Nature and Extent of Homelessness (sheltered and unsheltered)

The Sheltered Homeless

Data for the inventory of facilities and services, and the population of homeless was taken from the Homeless Count Subcommittee of the Christian/Greene/Webster Counties Continuum of Care PIT survey. The number of sheltered homeless remains fairly consistent for all PIT counts. This number is typically between 400-500. On average 30-40% of the sheltered homeless are children under the age of 18. In the past two years the number of individuals and families seeking shelter services has grown, often resulting in waiting lists at local shelters.

The Unsheltered Homeless

Studies in Springfield by the Continuum of Care Committee place the number of unsheltered homeless individuals at a point in time to be approximately two hundred based on field research. While Point in Time (PIT) counts have become more efficient over the last few years, the continuum recognizes that some unsheltered individuals are still not being counted.

These individuals were identified in very small, camps in the Springfield area, as well as living on the street, in cars, under viaducts and in abandoned buildings. The majority of unsheltered homeless are single men. Very few families have been identified during PIT counts, but anecdotal reports indicate that a number of families reside in camps and automobiles.

Additional outreach efforts should be created to offer support services, shelter options and needs assistance to the unsheltered population. While “day programs”, cooling and warming centers and overnight “cold weather” shelters exist their outreach efforts are responses to requests for service.

Subpopulations

The Sheltered Homeless

The needs of the sheltered homeless are as varied as the population itself. Many are in need of health care for both physical and mental health issues. A fairly significant portion need substance abuse treatment and many more need educational and job assistance training. Recent projects such as centralized intake and the availability of hotel/motel vouchers will speed up the process of delivering support services and referrals to individuals and families that are homeless. These initiatives will also streamline client’s access to service and hopefully reduce the length of time individuals and families remain unsheltered.

The Unsheltered Homeless

The unsheltered homeless are difficult to count, but are present in the City of Springfield and surrounding area. Police and the homeless service providers have identified homeless camps in underpasses and vacant industrial areas. These groups are difficult to locate and to communicate with to provide service although attempts have been made. Recent PIT efforts have targeted this population not only to determine a more accurate number, but to better identify the population and the needs for services. Initial indications point to a population that has high rates of

physical and mental health problems. While the vast majority of this population does not receive assistance benefits, the majority indicate that they have a disabling condition. The number of veterans identified in these efforts shows a local percentage of unsheltered veterans than the national average. Most of these veterans are not connected with Veterans Administration services and a number lack proper documentation or identification.

2. Needs of Persons Threatened with Homelessness

Perhaps the greatest housing problem faced is the large group of people who are at risk of becoming homeless. They are difficult to define and harder to identify because they are frequently doubled up or frequently moving from one location to another. While difficult, inferences can be made. The Community Focus Report for 2009 provides some indications as to the number of individuals and families who may be threatened with homelessness. The report indicates that, one in five families in Springfield earns less than \$15,000 per year, and that 51% of renters are paying more than 30% of their income on housing costs. The recently enacted Homeless Prevention and Rapid Re-housing program (HPRP) has received well over 1000 applications for rent and utility assistance in the first six months and demand for other emergency services, including food pantries, is increasing substantially. While this information does not show exactly how many individuals are threatened with homelessness, it does indicate that a large and growing number of people are facing more difficulties remaining housed.

The Community Focus Report for 2007 shows that the demand for public housing is increasing and that waiting lists are growing longer. The report states that, “applicants for housing assistance can expect to wait 18 months to three years to access services.” The report continues to note that, “over 450 qualified elderly and disabled households are in the current assistance application pool but are not being served due to lack of funding.”

Local programs (FEMA, ECIP) assisted more than 5,000 households that are very low-income with emergency needs for rent, mortgage payment, and/or utilities. Service providers struggle with finding adequate funding to provide homeless prevention services. While programs such as HPRP will assist providers in this area, the long term questions surrounding consistent funding for expanded services still remain.

Priority Homeless Needs

1. Using the results of the Continuum of Care planning process, identify the jurisdiction's homeless and homeless prevention priorities specified in Table 1A, the Homeless and Special Needs Populations Chart. The description of the jurisdiction's choice of priority needs and allocation priorities must be based on reliable data meeting HUD standards and should reflect the required consultation with homeless assistance providers, homeless persons, and other concerned citizens regarding the needs of homeless families with children and individuals. The jurisdiction must provide an analysis of how the needs of each category of residents provided the basis for determining the relative priority of each priority homeless need category. A separate brief narrative should be directed to addressing gaps in services and housing for the sheltered and unsheltered chronic homeless.

2. A community should give a high priority to chronically homeless persons, where the jurisdiction identifies sheltered and unsheltered chronic homeless persons in its Homeless Needs Table - Homeless Populations and Subpopulations.

3-5 Year Strategic Plan Priority Homeless Needs response:

The local Continuum of Care has recently completed an assessment of needs and recommendations for services. This 10-year plan lists suggested changes for homeless prevention and services provided to individuals and families who are homeless. Some of the priority recommendations include:

- *A more centralized intake and referral system to more efficiently meet the needs of those that are at risk of, or are currently homeless*
- *Creation of new emergency shelter beds for individuals, families and unaccompanied youth. This should include the creation of “wet” shelter beds*
- *Creation of new transitional housing opportunities using rapid re-housing and housing first models*
- *Creation of transitional and permanent housing opportunities focused on target population such as veterans and the disabled*
- *Creation of new permanent housing options that will serve not only the chronically homeless, but also specific sub-populations such as veterans, youth, elderly and those who are disabled*
- *Expansion of the Homeless Management Information System to non-HUD funded agencies*
- *Creation of a local Housing Office with expanded staff support for Continuum efforts and additional support for Consolidated Plan activities*
- *Creation of a Homeless Court for non-violent or felony offenses*

Homeless Inventory (91.210 (c))

The jurisdiction shall provide a concise summary of the existing facilities and services (including a brief inventory) that assist homeless persons and families with children and subpopulations identified in Table 1A. These include outreach and assessment, emergency shelters and services, transitional housing, permanent supportive housing, access to permanent housing, and activities to prevent low-income individuals and families with children (especially extremely low-income) from becoming homeless. The jurisdiction can use the optional Continuum of Care Housing Activity Chart and Service Activity Chart to meet this requirement.

3-5 Year Strategic Plan Homeless Inventory response:

Housing Inventory Chart

Type	Provider	Facility Name	Family Beds	Individual Beds	Seasonal Beds
ES	Family Violence Center	FVC Shelter	50	31	
ES	The Kitchen, Inc.	Mo. Hotel	25	14	
ES	New Life Evangelistic	Vets Coming Home	0	0	7
ES	Salvation Army	Cold Weather	0	0	30
TH	Family Violence Center	Harmony House	31	1	
TH	Burrell Behavioral Health	Transitions	0	88	
TH	OACAC	New Start	28	0	
TH	The Kitchen, Inc.	Mo. Hotel	81	45	
TH	The Kitchen, Inc.	Rare Breed	2	21	
TH	The Kitchen, Inc.	KIND Place	32	0	
TH	Salvation Army	FEC	38	2	
TH	Victory Mission	Victory House	3	11	
TH	Victory Mission	Transitional Life	0	50	
TH	Victory Mission	Prep School	0	31	
TH	Church Army	Cardinal House	0	10	
TH	Good Samaritan Boys Ranch	Footsteps	0	17	
TH	Boys and Girls Town	Empowering Youth	0	4	
TH	Christian Co. Family Violence Center	Freedoms Rest	24	0	
TH	Salvation Army	Harbor House	0	31	
TH	The Kitchen, Inc.	RB Apartments	6	2	
PH	Department of Mental Health	Shelter Plus Care Program	8	10	
PH	The Kitchen, Inc.	Franciscan Villa	5	5	
PH	The Kitchen, Inc.	Sigma House	0	12	
PH	Burrell Behavioral Health	Clifton Apartments	0	14	
PH	AIDS Project of the Ozarks	Next Steps	8	4	
PH	The Kitchen, Inc.	Shelter Plus Care	25	9	
PH	OACAC	Rental Assistance Program Vouchers	20	0	

Homeless Strategic Plan (91.215 (c))

1. Homelessness— Describe the jurisdiction's strategy for developing a system to address homelessness and the priority needs of homeless persons and families (including the subpopulations identified in the needs section). The jurisdiction's strategy must consider the housing and supportive services needed in each stage of the process which includes preventing homelessness, outreach/assessment, emergency shelters and services, transitional housing, and helping homeless persons (especially any persons that are chronically homeless) make the transition to permanent housing and independent living. The jurisdiction must also describe its strategy for helping extremely low- and low-income individuals and families who are at imminent risk of becoming homeless.

The City, in conjunction with the local Continuum of care and community participation are implementing several new efforts to address the needs of the homeless and at-risk populations. These efforts include centralized intake, the creation of hotel/motel vouchers, additional scattered site transitional housing, expansion of supportive services through the faith based community and the exploration of alternative judicial processes for the homeless. These efforts are attempts to increase outreach to homeless populations, identify needs and streamline the provision of shelter and support services and create new opportunities to provide new transitional housing options for homeless families. These efforts also attempt to connect individuals and families who are homeless with “mentors” and other social supports that fall outside the realm of professional services. This plan also attempts to increase the availability of rapid re-housing options available in the community. The addition of a risk assessment to the universal intake process will allow providers to better serve those at imminent risk of becoming homeless. By identifying barriers to housing acquisition and retention, service providers will be better able to make referrals and provide services to those clients.

2. Chronic homelessness—Describe the jurisdiction's strategy for eliminating chronic homelessness by 2012. This should include the strategy for helping homeless persons make the transition to permanent housing and independent living. This strategy should, to the maximum extent feasible, be coordinated with the strategy presented Exhibit 1 of the Continuum of Care (CoC) application and any other strategy or plan to eliminate chronic homelessness. Also describe, in a narrative, relationships and efforts to coordinate the Conplan, CoC, and any other strategy or plan to address chronic homelessness.

Identification and outreach to the chronically homeless population will continue and the creation of housing opportunities that serve different sub-populations of the chronically homeless. Permanent housing for veterans, the elderly and the disabled will offer additional opportunities to house chronically homeless persons. The creation of new emergency shelters, including a “wet” shelter will offer new avenues to engage chronically homeless individuals and additional opportunities for outreach and referral. Service providers in the continuum are currently constructing additional HUD 811 projects and are looking at the feasibility of HUD 202 projects for the near future.

3. Homelessness Prevention—Describe the jurisdiction’s strategy to help prevent homelessness for individuals and families with children who are at imminent risk of becoming homeless.

The creation of a centralized intake and the success of the HPRP program will lay the foundation for new homeless prevention strategies for the community. Centralized intake will allow for better coordination of resources and assist in better targeting those resources toward individuals and families at imminent risk of becoming homeless. The use of risk assessment and housing barrier information will also assist in determining the appropriate level and source of services. The creation of new scattered site transitional housing and rapid re-housing options will also assist service providers in preventing homeless for families and shorten the time they remain homeless. The creation of a “wiki-based” information exchange between service providers and support agencies will allow for more real time sharing of information and availability of financial resources, shelter availability, workforce development, training and coordinated availability to low income and supported housing.

4. Institutional Structure—Briefly describe the institutional structure, including private industry, non-profit organizations, and public institutions, through which the jurisdiction will carry out its homelessness strategy.

