



CITY OF SPRINGFIELD
DRAFT CONSOLIDATED PLAN
2025-2029

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ES-05 EXECUTIVE SUMMARY

INTRODUCTION

The City of Springfield receives annual grant allocations from the U.S. Department of Housing and Urban Development (HUD) through the Community Development Block Grant (CDBG) program and the HOME Investment Partnerships (HOME). The overarching purpose of the CDBG and HOME programs is to assist low- and moderate-income families and households, which are those that earn less than 80% of the area median income. The funds are used to pursue three goals: (1) provide decent, affordable housing; (2) create suitable living environments; and (3) expand economic opportunities.

The City's Office of Planning and Economic Development is the lead administrator for the CDBG and HOME funds. In order to receive these funds, the City must carry out a planning process to identify the scope of housing and community development needs in its jurisdiction and how the available funding can best be used to meet those needs. This document, the City's Consolidated Plan, is the result of that planning process. The period for this plan begins on July 1st, 2025 and ends on June 30th, 2030 and covers Program Years 2025 through 2029. The contents of the plan are guided by the federal regulations set forth by HUD in 24 CFR Part 91.

This document also contains the City's FY2025 Annual Action Plan which describes the City's proposed actions to carry out its Consolidated Plan from July 1, 2025 to June 30, 2026 (Program Year 2025). The City of Springfield plans to receive \$1,920,663, an amount equal in size to its 2024 allocation¹. If the 2025 allocation is a different amount, the budgeted amount for each proposed activity category will increase or decrease on a pro-rata share.

¹ At the time of this draft, HUD had not yet published the 2025 allocation amounts.

Sources	CDBG	HOME
Allocation	\$1,288,399	\$490,964.29
Program Income	\$3,816.00	\$0.00
Carry Over	\$331,043	\$732,743.38
Reallocation	\$721,775.47	\$181,057.98
Total	\$2,345,033.47	\$1,404,765.65
Project	CDBG	HOME
01. CDBG Home Repair Program	\$500,000	
02. Housing Program Delivery	\$11,400	
03. Public Services (TBD)	\$193,259.85	
04. Non Profit Facilities (TBD)	\$1,059,330.62	
05. Carry Over Projects	\$331,043	732,743.38
06. Lead Match		
07. HOME New Housing Development		522,022.27
08. HOME Homeowner Rehabilitation Loans		\$150,000
09. Planning and Administration	\$250,000	
Total	\$2,182,026.12	\$1,404,765.65

SUMMARY OF THE OBJECTIVES AND OUTCOMES IDENTIFIED IN THE PLAN

#	Five Year Goal	Proposed Amount	Proposed Goal
1	Create New Affordable Housing		
	The City will use available federal resources to subsidize the development of new affordable housing units within the City. Eligible projects may include new construction or the acquisition and rehabilitation of existing properties. Housing may be rental or homebuyer. The City may provide support to tenant- based rental assistance programs with the goal of making existing, market rate rental properties affordable to low- and moderate-income populations.		
2	Increase Homeownership		
	Homeownership is a traditional path for households to build equity and wealth and to invest in their community. The City is working with a non-profit housing partner to transfer the ownership of existing scattered site rental units to the existing tenants. The City will also accept CHDO applications for the development of new homebuyer units. In addition, the City is working with Habitat for Humanity and helping to fund the development of new homes that will be sold to low-moderate income persons.		
3	Improve Neighborhood Infrastructure & Facilities		
	The City will invest in neighborhood facilities that provide access to crucial services for residents. The City will also support neighborhood infrastructure projects in low and moderate income areas.		
4	Improve Public Services		
	The City will use available resources to increase access and availability of crucial social services to low and moderate-income persons, including specific populations, such as homeless, at-risk youth, young families, seniors, and the disabled.		
5	Improve Housing Stock		
	The City will use available federal resources to support multiple rehabilitation programs, including Deferred Loan Program, Emergency Home Repair, Lead Abatement, and a Ramp Program. This may include comprehensive rehabilitation programs or programs targeted to address a specific issue or clientele. This includes but is not limited to major, emergency,		

	and minor repair programs and accessibility improvements for seniors and disabled populations.		
6	Eliminate Blighted Conditions		
	The City will use available federal resources to demolish and clear blighted structures from CDBG target areas. The immediate purpose of this goal is to remove conditions that have adverse effects on the health, safety, and livability of the service areas. The long-term goal of the program is to re-purpose the available land for new housing or other redevelopment opportunities and to attract private investment into the neighborhoods.		
7	Provide Economic Opportunities		
	The City will use available federal resources to provide scholarships to low-income individuals to obtain degrees and certifications in various trades. The City will also create an eastside façade program for business that provide goods and services to the most underserved areas. The City believes this beatification project will help to attract business and increase jobs.		
8	Planning, Administration, and Capacity Building		
	The City will use available federal funds to comply with the planning, administrative, and reporting requirements associated with the HUD grants. This goal includes actions to affirmatively further fair housing, conduct neighborhood planning efforts, and increase capacity of local stakeholders through technical assistance.		

EVALUATION OF PAST PERFORMANCE

In recent years, the City has focused a majority of its resources available through the Consolidated Plan/Action Plan on housing. The need for housing rehabilitation remains large as does the demand for additional affordable rental units. The City feels that investments made in the existing housing stock benefit both the existing owner and the surrounding neighborhood. Specific programs such as the Minor Home Repair Program, the Emergency Home Repair Program and the SCIL Ramp Program provide real benefits for small investments.

In 2024 the City finished two large housing development projects partially funded with CDBG funds. Poplar Place apartments, originally constructed in 1950, was partially demolished and renovated, and now consists of 100 renovated units, 50 single family homes and 25 duplexes that are rented to low income families. In addition, Nehemiah Homes completed 40 new single family housing units for low income renters.

The City has experienced setbacks as well. The Be Neighbors Affordable Housing project for unhoused Veterans failed to pass City Council due to concerns from local neighbors. The project, which consists of 18 permanent supportive tiny homes for Veterans, will continue, however, the onsite learning, technology and resource center will not be included due to the project not receiving City approval to use CDBG funds.

The City has primarily used non-federal funds to support economic development initiatives. In the past some CDBG funds have been used for economic development. The City plans to do a small business façade program in our most underserved area. We believe this will not only create neighborhood revitalization, but also help east side businesses feel more attractive and increase business, which will help to create jobs.