The city works closely with the continuum of care, the local Homeless Task Force and other public and private organizations to address the needs of the homeless population. Through joint city/private efforts the city has helped provide staff support to the continuum of care, the creation of a centralized intake office and the HPRP process. The city has also supported and provided funding to HUD 811 projects, supported tax credit development for low income housing and used CDBG and other funds to build and rehabilitate housing for low income individuals. The city Planning and Development office works closely with the continuum staff to develop and implement strategies for the 10-year plan to end homelessness and supports efforts to create regional solutions to homelessness. This support and cooperation will continue in the future with the city playing a vital role in supporting local efforts both financially and through the provision of technical assistance.

5. Discharge Coordination Policy—Every jurisdiction receiving McKinney-Vento Homeless Assistance Act Emergency Shelter Grant (ESG), Supportive Housing, Shelter Plus Care, or Section 8 SRO Program funds must develop and implement a Discharge Coordination Policy, to the maximum extent practicable. Such a policy should include “policies and protocols for the discharge of persons from publicly funded institutions or systems of care (such as health care facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent such discharge from immediately resulting in homelessness for such persons.” The jurisdiction should describe its planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how the community will move toward such a policy.

The establishment of Memorandums of Understanding are being created between the continuum of care and discharging agencies. These memorandums will more clearly define the relationship between discharging agencies and the continuums’ efforts to prevent homelessness. These MOU’s will also detail the continuums efforts to provide up to date information about available services and supports to assist those transitioning from institutional care back to housing. This will include working with the Missouri Re-entry Program to ensure that individuals leaving the correctional system will not be discharged to homelessness.

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

3-5 Year Strategic Plan ESG response:

The City applies annually on behalf of The Kitchen, Salvation Army, and the Family Violence Center to the state of Missouri for Emergency Shelter Grants.

COMMUNITY DEVELOPMENT

Community Development (91.215 (e))

*Please also refer to the Community Development Table in the Needs.xls workbook

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), – i.e., public facilities, public improvements, public services and economic development.
2. Describe the basis for assigning the priority given to each category of priority needs.
3. Identify any obstacles to meeting underserved needs.
4. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

NOTE: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

3-5 Year Strategic Plan Community Development response:

General Discussion

Vision 20/20

Vision 20/20 is the process of developing the Springfield-Greene County Comprehensive Plan. More than 350 people participated in the process by serving on one of 12 focus groups. The focus groups included housing and non-housing community development topics. Vision 20/20 is a roadmap to the future by articulating a community vision and developing strategies for accomplishing the vision.

The focus groups developed preliminary vision statements, which were reviewed and commented on by the community. The comments and analysis resulted in a vision statement for each group and the community. The Housing Focus Group's goals and objectives were incorporated into the Neighborhoods Plan Element of Vision 20/20. The Neighborhoods Plan Element outlines objectives and actions that Springfield and Greene County will pursue to stabilize or improve existing neighborhoods and to create sustainable, attractive new neighborhoods. Many of the key housing recommendations are discussed in this Consolidated Plan.

The Neighborhoods Plan Element was adopted by City Council on July 10, 2000 and is still appropriate.

Basis for Assigning Community Development Priorities

Capital Improvement Program

The Capital Improvement Program (CIP) identifies and prioritizes needed capital improvements. The improvements are in response to City department public involvement processes to determine projects meeting the needs of citizens. Going beyond just a listing of priority projects, the CIP can provide a mechanism for estimating all of the City's capital needs, allow public improvement proposals to be tested against a set of criteria, provide an opportunity for long-range financial planning and management, and inform the public of projected capital improvements.

Council Strategic Plan

The Council Strategic Plan lists and describes short term strategies for implementing priorities. The priorities strive to balance economic development and quality of life and are included in the Consolidated Plan.

Transportation Improvement Plan

Proposals to meet transportation needs are laid out in the TIP. Streets and roads, as well as transit, pedestrian, air, and other modes are identified as transportation solutions.

Community Focus: A Report for Springfield and Greene County 2009

The Community Foundation of the Ozarks in cooperation with the Springfield Area Chamber of Commerce and representatives from several other leading community groups, worked together to produce an assessment of the strengths and weaknesses in the community. This report covers

several topics including business and economic climate, transportation, and community wellness, safety, and education. The goal of this report was to provide information collected from numerous groups in one document to evaluate the needs of the community.

Long Term Objectives

Community Development Goals and Priorities

1. Funding commitments necessary to satisfy housing goals established in this Consolidated Plan are given highest priority.
2. Economic Development and assistance to small businesses in targeted areas shall remain a priority, including making Section 108 Loan Guarantee program payments from the SBDL revolving loan fund if necessary. In particular, the City will encourage and facilitate economic development that promotes environmental sustainability, accessibility, and employment opportunities to low and moderate income Section 3 residents.
3. Priority shall be given to maintenance of a policy planning and management capacity in order to determine needs, establish short and long term goals and objectives, and evaluate progress on programs and activities in accomplishing overall goals and objectives. The focus shall be neighborhood conservation, business revitalization and commercial viability, historic preservation and affordable housing in the older, built environment of the city.
4. Staff funding shall continue to (a) implement specifically assigned community development projects, (b) provide technical assistance in the planning formulation and implementation of public-private partnerships, particularly in relation to affordable housing and other activities of principal benefit to persons of low and moderate income, (c) pursue funds and resources to further enhance the community development program, and (d) administer the CDBG Program and meet other necessary and unavoidable program requirements.
5. The following target areas shall be priorities for channeling fiscal resources for housing and economic development:

Residential Rehabilitation Loan Area:

- Area bound by Grand, West Bypass, (principally) the northern city limits, and Glenstone

Commercial Property Rehabilitation and Assistance Areas:

- Central Business District
- Westside Area (designated)
- Commercial Street
- Walnut Street Conservation District (West)
- Boonville Avenue Corridor

Legally Designated Redevelopment Areas:

- *Silver Springs, Sherman Avenue and Grant Avenue Playground Redevelopment Projects*

Specific projects are shown on the “Community Development Needs” table.

Antipoverty Strategy (91.215 (h))

1. Describe the jurisdiction's goals, programs, and policies for reducing the number of poverty level families (as defined by the Office of Management and Budget and revised annually). In consultation with other appropriate public and private agencies, (i.e. TANF agency) state how the jurisdiction's goals, programs, and policies for producing and preserving affordable housing set forth in the housing component of the consolidated plan will be coordinated with other programs and services for which the jurisdiction is responsible.
2. Identify the extent to which this strategy will reduce (or assist in reducing) the number of poverty level families, taking into consideration factors over which the jurisdiction has control.

3-5 Year Strategic Plan Antipoverty Strategy response:

Springfield's Anti-Poverty Strategy consists of the following elements:

- *Education*
- *Job training and placement*
- *Economic development*
- *Support to low income persons and households through CDBG grants*

Education is accomplished largely through the R-12 School District programs such as vocational-technical training, and the Ozarks Technical Community College. Through these institutions, people have the opportunity for free, or low-cost education in the technical trades. The students are also assisted with placement in meaningful employment. The Missouri Career Center is a City department that also serves as the state employment center by providing job training and creating employment opportunities for low-income persons. The City has joined with the Career Center and several other organizations to create an “Employment Planning Group” that will focus on coordinating efforts to direct resources and programs to the training and employment of low income persons. The Section 3 plan in this document outlines how the City will help reduce the number of poverty level families in Springfield through the HUD programs.

Economic Development is accomplished through the Partnership for Progress, a partnership between the City, City Utilities, and the Chamber of Commerce to develop industrial parks and attract meaningful manufacturing employment to the city. Also, the City Small Business Development Loan Program and associated Business Improvement Loan Program direct resources to small business who commit to low and moderate income job creation. The Business Incentive Program focuses on low income business owners and potential business owners, providing business education and technical assistance (through the Urban Districts Alliance) in establishing a successful business.

Economic Development is one of the City Council's highest priorities in their strategic plan. The City of Springfield in cooperation with the Chamber of Commerce, and other stakeholders in the community continually seeks out projects that will revive the Center City and other areas in need to create jobs, opportunity, and improve the quality of life for residents.

Support to the many not-for-profit organizations which provide services to low and moderate income people is a key component of breaking the cycle of poverty. Many of these organizations seek and receive funding through CDBG to help serve persons in poverty.

Another component of the strategy is implementation of the Section 3 Plan detailed on page 73 of this document.

Low Income Housing Tax Credit (LIHTC) Coordination (91.315 (k))

1. (States only) Describe the strategy to coordinate the Low-income Housing Tax Credit (LIHTC) with the development of housing that is affordable to low- and moderate-income families.

3-5 Year Strategic Plan LIHTC Coordination response:

The City of Springfield reviews all LIHTC applications in relation to its potential to implement the Consolidated Plan and provides comments to the Missouri Housing Development Commission for use in their consideration of approval.

NON-HOMELESS SPECIAL NEEDS

Specific Special Needs Objectives (91.215)

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve over a specified time period.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Non-homeless Special Needs Analysis response:

Objectives to be accomplished over the Consolidated Planning period are shown on the Non-Homeless Special Needs table. They include housing for elderly, frail elderly, persons with mental and physical disabilities, and persons with addictions. HUD 202 and 811 housing are planned by Burrell Behavioral Health, accessible and universal design housing will be provided through HOME funding, and LIHTC projects will be encouraged to include accessible and universal design housing.

Non-homeless Special Needs (91.205 (d) and 91.210 (d)) Analysis (including HOPWA)

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Estimate, to the extent practicable, the number of persons in various subpopulations that are not homeless but may require housing or supportive services, including the elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction, victims of domestic violence, and any other categories the jurisdiction may specify and describe their supportive housing needs. The jurisdiction can use the Non-Homeless Special Needs Table (formerly Table 1B) of their Consolidated Plan to help identify these needs.
*Note: HOPWA recipients must identify the size and characteristics of the population with HIV/AIDS and their families that will be served in the metropolitan area.
2. Identify the priority housing and supportive service needs of persons who are not homeless but may or may not require supportive housing, i.e., elderly, frail elderly, persons with disabilities (mental, physical, developmental, persons with HIV/AIDS and their families), persons with alcohol or other drug addiction by using the Non-homeless Special Needs Table.
3. Describe the basis for assigning the priority given to each category of priority needs.
4. Identify any obstacles to meeting underserved needs.
5. To the extent information is available, describe the facilities and services that assist persons who are not homeless but require supportive housing, and programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing.
6. If the jurisdiction plans to use HOME or other tenant based rental assistance to assist one or more of these subpopulations, it must justify the need for such assistance in the plan.

3-5 Year Non-homeless Special Needs Analysis response:

Need for Supportive Housing

This section will discuss the extent of need for supportive housing for special needs populations. It will include discussion about need for the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addiction, and persons diagnosed with AIDS and related disease. The section will also assess the need for low-income families in public or assisted housing for home ownership, economic independence, and self sufficiency programs.

Elderly/Frail Elderly

In a cooperative effort, the Southwest Missouri Office on Aging and the Council of Churches of the Ozarks conducted an opinion survey of persons in Greene County and the City of Springfield. The purpose of the study was to determine a variety of needs for persons 70 years of age and older. Also, the survey was an attempt to define the number of frail elderly in Greene County and the city of Springfield. Of the total number of surveys returned (425), about 25 percent (105) were obtained through phone calls. In the housing portion of the survey, the majority (82 percent) lived in a house and 72 percent had their house paid off. Public housing was used by only 3 percent of those surveyed. Question number 36 in the survey asked about the condition of each respondent's house. Two choices, major and minor repair were given. Of the 425 surveyed, 5 percent said their home was in need of major repair. In an attempt to determine numbers of elderly and frail elderly in need of supportive services and housing, a question was asked regarding the need for one or more services not now being provided. The survey listed 208 responses. Of those, 19 percent listed some needed support and 3 percent listed 3 or more needed services, indicating they might fit a frail elderly definition. Applied to the total number of elderly in the city, these percentages yield 1,219 frail elderly and 7,718 elderly in need of some supportive housing.

Developmental Disabilities

The developmental disabilities system in Springfield consists of group homes managed by the Greater Ozarks Association for Retarded Citizens (ARC). The developmental disabilities center is in the process of moving developmental disabled persons away from the group home setting and into individual supportive living (ISL); in this setting, individuals rent their own apartments, and on occasion, buy their own home. There are 135 developmentally disabled persons in ISL situations, and 82 in the group homes. If the trend continues toward individual supported living arrangements, all 82 persons now in the group homes will be seeking suitable housing.

Mentally Ill

Because Burrell Center is the only provider of Supportive Independent Living services for adults, the fourteen mentally ill adults on the center's current waiting list are considered reflective of this housing need. One-hundred percent of those waiting fall within the 0-30% of median income level designation qualifying them as "very low-income."

The National Alliance on Mental Illness of Southwest Missouri (NAMI) is an organization dedicated to providing programs and services to those affected by mental illness. Hope Center provides support groups, education classes, referrals, a computer lab, resource area, lending library, and laundry facilities.

Physically Disabled

Approximately 15.3 percent of Springfield's households had physically disabled persons according to the Socio-Economic and Housing Survey: 2004. This shows an increasing trend from the 11.3 percent of households in 1994, and is most likely a result of the aging population in Springfield. Survey results from 2004 indicated that an average of 1.15 persons with disabilities lives in these households. Their distribution in terms of housing condition varied little from the general population. Disabled households were more likely to live in standard units, and 87 percent felt that their home accommodates the needs of the disabled persons living there. According to an interview with representatives from the Southwest Center for Independent Living, in Springfield, one of the greatest needs is for more housing options for persons with disabilities. Persons with disabilities have limited choices in respect to housing type, size, number of bedrooms, and location within the city. Housing stock which is wheelchair accessible is often only available in rental or in group housing. There is also a need for education regarding home financing and ownership options for those with disabilities. Representatives are working to promote the construction of more universally designed units throughout the city and educate their clients on how they can move into these units and have more housing options as homeowner. Based on the data, Springfield can expect the need for housing that accommodates disabilities to continue to grow. The Department of Planning and Development is working to encourage construction of more universal design units with cooperation from Habitat for Humanity and through the LIHTC program.

Disabled Veterans

According to the Association for Disabled American Veterans, one of the greatest needs is for mental health and substance abuse services. They are currently meeting the needs of housing for homeless veterans, and also have a free ride program which services an estimated 112 veterans, providing them with transportation around town.

Alcohol or Other Drug Addiction

For the supportive housing needs for alcohol or other drug addiction, 7 residential care facilities were contacted. Most of the facilities depend on some sort of government funding. The number of persons in the facilities depends on available funding and not on the capacity of the facility. The facilities contacted reported a total of 58 on their waiting lists. Most of these facilities are long-term, allowing patients to stay from a few weeks to over a year.

Housing Opportunities for People with AIDS (HOPWA)

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. The Plan includes a description of the activities to be undertaken with its HOPWA Program funds to address priority unmet housing needs for the eligible population. Activities will assist persons who are not homeless but require supportive housing, such as efforts to prevent low-income individuals and families from becoming homeless and may address the housing needs of persons who are homeless in order to help homeless persons make the transition to permanent housing and independent living. The plan would identify any obstacles to meeting underserved needs and summarize the priorities and specific objectives, describing how funds made available will be used to address identified needs.

2. The Plan must establish annual HOPWA output goals for the planned number of households to be assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. The plan can also describe the special features or needs being addressed, such as support for persons who are homeless or chronically homeless. These outputs are to be used in connection with an assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
3. For housing facility projects being developed, a target date for the completion of each development activity must be included and information on the continued use of these units for the eligible population based on their stewardship requirements (e.g. within the ten-year use periods for projects involving acquisition, new construction or substantial rehabilitation).
4. The Plan includes an explanation of how the funds will be allocated including a description of the geographic area in which assistance will be directed and the rationale for these geographic allocations and priorities. Include the name of each project sponsor, the zip code for the primary area(s) of planned activities, amounts committed to that sponsor, and whether the sponsor is a faith-based and/or grassroots organization.
5. The Plan describes the role of the lead jurisdiction in the eligible metropolitan statistical area (EMSA), involving (a) consultation to develop a metropolitan-wide strategy for addressing the needs of persons with HIV/AIDS and their families living throughout the EMSA with the other jurisdictions within the EMSA; (b) the standards and procedures to be used to monitor HOPWA Program activities in order to ensure compliance by project sponsors of the requirements of the program.
6. The Plan includes the certifications relevant to the HOPWA Program.

3-5 Year Strategic Plan HOPWA response:

Specific HOPWA Objectives

1. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the strategic plan.

3-5 Year Specific HOPWA Objectives response:

HIV/AIDS

According to the Greene County Health Department there are 200 clients in the HIV/AIDS case management program that currently live in Greene County. Approximately 30 of these cases are below poverty level and receiving long term housing support from either AID's Project of the Ozarks program called OMO Next Step, or the HOPWA program. Data is not available for those HIV/AIDS cases not served.

OTHER NARRATIVE

Include any Strategic Plan information that was not covered by a narrative in any other section.

Loan Payment Collection and Workout Activities

The City has a loan portfolio of approximately \$40 million. A significant part of administering the loan portfolio is collecting past due loan payments and handling workouts for delinquent and defaulted loans. The City has a policy of attempting to collect all payments owed and has adopted the following procedures for collection and workout:

- *At 120 days past due, loan is turned over to the Workout Coordinator for workout management. This can be done at the Loan Committee meeting during the delinquency discussion.*
- *Workout Coordinator develops a plan of action depending on the situation. The plan will include collaboration from other staff to help with selected operations during the workout process. Collaboration staff may include the Grants Administrator, Attorney, Loan Officer, Loan Processer, Project Specialist, or Financial Analyst.*
- *The plan of action will include:*
 - *Assessment of financial position*
 - *Property value estimate*
 - *Identification of loans and liens*
 - *Possibility of collecting through borrower agreements or special provisions*
 - *Recommendation by Loan Committee and decision by Department Director whether to foreclose or otherwise acquire the property*
 - *Taking control of the property if necessary and if decision is made to do so*
 - *Foreclosure*
 - *Deed in lieu of foreclosure*
 - *Making sure the property is insured*
 - *City Risk Manager*
 - *Insurance company*
 - *Cleanup*

- *Security*
- *Repairs if necessary*
- *Disposition*
 - *Negotiate with AHAB*
 - *Request proposals*
 - *Other*
- *Workout Coordinator works with appropriate staff to implement the plan of action.*
- *Funds necessary for workouts are authorized by Chapter 11 of the Comprehensive Housing Assistance Program which apply to SBDL as well.*
- *Perform environmental review for project.*
- *Project will be set up in IDIS as an appropriate project.*
- *New project will be established upon the sale IF we make a loan and it will be a "Loan" project.*

Section 3 Plan for the City of Springfield, Missouri

Section 3 Purpose

The purpose of Section 3 of the Housing and Urban Development Act of 1968 (Section 3), as amended, is to ensure that employment and other economic and business opportunities generated by certain financial assistance from the U.S. Department of Housing and Urban Development (HUD), and consistent with existing Federal, State and local laws and regulations, to the greatest extent feasible, be directed to qualified low- and very low-income residents, particularly recipients of government assistance for housing, and to business concerns that provide economic opportunities to qualified low- and very low-income residents (Section 3 residents).

Applicability of Section 3

Section 3 shall apply to all training, employment, contracting and other economic opportunities created during the expenditure of HUD financial assistance to low- and very low-income residents for projects involving housing construction, rehabilitation, or other public construction.

Section 3 Requirements

1. Section 3 Contracting Policy and Procedure

The City of Springfield shall:

- A. Require its contractors, vendors and suppliers to provide equal employment opportunity to all employees and applicants for employment without regard to race, color, religion, sex, national origin, disability, veteran's or marital status, or economic status and to take affirmative action to ensure that both job applicants and existing employees are given fair and equal treatment.*
- B. Require its contractors, vendors, and suppliers working on contracts partially or wholly funded with HUD monies to create employment and business opportunities, to the greatest extent feasible, for qualified Section 3 residents.*
- C. Require all contractors, vendors, and suppliers seeking Section 3 preference to complete appropriate certifications as acknowledgement of the Section 3 contracting and employment provisions required by the City. Such certifications shall be adequately supported with appropriate documentation as referenced in the form.*
- D. Require that each Section 3 covered contract include the Section 3 Clause (see attachment A).*

Section 3 Employment & Training

- A. *The City of Springfield shall require a contractor (or subcontractor), utilizing HUD funds, wholly or in part, for a Section 3 Covered Contract, to commit, to the greatest extent feasible, to employing Section 3 Residents as 30% of the aggregate number of new hires for each year over the duration of the Section 3 Covered Project.*
- B. *The City of Springfield shall require all contractors, vendors and suppliers implement progressive efforts to attain compliance with the above numerical goal, to the greatest extent feasible. A contractor may satisfy the above employment goal through its subcontractors. All efforts used to meet the numerical goal shall be documented. Any contractor that does not meet this goal must demonstrate why meeting the goal was not feasible.*
- C. *The City of Springfield shall require all contractors (or subcontractors) to provide the necessary training for each Section 3 Covered Project to Section 3 Residents.*
- D. *The City of Springfield shall require all contractors (or subcontractors) to provide training opportunities, to the greatest extent feasible, with the assistance of the City of Springfield, and to document their efforts at directing their employment and training opportunities generated by Section 3 Covered Assistance toward Section 3 Residents.*
- E. *Efforts shall be made to notify contractors, to the greatest extent feasible, of pending training and employment opportunities generated by Section 3 Covered Assistance through the following examples, although not an exhaustive list:*
 - (1) Providing written notice of contracting opportunities to all certified Section 3 Business Concerns;*
 - (2) Advertising the need for additional Section 3 Business Concerns on the City of Springfield’s website;*
 - (3) Contact labor and contractor organizations.*

2. *Section 3 Program Participant Certification Procedure*

The City of Springfield shall:

- A. *Require contractors (or subcontractors) to obtain a resident certification from each Section 3 Resident seeking preference in training and employment and submit it to the City of Springfield. Preference shall be given to the hiring of Section 3 Residents who are, in the following order:*
 - (1) Residing within the housing development for which the Section 3 Covered Assistance is to be expended;*
 - (2) Residing within the City of Springfield’s approved Comprehensive Housing Assistance Program Boundary;*
 - (3) Other Section 3 Residents.*
- B. *Require contractors (or subcontractors) seeking Section 3 preference as a Section 3 Business Concern complete and submit the required certification to the City of Springfield. Preference in the awarding of Section 3 Covered Contracts shall go to, in the following order:*

- (1) Section 3 Business Concerns that provide economic opportunities for Section 3 Residents within the City of Springfield's approved Comprehensive Housing Assistance Program Boundary;*
- (2) Section 3 Business Concerns which are located, or owned in substantial part by persons residing, within the City of Springfield's approved Comprehensive Assistance Program Boundary;*
- (3) Other Section 3 Business Concerns*

3. Compliance

- A. The City of Springfield will not enter into a Section 3 Covered Contract with any contractor found to be in noncompliance with the HUD Section 3 regulations and/or this Section 3 Plan.*
- B. Contractors and subcontractors shall report to the City of Springfield's project specialist a list of new hires with a pay request submittal.*
- C. Anyone alleging noncompliance with HUD Section 3 regulations may file a complaint in conformance with 24 CFR Part 135. The City of Springfield shall assist any complainant with this process.*

ATTACHMENT A

Section 3 Clause

All Section 3 covered contracts shall include the following clause (referred to as the section 3 clause):

- A. The work to be performed under this contract is subject to the requirements of section 3 of the Housing and Urban Development Act of 1968, as amended, 12 U.S.C. 1701u (section 3). The purpose of section 3 is to ensure that employment and other economic opportunities generated by HUD assistance or HUD-assisted projects covered by section 3, shall, to the greatest extent feasible, be directed to low- and very low-income persons, particularly persons who are recipients of HUD assistance for housing.*
- B. The parties to this contract agree to comply with HUD's regulations in 24 CFR part 135, which implement section 3. As evidenced by their execution of this contract, the parties to this contract certify that they are under no contractual or other impediment that would prevent them from complying with the part 135 regulations.*
- C. The contractor agrees to send to each labor organization or representative of workers with which the contractor has a collective bargaining agreement or other understanding, if any, a notice advising the labor organization or workers' representative of the contractor's commitments under this section 3 clause, and will post copies of the notice in conspicuous places at the work site where both employees and applicants for training and employment positions can see the notice. The notice shall describe the section 3 preference, shall set forth*

minimum number and job titles subject to hire, availability of apprenticeship and training positions, the qualifications for each; and the name and location of the person(s) taking applications for each of the positions; and the anticipated date the work shall begin.