SUMMARY OF CITIZEN PARTICIPATION PROCESS AND CONSULTATION PROCESS

A complete draft of the Consolidated Plan is available for public review and comment for a 30-day period beginning April 18, 2025. Copies of this draft version will be available for public review on the City's website (www.springfield.il.us) and at the following accessible public places:

- Municipal Building-West-Office of City Clerk, 300 S. 7th Street, Room 108
- Office of Planning & Economic Development, 800 E. Monroe Street, Suite 107

Persons interested in commenting on this document should send written comments to the following address: Office of Planning & Economic Development, ATTN: CP Comments, 800 E. Monroe, Suite 107, Springfield IL 62701 or to info.OPED@springfield.il.us. The City will consider views and comments received on or before May 29, 2025.

The City will conduct a Public Hearing at 12:00 p.m. April 28, 2025 at the Municipal Center West 300 S. 7th Street. If special arrangements need to be made to accommodate citizens in order for them to participate in the public hearing, please call the Office of Planning and Economic Development, at (217) 789-2377 to make those arrangements, or for the hearing impaired call City Clerk at (217)789-2216.

Cualquier persona que no habla Inglés que deseen asistir a la audiencia pública deben comunicarse cinco (5) días calendario antes de la reunión y un intérprete de lenguaje se proporcionará.

CONSULTATIONS

The City reached out to local service providers and other government agencies to gather information on housing, homeless, and community and economic development needs and to determine how the available federal resources should best be used to meet the City's priority needs. In addition, the City held two community meetings to obtain direct input from the citizens who will benefit from the funding.

Public Comment Period

The 30-day public review and comment period begins April 18, 2025

SUMMARY OF PUBLIC COMMENTS

A summary of all public comments received is included in an attachment to the final plan.

PR-05 LEAD & RESPONSIBLE AGENCIES - 91.200(B)**DESCRIBE AGENCY/ENTITY RESPONSIBLE FOR PREPARING THE CONSOLIDATED PLAN AND THOSE RESPONSIBLE FOR ADMINISTRATION OF EACH GRANT PROGRAM AND FUNDING SOURCE**

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
Lead Agency	SPRINGFIELD	Office of Planning and Economic Development
CDBG Administrator	SPRINGFIELD	Office of Planning and Economic Development
HOME Administrator	SPRINGFIELD	Office of Planning and Economic Development

Table 1 – Responsible Agencies

Narrative

The Office of Planning and Economic Development (OPED) is the lead entity for the City's Consolidated Plan and administrator of both the CDBG and HOME programs. OPED administers programs to improve the living and working environment of the City. Funding is primarily provided by the U.S. Department of Housing and Urban Development's Community Development Block Grant, HOME funds, and Tax Increment Financing (TIF).

OPED administers some programs internally and uses sub recipients and contractors to administer others. OPED works closely with financial institutions, contractors, developers, businesses, non-profit agencies, volunteers, the local Continuum of Care, and other governmental units and agencies to effectively administer the funding and carry out the goals and objectives of the Consolidated Plan.

Consolidated Plan Public Contact Information

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PR-10 CONSULTATION

INTRODUCTION

When developing the plan, the City reached out to local service providers and other government agencies to gather information on housing, homeless, and community and economic development needs and to determine how the available federal resources should best be used to meet the City's priority needs.

At this time, the City also sought to receive additional input from the community. Two public meetings were held at a neutral location in an effort to gain guidance from those in the community who benefit from the funding. The meetings were a huge success, and reaffirmed the need for housing and workforce training. This section summarizes the consultation efforts made by the City and details specific information required by HUD in regard to coordination on homeless efforts.

The City has adopted a Citizen Participation Plan (CPP) that outlines the City's policies and procedures for obtaining public input in the planning and decision-making processes associated with the HUD grants. To view a copy of the City's adopted Citizen Participation Plan, please visit: <https://www.springfield.il.us/Departments/OPED/Staff/Reports/CITIZENPARTICIPATIONPLAN0415.pdf>

PROVIDE A CONCISE SUMMARY OF THE JURISDICTION'S ACTIVITIES TO ENHANCE COORDINATION BETWEEN PUBLIC AND ASSISTED HOUSING PROVIDERS AND PRIVATE AND GOVERNMENTAL HEALTH, MENTAL HEALTH AND SERVICE AGENCIES (91.215(I)).

As part of this year's planning process, the City conducted consultations with a number of local stakeholders, service providers and government agencies. In each consultation, the City gathered information on local needs, current and planned initiatives, and sought ways to leverage available funding to maximize benefits. These discussions provided an opportunity for the service providers and agencies discuss their program offerings, learn about other programs available in the community, and identify common issues and problems. The City also held two community meetings

The City works closely with the Heartland Continuum of Care (see below) and Springfield Housing Authority (SHA), which is the largest affordable housing provider in the area. The City has consulted the SHA on projects in the past and will continue to support SHA's efforts to expand the supply of affordable housing stock within the area.

In addition, the City participates in a number of ongoing local and regional coordination efforts throughout the program year. The City also maintains several commissions to provide on-going discussion and coordination among citizens and stakeholders, including the Community Relations Commission, the Disabilities Commission, Continuum of Care, the Economic Development Commission, and Veterans Advisory Council.

DESCRIBE COORDINATION WITH THE CONTINUUM OF CARE AND EFFORTS TO ADDRESS THE NEEDS OF HOMELESS PERSONS (PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS, AND UNACCOMPANIED YOUTH) AND PERSONS AT RISK OF HOMELESSNESS

The Heartland Continuum of Care (CoC) is a collaborative effort of service providers in the area focused on providing services to the homeless and near homeless populations in the area. The CoC's Needs Improvement Goals include, improving street outreach engagement, reducing the number of people experiencing homelessness and increasing behavioral health support, low-barrier services to better address complex challenges that prolong the length of time people experience homelessness. In addition the input and guidance of the CoC has been instrumental in the development and outreach of the City's HOME-ARP Tenant Based Assistance Program.

DESCRIBE CONSULTATION WITH THE CONTINUUM(S) OF CARE THAT SERVES THE JURISDICTION'S AREA IN DETERMINING HOW TO ALLOCATE ESG FUNDS, DEVELOP PERFORMANCE STANDARDS AND EVALUATE OUTCOMES, AND DEVELOP FUNDING, POLICIES AND PROCEDURES FOR THE ADMINISTRATION OF HMIS.

The City of Springfield does not receive ESG funds directly from HUD. Local agencies like Sangamon County, Capital Township, Continuum of Care agencies Fifth Street Renaissance, Helping Hands, MERCY, Phoenix Center, Contract Ministries, Salvation Army and Sojourn have received ESG funding. The City will provide a Certificate of Consistency for any homeless agency that proposes a plan that is consistent with the goals and objectives outlined within this plan.

DESCRIBE AGENCIES, GROUPS, ORGANIZATIONS AND OTHERS WHO PARTICIPATED IN THE PROCESS AND DESCRIBE THE JURISDICTIONS CONSULTATIONS WITH HOUSING, SOCIAL SERVICE AGENCIES AND OTHER ENTITIES.

Agency Type	Agency	
Public Housing Authority	Housing Authority of Springfield	
Affordable Housing	Habitat for Humanity	
	Growth International	
	Nehemiah Expansion Inc.	
	Vinegar Hill Neighborhood Association	
Homelessness	Heartland Continuum of Care	
	Contact Ministries	
Non-Homeless Special Needs	Springfield Center for Independent Living	
	Envision Unlimited	
Youth Services	Compass for Kids	
	Land of Lincoln Goodwill	
	Boys and Girls Club	
	Ring of Champions	
Additional Agencies	City of Springfield Departments	
	Downtown Springfield, Inc.	
	Illinois Department of Public Health	
	Capitol Area Association of Realtors	
	Springfield NAACP	
	Springfield Sangamon Growth Alliance	

Table 2– Agencies, groups, organizations who participated

IDENTIFY ANY AGENCY TYPES NOT CONSULTED AND PROVIDE RATIONALE FOR NOT CONSULTING

OTHER LOCAL/REGIONAL/STATE/FEDERAL PLANNING EFFORTS CONSIDERED WHEN PREPARING THE PLAN

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Heartland Continuum of Care	The CoC formulates the priorities for local homeless funding. The City's homeless goals within this plan are based largely on those of the CoC.
2017-2037 Comprehensive Plan	City of Springfield	The Comprehensive Plan provides a vision of future growth and development over the next twenty years, especially for planning sector 7, predominantly low-mod census tract area, and informed this plan's overall goals and objectives in the near term (5 years).
HUD 2023 Comprehensive Market Analysis	US Department of Housing and Urban Development	This market analysis provided detailed data on supply and demand for both owner and rental housing and informed how the City's proposed housing programs will perform in the current market.
Housing Needs Assessment	Greater Springfield Chamber of Commerce	The market analysis conducted as part of this needs assessment provides the rationale for the housing development goals with this plan.
ALICE in Illinois	United Way	The needs assessment of low-income residents in Sangamon County influenced the priority needs and goals related to non-housing community development.
2021 Sangamon County Survey	Community Foundation for the Land of Lincoln	The survey results provided information on resident views related to needs within the community.
Ward Plan Meetings	City of Springfield	https://www.springfield.il.us/WardMeetings.aspx
Springfield Rail Improvements Project	City of Springfield, Sangamon County and Illinois Dept. of Transportation	Information on this initiative can be found at http://springfieldrailroad.com/newsite/

Table 3 – Other local / regional / federal planning efforts

DESCRIBE COOPERATION AND COORDINATION WITH OTHER PUBLIC ENTITIES, INCLUDING THE STATE AND ANY ADJACENT UNITS OF GENERAL LOCAL GOVERNMENT, IN THE IMPLEMENTATION OF THE CONSOLIDATED PLAN (91.215(l))

As described above, the City actively seeks to coordinate with all service providers and stakeholders working in the areas of affordable housing, economic and community development. This includes various commissions, the Continuum of Care, and partnerships with assisted housing providers such as the Springfield Housing Authority.

NARRATIVE

The City made an effort to receive additional community input and guidance on how federal funds should be used for the next several years. The community voiced a need for housing and workforce training.

The City also met with several agencies and organizations to gather input on funding needs and trends they are noticing. Homeless and youth services were highlighted as areas that additional support is needed.

The City conducted two community meetings in a neutral location. In addition, the city also held a focus group meeting that consisted of neighborhood association leaders and City Council members. The City also held two public hearings.

PR-15 CITIZEN PARTICIPATION

SUMMARY OF CITIZEN PARTICIPATION PROCESS AND EFFORTS MADE TO BROADEN CITIZEN PARTICIPATION

The City will hold a public comment period from April 28, 2025 to May 29, 2025. The City will consider all comments received before 5:00 PM on May 18, 2025 before submitting the proposal to HUD. The City will continue to accept comments from the public after its submittal and use public comments to guide and inform possible future amendments.

The preferred method for submitting comments is to send them via email to: info.OPED@springfield.il.us

Or comments can be mailed to: Office of Planning & Economic Development, ATTN: CP Comments, 800 E. Monroe, Suite 107, Springfield IL 62701 or to info.OPED@springfield.il.us. The City will consider views and comments received on or before May 29, 2025.

CITIZEN PARTICIPATION OUTREACH

Type of Outreach	Audience	Summary of Attendance
Public Meeting December 16, 2024	General Public	Meeting was attended by citizens, Alderman, small business owners, NAACP, neighborhood associations
Public Meeting February 13, 2025	General Public	Citizens, small business owners, organizations, Alderman
Public Meeting April 14, 2025	General Public	City of Springfield staff and two members of the community.
Public Hearing April 28, 2025	General Public	TBD
Public Comment Period April 28-May 29	General Public	Not applicable.