- D. The contractor agrees to include this section 3 clause in every subcontract subject to compliance with regulations in 24 CFR part 135, and agrees to take appropriate action, as provided in an applicable provision of the subcontract or in this section 3 clause, upon a finding that the subcontractor is in violation of the regulations in 24 CFR part 135. The contractor will not subcontract with any subcontractor where the contractor has notice or knowledge that the subcontractor has been found in violation of the regulations in 24 CFR part 135.*
- E. The contractor will certify that any vacant employment positions, including training positions, that are filled (1) after the contractor is selected but before the contract is executed, and (2) with persons other than those to whom the regulations of 24 CFR part 135 require employment opportunities to be directed, were not filled to circumvent the contractor's obligations under 24 CFR part 135.*
- F. Noncompliance with HUD's regulations in 24 CFR part 135 may result in sanctions, termination of this contract for default, and debarment or suspension from future HUD assisted contracts.*
- G. With respect to work performed in connection with section 3 covered Indian housing assistance, section 7(b) of the Indian Self-Determination and Education Assistance Act (25 U.S.C. 450e) also applies to the work to be performed under this contract. Section 7(b) requires that to the greatest extent feasible (i) preference and opportunities for training and employment shall be given to Indians, and (ii) preference in the award of contracts and subcontracts shall be given to Indian organizations and Indian-owned Economic Enterprises. Parties to this contract that are subject to the provisions of section 3 and section 7(b) agree to comply with section 3 to the maximum extent feasible, but not in derogation of compliance with section 7(b).*

ATTACHMENT B

Definitions

Applicant – Any entity which makes an application for Section 3 covered assistance.

Business Concern – A business entity formed in accordance with State of Missouri law, and which is licensed under the State of Missouri, Greene County or the City of Springfield law to engage in the type of business activity for which it was formed.

Contractor – Any entity which contracts to perform work generated the expenditure of Section 3 covered assistance, or for work in connection with a Section 3 covered project.

Low-Income Person – Families (including single persons) whose incomes do not exceed 80 percent of the medium income for the area, as determined by the Secretary of the United States Department of Housing and Urban Development, with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 80 percent of the median for the area on the basis of the Secretary's findings that such variations are necessary because of prevailing levels of construction costs or unusually high or low-income families.

Metropolitan Area – A metropolitan statistical area (MSA), as established by the Office of Management and Budget.

New Hires – Full-time employees for permanent, temporary or seasonal employment opportunities.

Recipient – Any entity which receives Section 3 covered assistance, directly from HUD or from another recipient. Recipient does not include any ultimate beneficiary under the HUD program to which Section 3 applies and does not include contractors.

Section 3 – Section 3 of the Housing and Urban Development Act of 1968, as amended.

Section 3 Business Concern – A business concern:

1. That is 51 percent or more owned by a Section 3 resident; or
2. Whose permanent, full-time employees include persons, at least 30 percent of whom are currently Section 3 residents, or within three years of the date of first employment with the business concern were Section 3 residents; or
3. That provides evidence of a commitment to subcontract in excess of 25 percent of the dollar award of all subcontractors to be awarded to business concerns that meet the qualifications set forth in paragraphs 1 or 2 above.

Section 3 Covered Assistance – Assistance provided under any HUD housing or community development program that is expended for work arising in connection with housing rehabilitation, construction, or other public construction project (which includes other buildings or improvements, regardless of ownership).

Section 3 Covered Contracts – A contract or subcontract (including a professional service contract) awarded by a recipient or contractor for work generated by the expenditure of Section 3 covered assistance, or for work arising in connection with a Section covered project.

Section 3 covered contracts do not include contracts awarded under HUD's procurement program, which are governed by the Federal Acquisition Regulation. Section 3 covered contracts also do not include contracts for the purchase of supplies and materials. However, whenever a contract for materials includes the installation of the materials, the contract constitutes a Section 3 covered contract.

Section 3 Covered Project – The construction, reconstruction, conversion or rehabilitation of housing (including reduction and abatement of lead-based paint hazards, other public construction which includes buildings or improvements (regardless of ownership) assisted with housing or community development assistance.

Section 3 Resident –An individual who resides in the Springfield Metropolitan Statistical Area and who is considered to be a low- or very low-income person.

Subcontractor – Any entity (other than a person who is an employee of the contractor) which has a contract with a contractor to undertake a portion of the contractor’s obligation for the performance of work generated by the expenditure of Section 3 covered assistance, or arising in connection with a Section 3 covered project.

Very Low-Income Person – Families (including single persons) whose income does not exceed 50 percent of the median family income for the area, as determined by the Secretary with adjustments for smaller and larger families, except that the Secretary may establish income ceilings higher or lower than 50 percent of the median for the area on the basis of the Secretary’s findings that such variations are necessary because of unusually high or low family incomes.

Appendix 1

- Summary of Specific Annual Objectives: Availability/Accessibility of Decent Housing
- Summary of Specific Annual Objectives: Affordability of Decent Housing
- Summary of Specific Annual Objectives: Sustainability of Decent Housing
- Summary of Specific Annual Objectives: Availability/Accessibility of Suitable Living Environment
- Summary of Specific Annual Objectives: Affordability of Suitable Living Environment
- Summary of Specific Annual Objectives: Sustainability of Suitable Living Environment
- Summary of Specific Annual Objectives: Availability/Accessibility of Economic Opportunity
- Summary of Specific Annual Objectives: Sustainability of Economic Opportunity
- Summary of Specific Annual Objectives: Neighborhood Revitalization
- MAP: 51 Percent or More of Households Low/Mod Income by 2000 Census Block Group
- MAP: Minority Persons by 2000 Census Block Group
- MAP: Persons Below Poverty Level by 2000 Census Block Group
- Housing Needs: Comprehensive Housing Affordability strategy (CHAS) Housing Problems
- Housing Market Analysis
- Continuum of Care Homeless Population and Subpopulations Chart
- Non-Homeless Special Needs Including HOPWA
- Housing and Community Development Activities



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
DH-1 Availability/Accessibility of Decent Housing									
DH-1	Specific Objective: Address the need for affordable decent housing by offering rehabilitation assistance to low and very low incomeowner-occupied households. Specific Annual Objective	Source of Funds #1 CDBG	Number of units occupied by low and very low income households. Number of units brought to standard. Number of units achieving Energy Star Standards	2010	10		0%		
		Source of Funds #2		2011	10		0%		
		Source of Funds #3		2012	10		0%		
				2013	10		0%		
				2014	10		0%		
		MULTI-YEAR GOAL						0	#DIV/0!
		Source of Funds #1		2010			#DIV/0!		
		Source of Funds #2		2011			#DIV/0!		
		Source of Funds #3		2012			#DIV/0!		
				2013			#DIV/0!		
				2014			#DIV/0!		
		MULTI-YEAR GOAL						0	#DIV/0!
		Source of Funds #1		2010			#DIV/0!		
		Source of Funds #2		2011			#DIV/0!		
		Source of Funds #3		2012			#DIV/0!		
		2013			#DIV/0!				
		2014			#DIV/0!				
MULTI-YEAR GOAL						0	#DIV/0!		



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
DH-2 Affordability of Decent Housing									
DH-2 (1)	Specific Objective: Address the need for affordable decent rental housing by offering financing for the production of new or rehabilitation of rental housing units.	Source of Funds #1 HOME	Performance Indicator #1: Number of new units. Number of rehab units. Number of Energy Star units. Number made accessible.	2010	85		0%		
				2011	85		0%		
		Source of Funds #2 LIHTC		2012	85		0%		
				2013	85		0%		
		Source of Funds #3	2014	85		0%			
		MULTI-YEAR GOAL						0	#DIV/0!
			Source of Funds #1	Performance Indicator #2	2010			#DIV/0!	
					2011			#DIV/0!	
			Source of Funds #2		2012			#DIV/0!	
			2013				#DIV/0!		
		Source of Funds #3	2014				#DIV/0!		
	MULTI-YEAR GOAL						0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!		
				2011			#DIV/0!		
		Source of Funds #2		2012			#DIV/0!		
		2013				#DIV/0!			
Source of Funds #3		2014			#DIV/0!				
MULTI-YEAR GOAL						0	#DIV/0!		



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
DH-3 Sustainability of Decent Housing								
DH-3 (2)	Specific Objective: Undertake activities to improve housing and living conditions in neighborhoods. May include code enforcement, crime prevention, etc.	Source of Funds #1 CDBG	Performance Indicator #1: Number of households benefiting from housing assistance. Number of people in area benefiting from other activities.	2010	300		0%	
				2011			#DIV/0!	
		Source of Funds #2		2012	300		0%	
				2013			#DIV/0!	
		Source of Funds #3	2014	300		0%		
		MULTI-YEAR GOAL					0	#DIV/0!
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
	Source of Funds #3	2014				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
		2013				#DIV/0!		
Source of Funds #3		2014			#DIV/0!			
MULTI-YEAR GOAL					0	#DIV/0!		



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
DH-4 Sustainability of Decent Housing								
DH-4 (1)	Specific Objective: Address the need for minor and emergency and weatherization for low and very low income homeowners.	Source of Funds #1 CDBG	Performance Indicator #1: Number of units assisted with minor/emergency repairs. Number of units assisted with weatherization.	2010	45		0%	
				2011	20		0%	
		Source of Funds #2		2012	45		0%	
				2013	20		0%	
		Source of Funds #3		2014	45		0%	
		MULTI-YEAR GOAL					0	#DIV/0!
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
	Source of Funds #3	2014				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
		2013				#DIV/0!		
Source of Funds #3		2014				#DIV/0!		
MULTI-YEAR GOAL					0	#DIV/0!		



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
SL-1 Availability/Accessibility of Suitable Living Environment								
SL-1 (1)	Specific Objective: To address a variety of public services to address community needs of low and very low income persons. Examples include recreation, education, food, etc.	Source of Funds #1 CDBG	Performance Indicator #1: Number of people benefiting from the public service.	2010	170		0%	
				2011	170		0%	
		Source of Funds #2		2012	170		0%	
				2013	170		0%	
		Source of Funds #3		2014	170		0%	
		MULTI-YEAR GOAL					0	#DIV/0!
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
				2013			#DIV/0!	
	Source of Funds #3	2014				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
		2013				#DIV/0!		
Source of Funds #3		2014				#DIV/0!		
MULTI-YEAR GOAL					0	#DIV/0!		