Table 4 – Citizen Participation Outreach

NA-05 OVERVIEW

NEEDS ASSESSMENT OVERVIEW

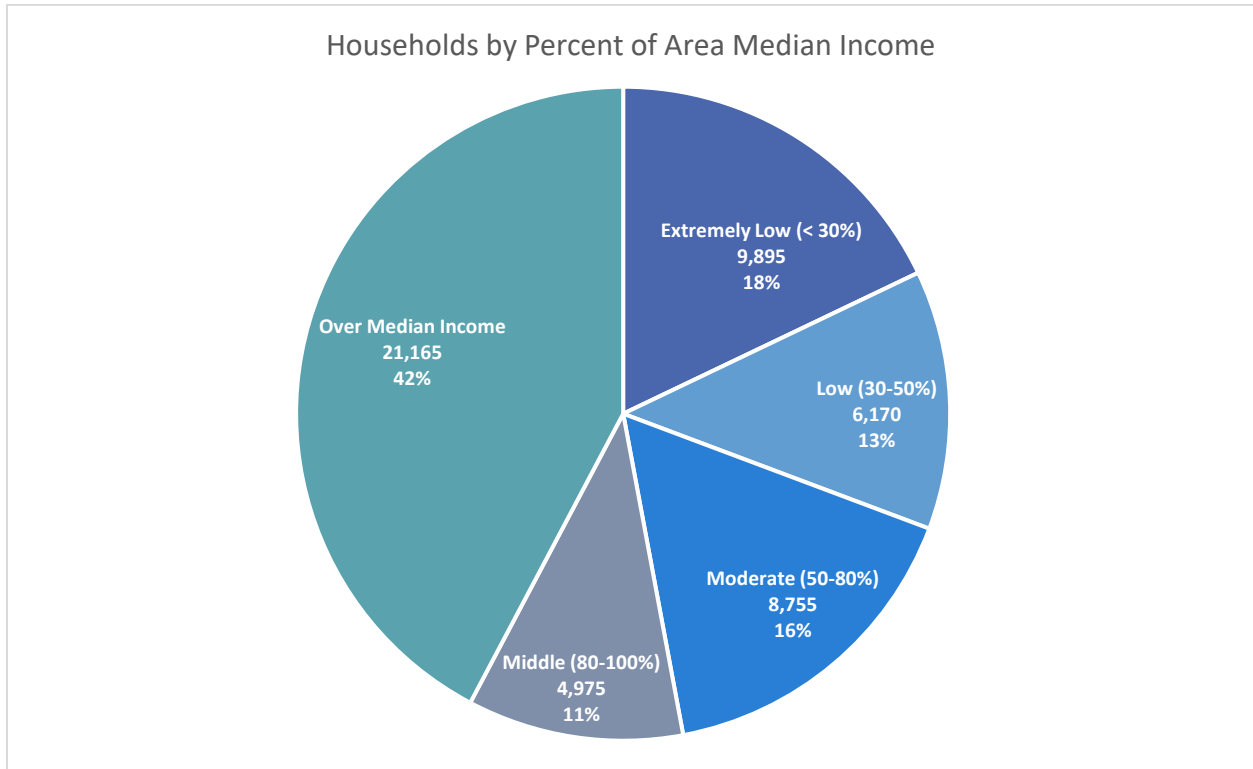
The needs assessment includes discussions on affordable housing in general, homeless needs, and the needs of non-homeless populations that may require supportive services. It also includes a summary of non-housing community development needs, including public facilities, infrastructure, social services, and economic development.

Community Development Block Grant (CDBG) funds may be used for a broad range of activities, including housing, infrastructure, public facilities, social services, and economic development, as long as the primary purpose of the program is to benefit persons considered to be low or moderate income (below 80% of the area median income). To learn more about CDBG, visit the HUD website at: <https://www.hudexchange.info/programs/cdbg-entitlement/>

Given income restrictions, most of the needs discussed in the Consolidated Plan are those focused on the needs of income-eligible households and neighborhoods where at least 51% of the households are income-eligible (i.e. CDBG eligible areas).

It is important to note that these income limits are significantly higher than other means-tested programs that often rely on poverty or percentage of poverty. Quite often there are stigmas and stereotypes that are incorrectly associated with the beneficiaries of these programs. While the programs can and often do focus on the lowest incomes, such as the homeless and those at risk of homeless, the programs can also help households usually considered “middle class”. For example, a family of four with an annual income of \$114,700 qualifies for assistance under the CDBG and HOME programs.

Household Size	1	2	3	4	5	6
30% Income Limit	24,100	27,550	31,000	34,400	37,650	43,150
50% Income Limit	40,150	45,900	51,650	57,350	61,950	66,550
80% Income Limit	64,250	73,400	82,600	91,750	99,100	106,450



Key Points

- According to the HUD CHAS dataset based on the 2017-2021 ACS data, almost half (47%) of all households in Springfield, a total of 24,820 households, qualify as income-eligible for CDBG and HOME assistance. For a three person household, the income limit is \$76,050.
- 9,895 households earn less than 30% of the area median income and qualify as extremely-low income. A three-person household at this level earns less than \$28,550. This level of income is slightly higher than the federal poverty thresholds. A single-earner household working full-time at minimum wage would qualify as extremely-low income.
- 6,170 households earn between 30% and 50% of area median income and qualify as low-income. A three-person household at this income level earns between \$28,550 and \$47,550.
- 8,755 households earn between 50% and 80% of area median income and qualify as moderate-income. A three-person household at this income level earns between \$47,551 and \$76,049.

NA-10 HOUSING NEEDS ASSESSMENT - 24 CFR 91.205 (A,B,C)

SUMMARY OF HOUSING NEEDS

The City uses a special tabulation of data, the Comprehensive Housing Affordability Strategy (CHAS), from the U.S. Census Bureau specifically designed by HUD to help jurisdictions with the development of the Consolidated Plan. HUD uses some of these data in allocation formulas for distributing funds to local jurisdictions. Part of this data set addresses quality of housing stock and estimates the number of units that have housing problems. HUD considers a unit to have a housing problem if it meets one of the following criteria.

- Overcrowded: A unit that has more than one person per room is considered overcrowded.
- Cost Burdened: A unit where the household pays more than 30% of its income on housing costs has a cost burden. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.
- Without complete kitchen or plumbing facilities

In addition to the data sets provided by HUD, the City consulted local service providers, city staff, and residents of its target areas regarding the condition of housing stock. The condition of the housing stock in the City is considered to be fair for the most part, but there are a large number of homes in substandard condition. Some of the homes are suitable for rehabilitation while some units are beyond repair, especially in the CDBG target areas.

For the purpose of this document, units are considered to be in “standard condition” when the unit is in compliance with the local building code, which is based on the International Building Code. Units are considered to be in “substandard condition but suitable for rehabilitation” when the unit is out of compliance with one or more code violations and it is both financially and structurally feasible to rehabilitate the unit.

Demographics	Base Year: 2009	Most Recent Year: 2020	% Change
Population	117,065	115,075	-2%
Households	50,575	51,060	1%
Median Income	\$49,868.00	\$54,164.00	9%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

NUMBER OF HOUSEHOLDS TABLE

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households	9,850	6,415	9,560	5,404	19,830
Small Family Households	2,534	2,245	2,910	1,525	9,300
Large Family Households	700	225	345	290	950
Household contains at least one person 62-74 years of age	1,924	1,580	1,960	1,194	5,134
Household contains at least one person age 75 or older	1,179	1,005	1,225	755	2,085
Households with one or more children 6 years old or younger	1,690	715	1,135	715	1,640

Table 6 - Total Households Table

Data Source: 2016-2020 CHAS

HOUSING NEEDS SUMMARY TABLES

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	135	50	35	0	220	15	0	20	0	35
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	85	0	0	10	95	4	0	45	0	49
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	590	100	30	55	775	0	15	35	50	100
Housing cost burden greater than 50% of income (and none of the above problems)	3,664	590	60	85	4,399	1,440	360	170	49	2,019
Housing cost burden greater than 30% of income (and none of the above problems)	900	1,685	390	20	2,995	679	915	770	225	2,589
Zero/negative Income (and none of the above problems)	555	0	0	0	555	245	0	0	0	245