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
SL-2 AvailabAffordability of Suitable Living Environment									
SL-2 (1)	Specific Objective: To address the need for environmental cleanup. May be provided as matching funds for EPA grants.	Source of Funds #1 CDBG	Performance Indicator #1: Number of sites cleaned up.	2010	0		#DIV/0!		
				2011	1		0%		
		Source of Funds #2 EPA		2012	0		#DIV/0!		
				2013	1		0%		
		Source of Funds #3	2014	1		0%			
		MULTI-YEAR GOAL						0	#DIV/0!
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!		
				2011			#DIV/0!		
		Source of Funds #2		2012			#DIV/0!		
		2013				#DIV/0!			
	Source of Funds #3	2014				#DIV/0!			
	MULTI-YEAR GOAL						0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!		
				2011			#DIV/0!		
		Source of Funds #2		2012			#DIV/0!		
		2013				#DIV/0!			
Source of Funds #3		2014			#DIV/0!				
MULTI-YEAR GOAL						0	#DIV/0!		



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
SL-3 Sustainability of Suitable Living Environment								
SL-3 (1)	Specific Objective: To address the need for replacement of sidewalks and streetscape elements.	Source of Funds #1 CDBG	Performance Indicator #1: Number of sidewalks replaced.	2010	1		0%	
				2011	1		0%	
		Source of Funds #2		2012	1		0%	
				2013	1		0%	
		Source of Funds #3		2014	1		0%	
		MULTI-YEAR GOAL					0	#DIV/0!
		Source of Funds #1	Performance Indicator #2	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
		2013				#DIV/0!		
	Source of Funds #3	2014				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2010			#DIV/0!	
				2011			#DIV/0!	
		Source of Funds #2		2012			#DIV/0!	
		2013				#DIV/0!		
Source of Funds #3		2014				#DIV/0!		
MULTI-YEAR GOAL					0	#DIV/0!		



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
EO-1 Availability/Accessibility of Economic Opportunity								
EO-1 (1)	Specific Objective: To address the need for job training and creation for low and moderate income people.	Source of Funds #1 CDBG	Performance Indicator #1: Number of persons receiving training and/or jobs.	2010	10		0%	
				2011	20		0%	
		Source of Funds #2		2012	30		0%	
				2013	30		0%	
		Source of Funds #3		2014	30		0%	
		MULTI-YEAR GOAL					0	#DIV/0!
		Source of Funds #1	Performance Indicator #2	2005			#DIV/0!	
				2006			#DIV/0!	
		Source of Funds #2		2007			#DIV/0!	
		2008				#DIV/0!		
	Source of Funds #3	2009				#DIV/0!		
	MULTI-YEAR GOAL					0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2005			#DIV/0!	
				2006			#DIV/0!	
		Source of Funds #2		2007			#DIV/0!	
				2008			#DIV/0!	
		Source of Funds #3		2009			#DIV/0!	
		MULTI-YEAR GOAL					0	#DIV/0!



Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed		
EO-3 Sustainability of Economic Opportunity									
EO-3 (1)	Specific Objective Make loans for commercial property redevelopment and business opportunity.	Source of Funds #1 CDBG	Performance Indicator #1 Number of jobs created	2010	10		0%		
				2011	10		0%		
		Source of Funds #2		2012	10		0%		
				2013	10		0%		
		Source of Funds #3		2014	10		0%		
		MULTI-YEAR GOAL						0	#DIV/0!
		Source of Funds #1	Performance Indicator #2	2005			#DIV/0!		
				2006			#DIV/0!		
		Source of Funds #2		2007			#DIV/0!		
		2008				#DIV/0!			
	Source of Funds #3	2009				#DIV/0!			
	MULTI-YEAR GOAL						0	#DIV/0!	
	Specific Annual Objective	Source of Funds #1	Performance Indicator #3	2005			#DIV/0!		
				2006			#DIV/0!		
		Source of Funds #2		2007			#DIV/0!		
				2008			#DIV/0!		
		Source of Funds #3		2009			#DIV/0!		
		MULTI-YEAR GOAL						0	#DIV/0!

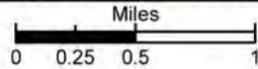
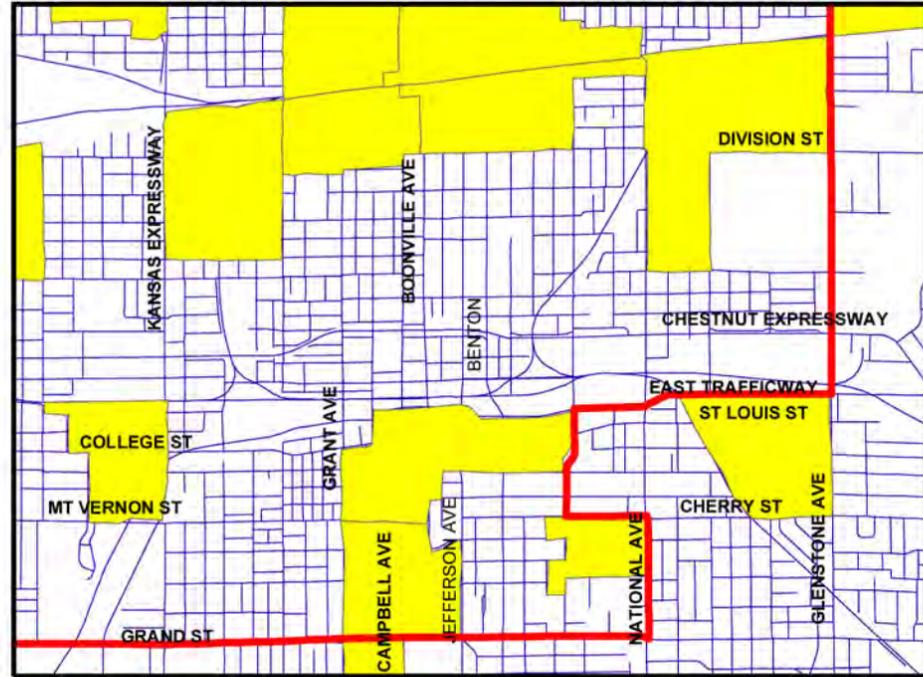


Summary of Specific Annual Objectives

Specific Obj. #	Outcome/Objective Specific Annual Objectives	Sources of Funds	Performance Indicators	Year	Expected Number	Actual Number	Percent Completed	
NR-1 Neighborhood Revitalization								
NR-1 (1)	Specific Objective Neighborhood revitalization efforts will be carried out in a coordinated manner for selected neighborhoods on a periodic basis. Elements include code enforcement, rehabilitation, minor and emergency repair, crime prevention, citizen participation, etc.	CDBG	Performance Indicator #1	2010	6,000		0%	
				2011			#DIV/0!	
		Source of Funds #2		2012	6,000		0%	
				2013			#DIV/0!	
		Source of Funds #3	2014	6,000		0%		
		MULTI-YEAR GOAL					0	#DIV/0!
		Source of Funds #1	Performance Indicator #2	2005			#DIV/0!	
				2006			#DIV/0!	
		Source of Funds #2		2007			#DIV/0!	
		2008				#DIV/0!		
	Specific Annual Objective	Source of Funds #3	2009			#DIV/0!		
		MULTI-YEAR GOAL					0	#DIV/0!
		Source of Funds #1	Performance Indicator #3	2005			#DIV/0!	
				2006			#DIV/0!	
		Source of Funds #2		2007			#DIV/0!	
				2008			#DIV/0!	
		Source of Funds #3	2009			#DIV/0!		
		MULTI-YEAR GOAL					0	#DIV/0!

51 Percent or More of Households Low/Mod Income by 2000 Census Block Group

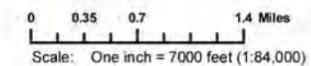
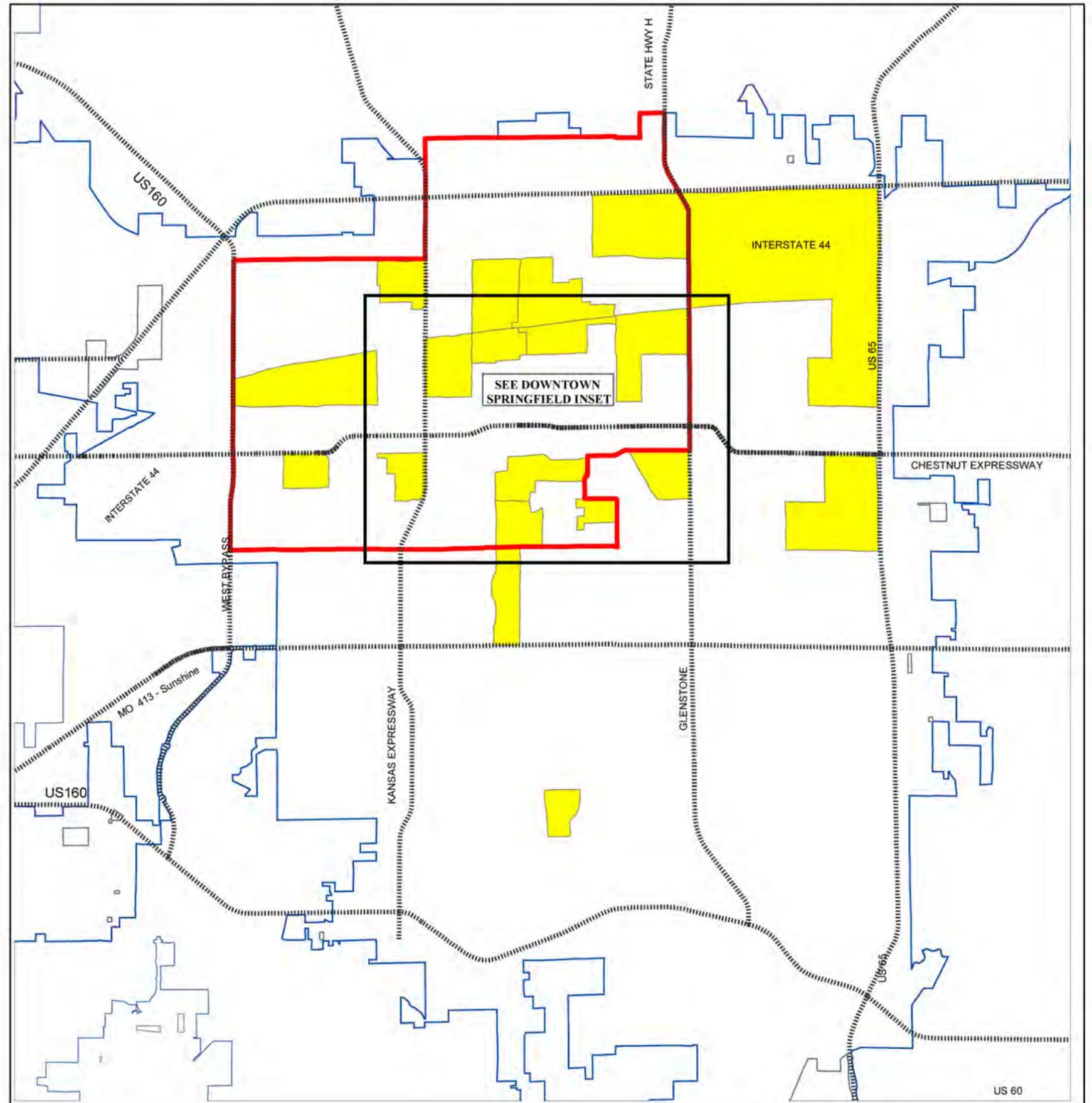
Downtown Springfield Inset Map