Table 7 – Housing Problems Table

Data 2016-2020 CHAS
Source:

2. HOUSING PROBLEMS 2 (HOUSEHOLDS WITH ONE OR MORE SEVERE HOUSING PROBLEMS: LACKS KITCHEN OR COMPLETE PLUMBING, SEVERE OVERCROWDING, SEVERE COST BURDEN)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,474	740	125	150	5,489	1,465	380	270	99	2,214
Having none of four housing problems	2,455	2,825	3,995	1,460	10,735	1,454	2,475	5,165	3,695	12,789
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 8 – Housing Problems 2

Data 2016-2020 CHAS
Source:

3. COST BURDEN > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	1,815	950	45	2,810	334	380	420	1,134
Large Related	480	65	0	545	50	55	8	113
Elderly	1,094	655	150	1,899	955	575	275	1,805
Other	1,840	705	270	2,815	790	285	235	1,310
Total need by income	5,229	2,375	465	8,069	2,129	1,295	938	4,362

Table 9 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

4. COST BURDEN > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	280	280	180	100	0	280
Large Related	0	0	0	0	50	10	4	64
Elderly	799	240	55	1,094	690	180	55	925
Other	0	1,535	105	1,640	530	0	0	530
Total need by income	799	1,775	440	3,014	1,450	290	59	1,799

Table 10 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

5. CROWDING (MORE THAN ONE PERSON PER ROOM)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	665	95	15	50	825	0	10	80	40	130
Multiple, unrelated family households	10	4	15	15	44	4	10	0	10	24
Other, non-family households	0	0	0	0	0	0	0	0	0	0
Total need by income	675	99	30	65	869	4	20	80	50	154

Table 11 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

DESCRIBE THE NUMBER AND TYPE OF SINGLE PERSON HOUSEHOLDS IN NEED OF HOUSING ASSISTANCE.

In the tables above, single-person households are included in the “Other Households” category. Overall, 57 percent of other households are income-eligible. Of those, 55 percent (4,524) have a cost burden and 30 percent (2,499) have a severe cost burden. As with other household types, the largest segment of other households with a cost burden are extremely-low income renters. This segment accounts for 47% of all cost burdened households and 67% of all severe cost burdened households. Single-person households with severe cost burdens are at high risk of homelessness if there is any disruption in income.

ESTIMATE THE NUMBER AND TYPE OF FAMILIES IN NEED OF HOUSING ASSISTANCE WHO ARE DISABLED OR VICTIMS OF DOMESTIC VIOLENCE, DATING VIOLENCE, SEXUAL ASSAULT AND STALKING.

Domestic Violence is a pattern of behavior used to establish power and control over another person through fear and intimidation, often including the threat or use of violence. Other terms for domestic violence include battering, relationship abuse, spousal abuse, or family violence. National advocates cite that one in four women will experience domestic violence during their lifetime. According to the most recent Point in Time Homeless count, there were 26 homeless persons who identified themselves as victims of domestic violence. It is expected that this number is low and there are more victims of domestic violence who were not identified by the count. Statewide, according to the Illinois Coalition against Domestic Violence, only 10% for victims receive residential services. Based on this percentage (10%) and the PiT count (26), it is estimated that there is 260 victims of domestic violence in the City.

WHAT ARE THE MOST COMMON HOUSING PROBLEMS?

Of the HUD-defined needs, cost burden is by far the most common housing problem. Households that have incomplete plumbing, incomplete kitchens, or overcrowded that do not have a cost burden total 420 rental households and 240 owner households. Renter households with a cost burden total 8,810 while cost-burdened owners total 5,095. From a broader perspective, the overall condition of aging stock throughout the City, but especially within the City's identified target areas, is the most common housing problem. A lack of small rental units was also cited as a problem during the consultation process. Throughout the community meetings, the consultations, and other outreach efforts, affordable housing in good condition was cited as a major concern. A greater supply of affordable housing in general and increased housing assistance resources was deemed a major need for the community.

ARE ANY POPULATIONS/HOUSEHOLD TYPES MORE AFFECTED THAN OTHERS BY THESE PROBLEMS?

As annual income is a large factor in determining cost burden, households at the lower income ranges have a higher incidence of cost burdens and less affordable housing options. Among income-eligible households, renters below 50% of area median income account for 60% of all cost-burdened households and half of all severely cost-burdened households. Owners and renters below 30% of area median income account for roughly 56% of all cost burdens.

DESCRIBE THE CHARACTERISTICS AND NEEDS OF LOW-INCOME INDIVIDUALS AND FAMILIES WITH CHILDREN (ESPECIALLY EXTREMELY LOW-INCOME) WHO ARE CURRENTLY HOUSED BUT ARE AT IMMINENT RISK OF EITHER RESIDING IN SHELTERS OR BECOMING UNSHELTERED

Based on the HUD-provided data above, there are 5,605 households earning less than 30% of the area median income that pay more than 50% of their income toward housing. These households are at imminent risk of homelessness as any disruption of income could lead to eviction. An additional 769 renter households at higher income levels experience a severe cost burden and may be at risk of homelessness. In the tables above, low-income individuals are included in the “Other Households” category. 2,125 “Other” renter households earning less than 30% of area median income are at risk of homelessness.

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:

As described above, at-risk populations include those with severe cost burdens who pay more than 50% of their income toward housing. According to national studies conducted by the United Way on Asset Limited, Income Constrained, Employed (ALICE), at-risk household types includes single adults younger than 65 and people who share a housing unit with non-relatives such as boarders or roommates. Demographic groups that are especially vulnerable to underemployment, unemployment, and lower earning power are more likely to be at-risk of unstable housing situations. These include women, people with low levels of educational attainment, limited-English-speaking immigrants, LGBTQ+ individuals, people living with a disability, and formerly incarcerated people.

SPECIFY PARTICULAR HOUSING CHARACTERISTICS THAT HAVE BEEN LINKED WITH INSTABILITY AND AN INCREASED RISK OF HOMELESSNESS

In addition to the cost burden issues discussed above, physical conditions of housing stock and lack of access to transportation can indirectly lead housing instability and an increase of homelessness. Deferred maintenance can lead to safety and health conditions where a unit is no longer habitable forcing the household to relocate. In regard to transportation, housing that is not readily accessible to employment opportunities can lead households to incur greater transportation costs.