2000 Census Block Groups

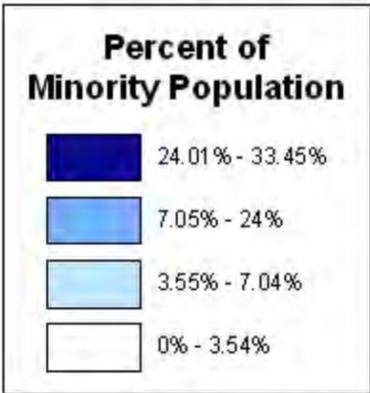
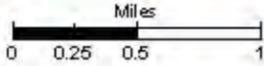
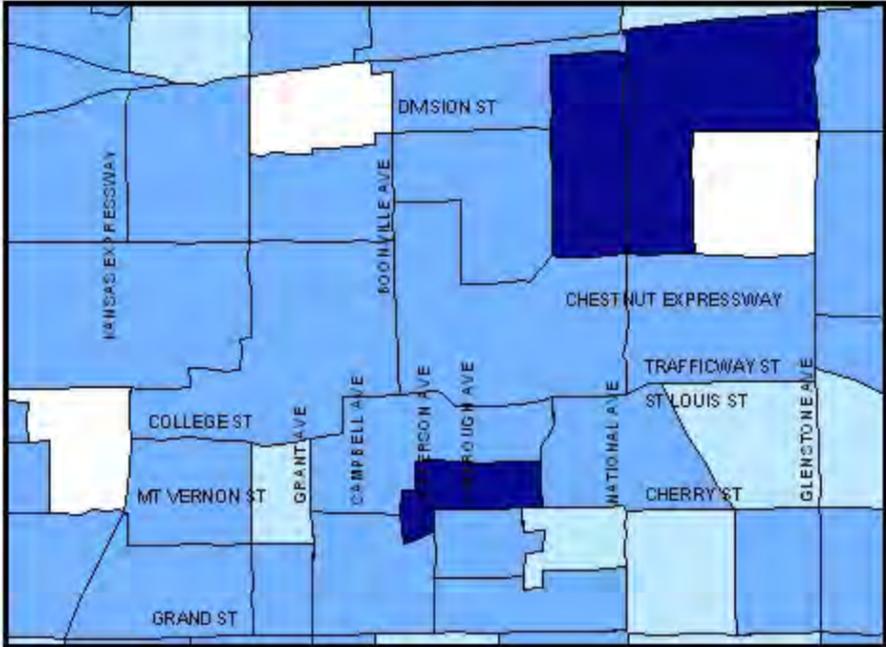
Block Groups With 51% or More Low/Mod Income Households

Source: U.S. Census Bureau

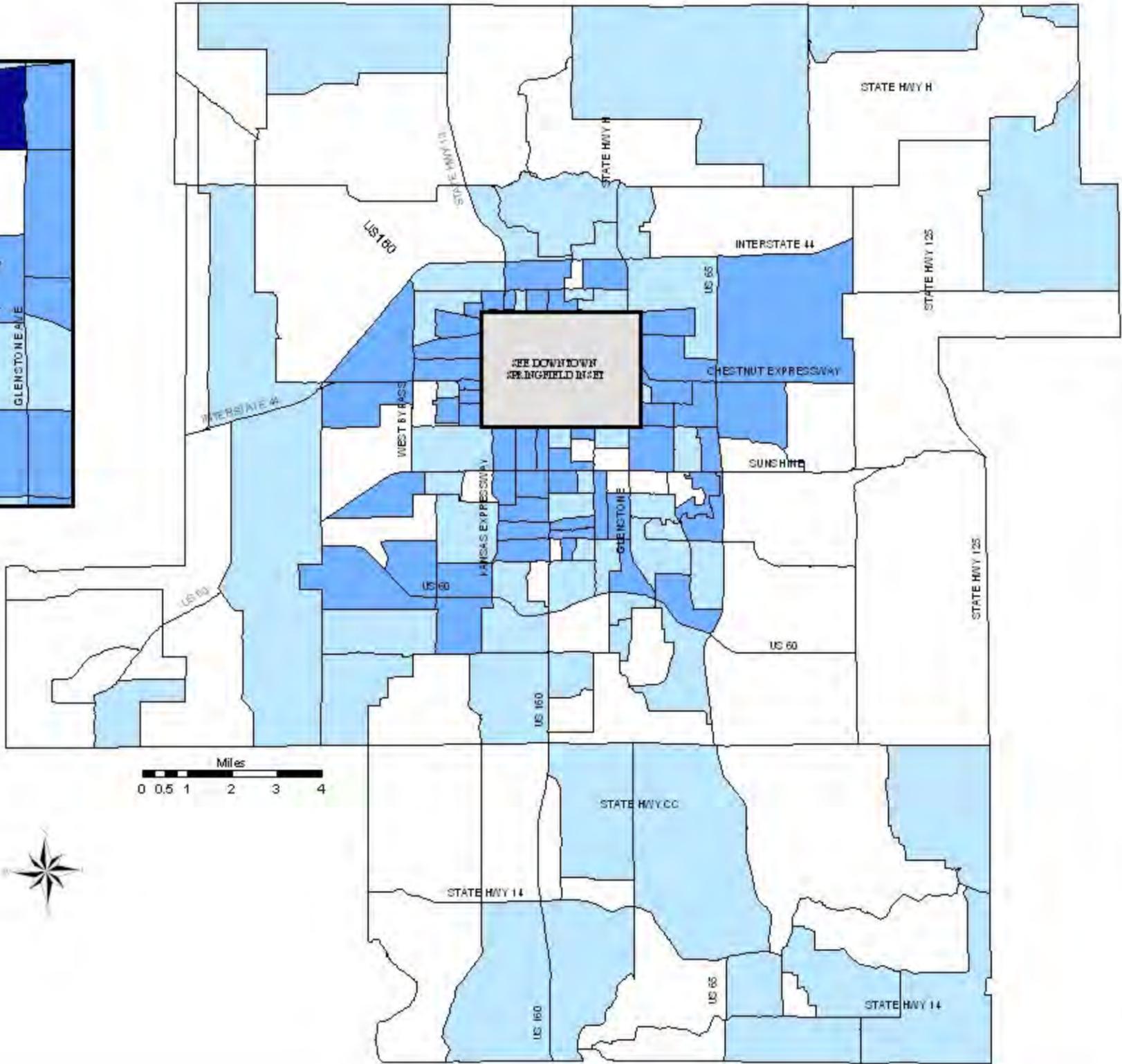


Minority Persons by Census 2000 Block Group

Downtown Springfield Inset Map



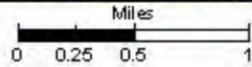
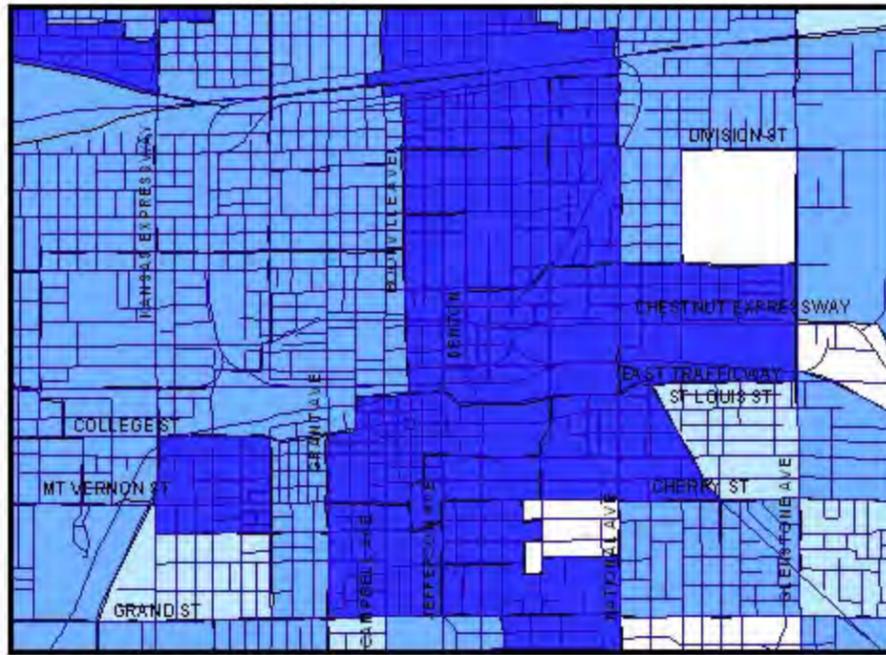
Source: U.S. Census Bureau