DISCUSSION

The City understands the need for affordable housing. A diminished housing stock has caused rent prices to increase dramatically. It is important that the City have decent affordable housing. Not having safe decent housing impacts the health of the community. The City is committed to increasing housing development in the underserved areas.

Homeownership is the key to generational wealth. The City understands the importance of promoting homeownership and is looking for creative ways to provide a path to homeownership for our low-moderate income community.

NA-15 DISPROPORTIONATELY GREATER NEED: HOUSING PROBLEMS – 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

INTRODUCTION

The four housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

0%-30% OF AREA MEDIAN INCOME

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	7,518	2,330	0
White	4,068	1,560	0
Black / African American	2,930	645	0
Asian	99	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	150	15	0

Table 12 - Disproportionally Greater Need 0 - 30% AMI

30%-50% OF AREA MEDIAN INCOME

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,720	2,695	0
White	2,390	1,955	0
Black / African American	1,120	600	0
Asian	60	15	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	85	65	0

Table 13 - Disproportionally Greater Need 30 - 50% AMI

50%-80% OF AREA MEDIAN INCOME

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,555	8,000	0
White	1,240	6,410	0
Black / African American	265	1,040	0
Asian	39	80	0
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	0	200	0

Table 14 - Disproportionally Greater Need 50 - 80% AMI

80%-100% OF AREA MEDIAN INCOME

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	494	4,910	0
White	424	4,130	0
Black / African American	45	525	0
Asian	24	115	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	105	0

Table 15 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

DISCUSSION

As defined by HUD, a disproportionate housing need exists for a specific racial or ethnic group if the percentage of that racial or ethnic group's households within a particular category of need is 10% or higher than the jurisdiction as a whole. For example, if 80% of low-income Hispanics suffered a cost burden, whereas only 60% of all low-income households within the jurisdiction encountered a cost burden, then low-income Hispanics would be considered to have a disproportionately greater need ($80\% - 60\% > 10\%$).

NA-20 DISPROPORTIONATELY GREATER NEED: SEVERE HOUSING PROBLEMS – 91.205 (B)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

INTRODUCTION

*The four severe housing problems are: 1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%

0%-30% OF AREA MEDIAN INCOME

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,939	3,909	0
White	3,074	2,559	0
Black / African American	2,495	1,080	0
Asian	99	40	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	120	45	0

Table 16 – Severe Housing Problems 0 - 30% AMI

30%-50% OF AREA MEDIAN INCOME

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,120	5,300	0
White	575	3,780	0
Black / African American	430	1,290	0
Asian	25	45	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	55	95	0

Table 17 – Severe Housing Problems 30 - 50% AMI

50%-80% OF AREA MEDIAN INCOME

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	395	9,160	0
White	300	7,350	0
Black / African American	75	1,230	0
Asian	19	105	0
American Indian, Alaska Native	0	4	0
Pacific Islander	0	0	0
Hispanic	0	200	0

Table 18 – Severe Housing Problems 50 - 80% AMI

80%-100% OF AREA MEDIAN INCOME

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	249	5,155	0
White	184	4,380	0
Black / African American	45	525	0
Asian	24	115	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	0	105	0

Table 19 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

DISCUSSION

As defined by HUD, a disproportionate housing need exists for a specific racial or ethnic group if the percentage of that racial or ethnic group's households within a particular category of need is at least 10% higher than found for the category as a whole.

The following tables provide disproportionate need by income level and type of severe housing problem. For the purpose of this discussion, the statistics only include households that experience one of the HUD-defined severe housing problems, including lack of complete kitchen or bathroom, more than 1.5 persons per room, and a housing cost burden greater than 50% of income. These numbers do not include substandard housing due to age and deferred maintenance. The four HUD-defined severe housing problems are:

1. Lacks complete kitchen facilities
2. Lacks complete plumbing facilities
3. More than 1.5 persons per room
4. Cost Burden over 50%

NA-25 DISPROPORTIONATELY GREATER NEED: HOUSING COST BURDENS

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

INTRODUCTION

As defined by HUD, a disproportionately greater housing need exists for a specific racial or ethnic group if the percentage of that racial or ethnic group's households within a particular category of need is at least 10% higher than found for the category as a whole. The following table provides disproportionate need by cost burden. If a household's housing cost, including utilities is greater than 30% of income, the household has a cost burden, which is one of the HUD-defined housing problems. If housing cost is greater than 50% of income, the household is considered to have a severe cost burden.

HOUSING COST BURDEN

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	37,020	6,269	6,958	810
White	30,370	4,305	3,938	550
Black / African American	4,345	1,630	2,580	205
Asian	895	85	114	35
American Indian, Alaska Native	10	4	0	0
Pacific Islander	50	0	0	0
Hispanic	735	109	130	0

Table 20 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

DISCUSSION

Based on the information in the table below, American Indian households have a disproportionately greater need when looking at the cost burden between 30-50%. As mentioned above, the small size of American Indians (total population of 14) makes it difficult to draw meaning from this. 4,345 of Black/African American households have a cost burden (30-50%) or severe cost burden (over 50%), which is twenty percentage points higher than the 27% of the jurisdiction as a whole. More than one of every four Black/African American households within the jurisdiction, regardless of income level, pay more than half of their income on housing costs. Twenty-seven percent of Black/African American households have a SEVERE cost burden, which is thirteen percentage points higher than the 14% of the jurisdiction as a whole.

NA-30 DISPROPORTIONATELY GREATER NEED: DISCUSSION

ARE THERE ANY INCOME CATEGORIES IN WHICH A RACIAL OR ETHNIC GROUP HAS DISPROPORTIONATELY GREATER NEED THAN THE NEEDS OF THAT INCOME CATEGORY AS A WHOLE?

It is difficult to draw a meaningful conclusion for many of the races given their relatively small populations. According to the 2018 5 Year ACS estimates, the only sizeable minority population within the City are African American households, which total 23,127 or twenty percent of the overall population. Multiracial and Asian households each account for 3%, while Native American, Pacific Islander, and Other households all account for less one percent of the total populace.

Among African American households, almost half (47%) have a cost burden (30-50%) or severe cost burden (over 50%), which is twenty percentage points higher than the 27% of the jurisdiction as a whole. More than one of every four Black/African American households within the jurisdiction, regardless of income level, pay more than half of their income on housing costs.

IF THEY HAVE NEEDS NOT IDENTIFIED ABOVE, WHAT ARE THOSE NEEDS?

As part of the housing needs assessment, the City reviewed the Home Mortgage Disclosure Act (HMDA) data. HMDA data provides insights into the availability of credit to persons looking to purchase or renovate a home. The following data set summarizes loan origination data reported for 2018 for the purchase of single-family homes. Without factoring in other considerations such as credit scores, there is a discrepancy in terms of volume of loan applications and origination rates when comparing the data for African Americans to the population as a whole.

ARE ANY OF THOSE RACIAL OR ETHNIC GROUPS LOCATED IN SPECIFIC AREAS OR NEIGHBORHOODS IN YOUR COMMUNITY?

Springfield has six census tracts where non-white populations constitute a majority of the population. These tracts are all located in a cluster on the eastern portion of the City and have some of the lowest median family incomes within the area and corresponding high rates of poverty. The area also contains a disproportionate share of public and assisted housing.

NA-35 PUBLIC HOUSING – 91.205(B)

INTRODUCTION

HUD requires the City to coordinate with public housing agencies (PHAs) that share jurisdiction with the City when preparing its plan. The Springfield Housing Authority (SHA) is the largest affordable housing provider in the area. As such, it is important for the City to consider the efforts and strategies of the housing authority. The City consulted with the Springfield Housing Authority and used the HUD-provided data to assess the need of public housing residents and housing voucher holders.

TOTALS IN USE

Program Type	Vouchers								
	Certificate	Mod-Rehab	Public Housing	Total					
				Project - based	Tenant - based	Special Purpose Voucher			Disabled *
						Veterans Affairs Supportive Housing	Family Unification Program		
# of units vouchers in use	0	0	680	1,742	0	1,717	0	0	0

Table 21 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

CHARACTERISTICS OF RESIDENTS

Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	11,698	10,867	0	10,792	0	0
Average length of stay	0	0	4	4	0	4	0	0
Average Household size	0	0	2	2	0	2	0	0
# Homeless at admission	0	0	2	3	0	3	0	0
# of Elderly Program Participants (>62)	0	0	115	179	0	176	0	0
# of Disabled Families	0	0	193	451	0	434	0	0
# of Families requesting accessibility features	0	0	680	1,742	0	1,717	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 22 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

RACE OF RESIDENTS

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	222	364	0	349	0	0	0
Black/African American	0	0	455	1,368	0	1,359	0	0	0
Asian	0	0	1	2	0	2	0	0	0
American Indian/Alaska Native	0	0	2	8	0	7	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 23 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

ETHNICITY OF RESIDENTS

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	10	14	0	13	0	0	0
Not Hispanic	0	0	670	1,728	0	1,704	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 24 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

SECTION 504 NEEDS ASSESSMENT: DESCRIBE THE NEEDS OF PUBLIC HOUSING TENANTS AND APPLICANTS ON THE WAITING LIST FOR ACCESSIBLE UNITS.

The Springfield Housing Authority has an unduplicated waiting list for affordable housing opportunities that exceeds 6,000 families. There is a shortage of available units to be leased through the Housing Choice Voucher program as well as public housing units. Of which on both programs families pay only 30-40% of their adjusted income toward rent and utilities. Post COVID, the Springfield Housing Authority has experienced an increased level of families seeking affordable housing services

FROM THE SPRINGFIELD HOUSING AUTHORITY'S PERSPECTIVE, THE NEEDS OF APPLICANTS ON THE WAITING LISTS FOR AFFORDABLE HOUSING OUTWEIGHS THE AVAILABLE HOUSING UNITS IN THE SPRINGFIELD COMMUNITY. ALL TYPES OF HOUSING (IN-FILL, LOW RISE, SCATTERED SITES, SINGLE FAMILY HOMES, DUPLEXES) ARE NECESSARY TO COMPLEMENT EXISTING AFFORDABLE HOUSING OPPORTUNITIES IN SPRINGFIELD.

HOW DO THESE NEEDS COMPARE TO THE HOUSING NEEDS OF THE POPULATION AT LARGE.

ALL LOW AND MODERATE INCOME FAMILIES ARE AFFECTED EQUALLY. THERE IS AN EQUAL NEED FOR LARGER SIZE AFFORDABLE UNITS (3, 4 AND 5 BEDROOM) AND SENIOR DESIGNATED AFFORDABLE UNITS.

DISCUSSION

- The Springfield Housing Authority continually evaluates its housing stock to ensure housing needs of applicants on its waiting list and/or families residing in public housing units needs are met. Currently, the SHA has the following housing projects planned or currently underway:
 - Citywide housing needs assessment
 - Brandon Redevelopment – planned demolition and new construction of 76 housing units designated for low-income families;
 - Madison Park Place Redevelopment – in process rehabilitation and recapitulation of 150 rental units designated as affordable. Expands affordable housing opportunities with Housing Choice Voucher assistance tied to LIHTC units;
 - Hildebrandt Redevelopment – long range plan to demolish and redevelop the site with affordable housing units; and
 - Senior Homes – mid range plan to construct new affordable senior duplex units on the east side of Springfield.

NA-40 HOMELESS NEEDS ASSESSMENT – 91.205(c)

INTRODUCTION

The Heartland Continuum of Care (HCoC) supported 308 people in housing in 2024, this is up from 94 in 2019. We hope to increase that number to over 700 by 2028. 90% of the households served in supportive housing programs are single person households with the remaining 10% consisting of family households. As of 1/1/25, there were 341 households on the Heartland Continuum of Care Coordinated Entry list waiting for new supportive housing opportunities to be created. The HCoC is seeking to expand Rapid Rehousing and Permanent Supportive Housing programs to support people in ending their experience of homelessness. The programs pair rental subsidies with case management support to work with people after they enter housing to connect them to community based services such as health care, mental and behavioral health services, and benefits they are eligible for to increase their income.

In addition to rental subsidy and case management services, growth in supportive housing programs can only be successful if an adequate supply of quality, affordable housing units are available in the community, particularly one bedroom units.

As supportive housing programs grow, we anticipate the need for shelter services to decline from current levels. On a given night in 2024, 247 people were utilizing Emergency Shelter services and we anticipate this will continue to be an important service in our community to provide a safe space for people to sleep coupled with services to help people exit shelter and enter housing.

ESTIMATE THE NUMBER AND TYPE OF FAMILIES IN NEED OF HOUSING ASSISTANCE FOR FAMILIES WITH CHILDREN AND THE FAMILIES OF VETERANS.

One of every six homeless persons counted in Springfield is a child under the age of 18. Of the 617 individuals who are identified as experiencing homelessness, 56 are military veterans, 105 are children under 18, and 35 are youth aged 18-24. There are 46 families with children. 159 are unsheltered and 408 are in emergency shelters.

DESCRIBE THE NATURE AND EXTENT OF HOMELESSNESS BY RACIAL AND ETHNIC GROUP.