Minority Persons by Census 2000 Block Group

Persons Below Poverty Level by 2000 Census Block Group

Downtown Springfield Inset Map



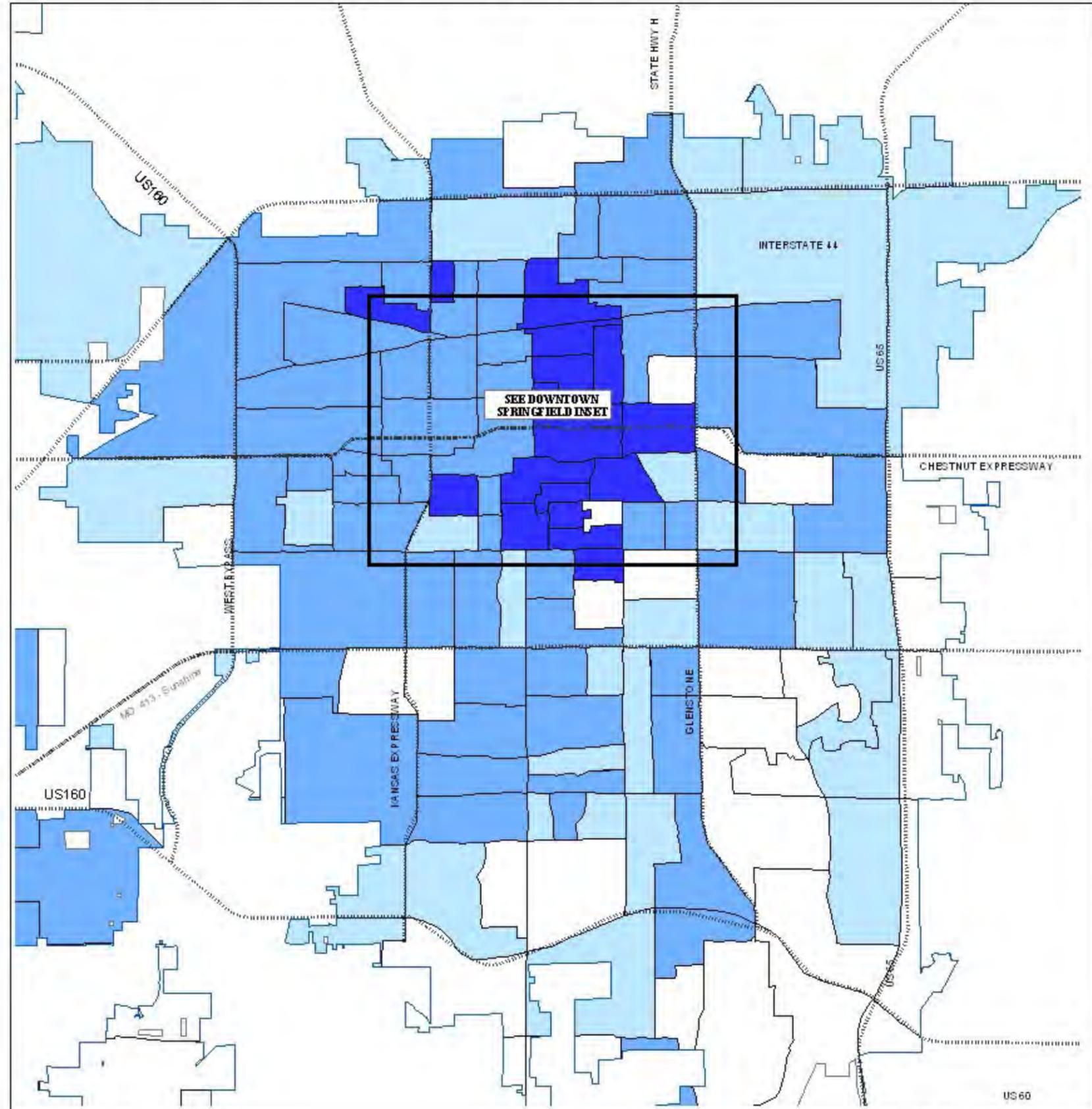
Legend

2000 Census Block Groups

Percent Poor

- 33.95% - 56%
- 11.89% - 33.94%
- 5.95% - 11.88%
- 0% - 5.94%

Source: U.S. Census Bureau



Persons Below Poverty Level by 2000 Census Block Group

Housing Needs Table		Grantee:															Priority Need?	Plan. to Fund?	Fund Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in lead-Hazardous Housing	Total Low-Income HIV/AIDS Population				
		Only complete blue sections. Do NOT type in sections other than blue.																		% HSHLD	% HSHLD							
		Current % of Households	Current Number of Households	3-5 Year Quantities										% of Goal														
Year 1				Year 2		Year 3		Year 4*		Year 5*		Multi-Year																
		Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual											
Household Income <=30% MFI	Elderly	NUMBER OF HOUSEHOLDS	100%	972																								
		Any housing problems	56.8	552											0	####	H											
		Cost Burden > 30%	56.8	552											0	####	H											
	Cost Burden >50%	41.7	405											0	####	H												
	Renter	Small Related	NUMBER OF HOUSEHOLDS	100%	1499																							
			With Any Housing Problems	80.3	1204											0	####	H										
			Cost Burden > 30%	78.0	1169											0	####	H										
	Renter	Large Related	NUMBER OF HOUSEHOLDS	100%	168																							
			With Any Housing Problems	97.6	164											0	####	H										
			Cost Burden > 30%	86.3	145											0	####	H										
	Renter	All other hshok	NUMBER OF HOUSEHOLDS	100%	3404																							
			With Any Housing Problems	85.0	2893											0	####	H										
			Cost Burden > 30%	84.3	2870											0	####	H										
	Owner	Small Related	NUMBER OF HOUSEHOLDS	100%	973																							
			With Any Housing Problems	57.5	559	40		37		37		37		37		0	####	L										
Cost Burden > 30%			57.5	559											0	####	L											
Owner	Large Related	NUMBER OF HOUSEHOLDS	100%	313																								
		With Any Housing Problems	79.2	248	4		1		1		1		1		0	####	L											
		Cost Burden > 30%	79.2	248											0	####	L											
Owner	All other hshok	NUMBER OF HOUSEHOLDS	100%	78																								
		With Any Housing Problems	89.7	70	1		1		1		1		1		0	####	L											
		Cost Burden > 30%	89.7	70											0	####	L											
Owner	All other hshok	NUMBER OF HOUSEHOLDS	100%	589																								
		With Any Housing Problems	72.8	429	17		17		17		17		17		0	####	L											
		Cost Burden > 30%	72.8	429											0	####	L											
Owner	All other hshok	NUMBER OF HOUSEHOLDS	100%	375																								
		With Any Housing Problems	63.7	375											0	####	L											
		Cost Burden >50%	63.7	375											0	####	L											
Household Income >30 to <=50% MFI	Elderly	NUMBER OF HOUSEHOLDS	100%	1039																								
		With Any Housing Problems	58.6	609	1		1		42		2		82		0	####	H											
		Cost Burden > 30%	57.7	600											0	####	H											
	Renter	Small Related	NUMBER OF HOUSEHOLDS	100%	1579																							
			With Any Housing Problems	69.9	1104	20		20		20		21		21		0	####	H										
			Cost Burden > 30%	65.5	1034											0	####	H										
	Renter	Large Related	NUMBER OF HOUSEHOLDS	100%	339																							
			With Any Housing Problems	72.0	244	13		13		13		14		14		0	####	H										
			Cost Burden > 30%	54.3	184											0	####	H										
	Owner	All other hshok	NUMBER OF HOUSEHOLDS	100%	2827																							
			With Any Housing Problems	74.9	2117	13		27		13		14		28		0	####	H										
			Cost Burden > 30%	73.9	2089											0	####	H										
	Owner	Elderly	NUMBER OF HOUSEHOLDS	100%	1735																							
			With Any Housing Problems	28.8	500	45		42		42		42		42		0	####	H										
			Cost Burden > 30%	27.4	475											0	####	H										
Owner	Small Related	NUMBER OF HOUSEHOLDS	100%	719																								
		With Any Housing Problems	69.4	499	5		2		2		2		2		0	####	H											
		Cost Burden > 30%	68.0	489											0	####	H											
Owner	Large Related	NUMBER OF HOUSEHOLDS	100%	149																								
		With Any Housing Problems	63.1	94	3		1		1		1		1		0	####	H											
		Cost Burden > 30%	53.0	79											0	####	H											
Owner	All other hshok	NUMBER OF HOUSEHOLDS	100%	560																								
		With Any Housing Problems	64.3	360	14		15		15		15		15		0	####	H											
		Cost Burden > 30%	64.3	360											0	####	H											
Owner	All other hshok	NUMBER OF HOUSEHOLDS	100%	205																								
		With Any Housing Problems	36.6	205											0	####	H											
		Cost Burden >50%	36.6	205											0	####	H											
<=80% MFI	Elderly	NUMBER OF HOUSEHOLDS	100%	877																								
		With Any Housing Problems	54.4	477	1		1		1		1		0		0	####	H											
		Cost Burden > 30%	53.5	469											0	####	H											
	Renter	Small Related	NUMBER OF HOUSEHOLDS	100%	2625																							
			With Any Housing Problems	24.4	641	23		23		23		23		23		0	####	M										
			Cost Burden > 30%	20.2	530											0	####	M										
	Renter	Large Related	NUMBER OF HOUSEHOLDS	100%	360																							
			With Any Housing Problems	40.3	145	16		16		16		16		17		0	####	H										
			Cost Burden > 30%	6.9	25											0	####	H										
	Renter	All other hshok	NUMBER OF HOUSEHOLDS	100%	0																							
			With Any Housing Problems	0.0	0											0	####	H										
			Cost Burden >50%	0.0	0											0	####	H										
	Renter	All other hshok	NUMBER OF HOUSEHOLDS	100%	3884																							
			With Any Housing Problems																									
			Cost Burden >50%																									

Jurisdiction						
Housing Market Analysis						
<i>Complete cells in blue.</i>						
Housing Stock Inventory	Vacancy Rate	0 & 1 Bedroom	2 Bedrooms	3+ Bedroom	Total	Substandard Units
Affordability Mismatch						
Occupied Units: Renter		10015	13805	6244	30064	8388
Occupied Units: Owner		851	8610	25295	34756	3475
Vacant Units: For Rent	8%	915	1110	400	2425	676
Vacant Units: For Sale	3%	80	405	575	1060	106
Total Units Occupied & Vacant		11861	23930	32514	68305	12645
Rents: Applicable FMRs (in \$s)		\$398, \$470	602	\$857+		
Rent Affordable at 30% of 50% of MFI (in \$s)						
Public Housing Units						
Occupied Units		523	131	107	761	
Vacant Units		42	8	9	59	
Total Units Occupied & Vacant		565	139	116	820	0
Rehabilitation Needs (in \$s)					0	

Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population	Sheltered		Un-sheltered	Total	Jurisdiction Data Quality
	Emergency	Transitional			
1. Homeless Individuals	84	216	29	329	(N) enumerations ▼
2. Homeless Families with Children	19	47	0	66	
2a. Persons in Homeless with Children Families	62	144	0	206	
Total (lines 1 + 2a)	146	360	29	535	

Part 2: Homeless Subpopulations	Sheltered		Un-sheltered	Total	Jurisdiction Data Quality
	Emergency	Transitional			
1. Chronically Homeless		71	60	131	(N) enumerations ▼
2. Severely Mentally Ill		11	0	11	
3. Chronic Substance Abuse		19	0	19	
4. Veterans		17	0	17	
5. Persons with HIV/AIDS		1	0	1	
6. Victims of Domestic Violence		100	0	100	
7. Youth (Under 18 years of age)		12	0	12	

Part 3: Homeless Needs Table: Individuals	Needs	Currently Available	Gap	5-Year Quantities										Total			Priority: H, M, L	Plan to Fund? Y, N	Fund Source: CDBG, HOME, HOPWA, ESG, or Other		
				Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal					
				Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete								
Beds	Emergency Shelters	113	45	68	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Transitional Housing	300	313	-13	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Permanent Supportive Housing	216	54	162	3	0	3	0	3	0	3	0	3	0	15	0	0%				
	Total	629	412	217	0	0	###														

Part 4: Homeless Needs Table: Families	Needs	Currently Available	Gap	5-Year Quantities										Total			Priority: H, M, L	Plan to Fund? Y, N	Fund Source: CDBG, HOME, HOPWA, ESG, or Other		
				Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal					
				Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete								
Beds	Emergency Shelters	62	75	-13	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Transitional Housing	206	245	-39	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Permanent Supportive Housing	144	66	78	0	0	0	0	0	0	0	0	0	0	0	0	0	###			
	Total	412	386	26	0	0	###														

Completing Part 1: Homeless Population. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The counts must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Completing Part 2: Homeless Subpopulations. This must be completed using statistically reliable, unduplicated counts or estimates of homeless persons in sheltered and unsheltered locations at a one-day point in time. The numbers must be from: (A) administrative records, (N) enumerations, (S) statistically reliable samples, or (E) estimates. The quality of the data presented in each box must be identified as: (A), (N), (S) or (E).

Sheltered Homeless. Count adults, children and youth residing in shelters for the homeless. "Shelters" include all emergency shelters and transitional shelters for the homeless, including domestic violence shelters, residential programs for runaway/homeless youth, and any hotel/motel/apartment voucher arrangements paid by a public/private agency because the person or family is homeless. Do not count: (1) persons who are living doubled up in conventional housing; (2) formerly homeless persons who are residing in Section 8 SRO, Shelter Plus Care, SHP permanent housing or other permanent housing units; (3) children or youth, who because of their own or a parent's homelessness or abandonment, now reside temporarily and for a short anticipated duration in hospitals, residential treatment facilities, emergency foster care, detention facilities and the like; and (4) adults living in mental health facilities, chemical dependency facilities, or criminal justice facilities.

Unsheltered Homeless. Count adults, children and youth sleeping in places not meant for human habitation. Places not meant for human habitation include streets, parks, alleys, parking ramps, parts of the highway system, transportation depots and other parts of transportation systems (e.g. subway tunnels, railroad car), all-night commercial establishments (e.g. movie theaters, laundromats, restaurants), abandoned buildings, building roofs or stairwells, chicken coops and other farm outbuildings, caves, campgrounds, vehicles, and other similar places.

Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities										Total		
					Year 1		Year 2		Year 3		Year 4*		Year 5*		Goal	Actual	% of Goal
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete			
Housing Needed	52. Elderly	515	572	-57	0	0	0	0	40	0	0	0	80	0	120	0	0%
	53. Frail Elderly	382	362	20	0	0	0	0	0	0	0	0	0	0	0	0	####
	54. Persons w/ Severe Mental Illness	114	100	14	12	0	0	0	0	0	0	0	0	0	12	0	0%
	55. Developmentally Disabled	55	55	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	56. Physically Disabled	1000	100	900	0	0	14	0	0	0	0	0	14	0	28	0	0%
	57. Alcohol/Other Drug Addicted	225	167	58	0	0	0	0	0	0	0	0	0	0	0	0	####
	58. Persons w/ HIV/AIDS & their families	73	73	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	59. Public Housing Residents	705	765	-60	0	0	0	0	0	0	0	0	0	0	0	0	####
	Total	3069	2194	875	12	0	14	0	40	0	0	0	94	0	160	0	0%
Supportive Services Needed	60. Elderly	515	572	-57	0	0	0	0	0	0	0	0	0	0	0	0	####
	61. Frail Elderly	382	362	20	0	0	0	0	0	0	0	0	0	0	0	0	####
	62. Persons w/ Severe Mental Illness	114	100	14	0	0	0	0	0	0	0	0	0	0	0	0	####
	63. Developmentally Disabled	55	55	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	64. Physically Disabled	100	100	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	65. Alcohol/Other Drug Addicted	225	167	58	0	0	0	0	0	0	0	0	0	0	0	0	####
	66. Persons w/ HIV/AIDS & their families	251	251	0	0	0	0	0	0	0	0	0	0	0	0	0	####
	67. Public Housing Residents	705	765	-60	0	0	0	0	0	0	0	0	0	0	0	0	####
Total	2347	2372	-25	0	0	0	0	0	0	0	0	0	0	0	0	####	

Housing and Community Development Activities				5-Year Quantities														
				Needs	Current	Gap	Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative	
							Goal	Actual	Goal	Actual								
01 Acquisition of Real Property 570.201(a)	10	0	10	2		2		2		2		2		2		10	0	
02 Disposition 570.201(b)	0	0	0													0	0	
Public Facilities and Improvements																		
03 Public Facilities and Improvements (General) 570.201(c)	0	0	0													0	0	
03A Senior Centers 570.201(c)	0	0	0													0	0	
03B Handicapped Centers 570.201(c)	0	0	0													0	0	
03C Homeless Facilities (not operating costs) 570.201(c)	1	0	1			1									1	0	0	
03D Youth Centers 570.201(c)	0	0	0													0	0	
03E Neighborhood Facilities 570.201(c)	2	0	2					1				1			2	0	0	
03F Parks, Recreational Facilities 570.201(c)	3	0	3					1				2			3	0	0	
03G Parking Facilities 570.201(c)	0	0	0												0	0	0	
03H Solid Waste Disposal Improvements 570.201(c)	0	0	0												0	0	0	
03I Flood Drain Improvements 570.201(c)	0	0	0												0	0	0	
03J Water/Sewer Improvements 570.201(c)	0	0	0												0	0	0	
03K Street Improvements 570.201(c)	0	0	0												0	0	0	
03L Sidewalks 570.201(c)	4	0	4	0		1		1		1		1		4	0	0	0	
03M Child Care Centers 570.201(c)	0	0	0												0	0	0	
03N Tree Planting 570.201(c)	0	0	0												0	0	0	
03O Fire Stations/Equipment 570.201(c)	0	0	0												0	0	0	
03P Health Facilities 570.201(c)	0	0	0												0	0	0	
03Q Abused and Neglected Children Facilities 570.201(c)	0	0	0												0	0	0	
03R Asbestos Removal 570.201(c)	0	0	0												0	0	0	
03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0												0	0	0	
03T Operating Costs of Homeless/AIDS Patients Programs	15	0	15	3		3		3		3		3		15	0	0	0	
04 Clearance and Demolition 570.201(d)	3	0	3	0		1		0		1		1		3	0	0	0	
04A Clean-up of Contaminated Sites 570.201(d)	5	0	5	1		1		1		1		1		5	0	0	0	
Public Services																		
05 Public Services (General) 570.201(e)	5	0	5	1		1		1		1		1		5	0	0	0	
05A Senior Services 570.201(e)	3	0	3			1		1		1				3	0	0	0	
05B Handicapped Services 570.201(e)	0	0	0											0	0	0	0	
05C Legal Services 570.201(e)	0	0	0											0	0	0	0	
05D Youth Services 570.201(e)	25	0	25	5		5		5		5		5		25	0	0	0	
05E Transportation Services 570.201(e)	0	0	0											0	0	0	0	
05F Substance Abuse Services 570.201(e)	0	0	0											0	0	0	0	
05G Battered and Abused Spouses 570.201(e)	1	0	1					1						1	0	0	0	
05H Employment Training 570.201(e)	3	0	3	1		1		1						3	0	0	0	
05I Crime Awareness 570.201(e)	2	0	2			1				1				2	0	0	0	
05J Fair Housing Activities (if CDBG, then subject to 570.201(e))	0	0	0											0	0	0	0	
05K Tenant/Landlord Counseling 570.201(e)	0	0	0											0	0	0	0	
05L Child Care Services 570.201(e)	5	0	5	1		1		1		1		1		5	0	0	0	
05M Health Services 570.201(e)	0	0	0											0	0	0	0	
05N Abused and Neglected Children 570.201(e)	5	0	5	1		1		1		1		1		5	0	0	0	
05O Mental Health Services 570.201(e)	0	0	0											0	0	0	0	
05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201	0	0	0											0	0	0	0	
05Q Subsidence Payments 570.204	0	0	0											0	0	0	0	
05R Homeownership Assistance (not direct) 570.204	0	0	0											0	0	0	0	
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	0	0	0											0	0	0	0	
05T Security Deposits (if HOME, not part of 5% Admin c	0	0	0											0	0	0	0	
06 Interim Assistance 570.201(f)	0	0	0											0	0	0	0	
07 Urban Renewal Completion 570.201(h)	0	0	0											0	0	0	0	
08 Relocation 570.201(i)	0	0	0											0	0	0	0	
09 Loss of Rental Income 570.201(j)	0	0	0											0	0	0	0	
10 Removal of Architectural Barriers 570.201(k)	3	0	3			1		1		1				3	0	0	0	
11 Privately Owned Utilities 570.201(l)	0	0	0											0	0	0	0	
12 Construction of Housing 570.201(m)	0	0	0											0	0	0	0	
13 Direct Homeownership Assistance 570.201(n)	0	0	0											0	0	0	0	
14A Rehab: Single-Unit Residential 570.202	53	0	53	9		11		11		11		11		53	0	0	0	
14B Rehab: Multi-Unit Residential 570.202	0	0	0											0	0	0	0	
14C Public Housing Modernization 570.202	0	0	0											0	0	0	0	
14D Rehab: Other Publicly-Owned Residential Buildings 570.202	0	0	0											0	0	0	0	
14E Rehab: Publicly or Privately-Owned Commercial/Indu 570.202	0	0	0											0	0	0	0	
14F Energy Efficiency Improvements 570.202	5	0	5	1		1		1		1		1		5	0	0	0	
14G Acquisition - for Rehabilitation 570.202	3	0	3			1		1		1				3	0	0	0	
14H Rehabilitation Administration 570.202	5	0	5	1		1		1		1		1		5	0	0	0	
14I Lead-Based/Lead Hazard Test/Abate 570.202	0	0	0											0	0	0	0	
15 Code Enforcement 570.202(c)	0	0	0											0	0	0	0	
16A Residential Historic Preservation 570.202(d)	0	0	0											0	0	0	0	
16B Non-Residential Historic Preservation 570.202(d)	0	0	0											0	0	0	0	
17A CI Land Acquisition/Disposition 570.203(a)	0	0	0											0	0	0	0	
17B CI Infrastructure Development 570.203(a)	0	0	0											0	0	0	0	
17C CI Building Acquisition, Construction, Rehabilitat 570.203(a)	0	0	0											0	0	0	0	
17D Other Commercial/Industrial Improvements 570.203(a)	0	0	0											0	0	0	0	
18A ED Direct Financial Assistance to For-Profits 570.203(b)	20	0	20	4		4		4		4		4		20	0	0	0	
18B ED Technical Assistance 570.203(b)	5	0	5	1		1		1		1		1		5	0	0	0	
18C Micro-Enterprise Assistance	25	0	25	5		5		5		5		5		25	0	0	0	
19A HOME Admin/Planning Costs of PJ (not part of 5% Ad	0	0	0											0	0	0	0	
19B HOME CHDO Operating Costs (not part of 5% Admin ca	0	0	0											0	0	0	0	

	19C CDBG Non-profit Organization Capacity Building	0	0	0													0	0
	19D CDBG Assistance to Institutes of Higher Education	0	0	0													0	0
	19E CDBG Operation and Repair of Foreclosed Property	0	0	0													0	0
	19F Planned Repayment of Section 108 Loan Principal	0	0	0													0	0
	19G Unplanned Repayment of Section 108 Loan Principal	0	0	0													0	0
	19H State CDBG Technical Assistance to Grantees	0	0	0													0	0
	20 Planning 570.205	0	0	0													0	0
	21A General Program Administration 570.206	5	0	5	1		1		1		1		1		1		5	0
	21B Indirect Costs 570.206	0	0	0													0	0
	21D Fair Housing Activities (subject to 20% Admin cap) 570.206	5	0	5	1		1		1		1		1		1		5	0
	21E Submissions or Applications for Federal Programs 570.206	0	0	0													0	0
	21F HOME Rental Subsidy Payments (subject to 5% cap)	0	0	0													0	0
	21G HOME Security Deposits (subject to 5% cap)	0	0	0													0	0
	21H HOME Admin/Planning Costs of PJ (subject to 5% cap)	5	0	5	1		1		1		1		1		1		5	0
	21I HOME CHDO Operating Expenses (subject to 5% cap)	5	0	5	1		1		1		1		1		1		5	0
	22 Unprogrammed Funds	0	0	0													0	0
HOPWA	31J Facility based housing – development	0	0	0													0	0
	31K Facility based housing - operations	0	0	0													0	0
	31G Short term rent mortgage utility payments	0	0	0													0	0
	31F Tenant based rental assistance	0	0	0													0	0
	31E Supportive service	0	0	0													0	0
	31I Housing information services	0	0	0													0	0
	31H Resource identification	0	0	0													0	0
	31B Administration - grantee	0	0	0													0	0
	31D Administration - project sponsor	0	0	0													0	0
CDBG	Acquisition of existing rental units	0	0	0													0	0
	Production of new rental units	0	0	0													0	0
	Rehabilitation of existing rental units	0	0	0													0	0
	Rental assistance	0	0	0													0	0
	Acquisition of existing owner units	0	0	0													0	0
	Production of new owner units	0	0	0													0	0
	Rehabilitation of existing owner units	0	0	0													0	0
Homeownership assistance	0	0	0													0	0	
HOME	Acquisition of existing rental units	0	0	0													0	0
	Production of new rental units	82	0	82	20		17		15		15		15		15		82	0
	Rehabilitation of existing rental units	43	0	43	9		7		9		9		9		9		43	0
	Rental assistance	0	0	0													0	0
	Acquisition of existing owner units	0	0	0													0	0
	Production of new owner units	0	0	0													0	0
	Rehabilitation of existing owner units	0	0	0												0	0	
	Homeownership assistance	0	0	0												0	0	
	Totals	356	0	356	69	0	73	0	73	0	71	0	70	0	70	0	356	0