The majority of households utilizing continuum services are single person households. Data demonstrates that there is a clear disparity among who experiences homelessness, black residents in Springfield are 8 times more likely to experience homelessness than white residents.

DESCRIBE THE NATURE AND EXTENT OF UNSHELTERED AND SHELTERED HOMELESSNESS.

Of the 617 individuals that are experiencing homelessness, 159 are unsheltered and 408 are in emergency shelters.

DISCUSSION

At this time, we anticipate the need for additional units to be developed and renovated to meet the level of need. We believe the community could benefit from a housing stock study to develop a better understanding of the need for new development versus renovated units. Current data available does not provide a clear picture of approximately how many quality one and two bedroom units exist in the community.

NA-45 NON-HOMELESS SPECIAL NEEDS ASSESSMENT - 91.205 (B,D)

INTRODUCTION

This section provides descriptions and estimates of persons who are not homeless but require supportive housing. This includes:

- the elderly and frail elderly,
- persons with disabilities (mental, physical, developmental),
- persons with alcohol or other drug addiction, and
- persons with HIV/AIDS

DESCRIBE THE CHARACTERISTICS OF SPECIAL NEEDS POPULATIONS IN YOUR COMMUNITY.

Elderly and Frail Elderly

For the purpose of this plan, elderly households include those that include a member at least 62 years old. The frail elderly are defined as those persons over 75 years of age who require some assistance in the performance of daily activities, such as cooking, dressing, bathing, household management or eating. According to the HUD CHAS data, there are 10,040 households with an elderly member. There are also 6,190 households with a frail elderly member. Forty percent of elderly households and 57% of frail elderly households are income-eligible (earning less than 80% of the area median income).

Persons with Physical/Developmental Disability

According to the ACS used for this plan, approximately 15% of the City population (17,469) is considered to have a disability. Of this population, 9% are under 18, 53% are working age, and 38% are 65 and older. Working age adults may be in need of vocational training to support employment efforts. Elderly persons with disabilities may need supportive services to maintain independent living. In consultations with local service providers who focus on serving persons with disabilities, a number of needs were cited. These included modification and repair of homes, additional vocational opportunities for younger populations, support for group homes, and other amenities to assist persons with disabilities better integrate and navigate the City. One specific example cited was for charging stations to re-power wheel chairs to provide persons with mobility devices more opportunity to transit the City.

Persons with Mental Illness, Drug or Alcohol Addiction

While there is not a reliable data source that estimates the number of persons with mental illness within the community, those with untreated severe mental illness often become homeless and are served by the local homeless agencies. Similar to those with mental illness, persons recovering from drug or alcohol addictions require intensive case management in order to return to independent living.

WHAT ARE THE HOUSING AND SUPPORTIVE SERVICE NEEDS OF THESE POPULATIONS AND HOW ARE THESE NEEDS DETERMINED?

The City relied primarily on consultations with local service providers who cater to special need populations to determine the housing and supportive service needs. These organizations include the Springfield Center for Independent Living (SCIL), SPARC, and the Area Agency of Aging for Lincoln land. Inasmuch mental health and substance abuse are contributing factors to homelessness, the consultations with local Continuum of Care members discussed at length the need for additional supportive services.

The need for additional mental health services was one of the needs most cited during the consultation process. Many of the homeless agencies feel that accessibility to additional mental health services is necessary to address those within the Continuum of Care. Agencies have been partnering with local hospitals and health providers to coordinate on a facility that will be able to provide greater access to mental health care and other supportive services.

In addition to mental health, there was a number of needs cited for the elderly and persons with disabilities. SCIL has an on-going waiting list for ramps and other home modifications. The City partners with SCIL to provide ramps that are partially funded through fines from disability parking ticket violations. These small improvements to homes allow people to remain in their homes and live independently which is the overwhelming preference for most households

DISCUSS THE SIZE AND CHARACTERISTICS OF THE POPULATION WITH HIV/AIDS AND THEIR FAMILIES WITHIN THE ELIGIBLE METROPOLITAN STATISTICAL AREA.

The Illinois Department of Public Health reports that in Sangamon County, there are 83 diagnosed cases of HIV since 2016, 1 of which were diagnosed in 2023. Over the same time period, there have been 48 diagnosed cases of AIDS, only 1 of which was diagnosed in 2019. This diagnosis rate is comparable to similar counties in central and southern Illinois such as Peoria and Madison and much smaller than the larger Chicago metropolitan region.

DISCUSSION

The City of Springfield, Office of Planning is granting HOME-ARP Funding to Not-For-Profit Organizations located within the corporate boundaries of the City of Springfield. The program provides funds to address the needs of households experiencing homelessness and other households that face instability. The City may use the funds for a limited number of eligible activities including, **tenant based rental assistance (TBRA), supportive services, operating expenses, capacity building and administrative and planning costs**. Funds are available to assist non-profits to provide direct service to clientele.

The City will provide funds to local non-profits to administer programs and projects that address the priority needs of the qualifying populations.

Qualifying Populations

1. Homeless
2. At Risk of Homelessness
3. Fleeing or attempting to Flee, Domestic Violence, Dating Violence, Sexual Assault, Stalking or Human Trafficking
4. Other Populations

NA-50 NON-HOUSING COMMUNITY DEVELOPMENT NEEDS - 91.415, 91.215 (F)

DESCRIBE THE JURISDICTION'S NEED FOR PUBLIC FACILITIES:

Under the CDBG program, public facilities include a broad variety of facilities, including but not limited to Neighborhood Centers, Recreational Facilities, and Fire Station/Equipment, as well as those dedicated to a specific clientele such as Senior Centers, Handicapped Centers, Homeless Facilities, Youth Centers, and Child Care Centers.

The needs for public facilities were primarily determined by consultations with City departments and local stakeholders. The City also relied on public input received through a number of community meetings held in each ward within the City.

NEIGHBORHOOD FACILITIES AND COMMUNITY CENTERS

Under CDBG, public services include all types of programs and projects aimed at providing access to a suitable living environment, safe and affordable housing, and greater economic opportunities, with the understanding that the services primarily benefit persons of low- and moderate income. This includes but is not limited to programs for youth, senior, employment, crime prevention, childcare, health, drug abuse, education, fair housing counseling, and recreation. Some public service needs, including those related to homelessness and special needs populations, are discussed in their respective sections of the plan.

The needs for public services were primarily determined by consultations with City departments and local stakeholders. The City also relied on public input received through a number of community meetings held in each ward within the City.

The most pressing needs for social services focused on creating a better living environment and providing greater access to economic opportunity. Job training and access to job training through better transportation was commonly cited as a priority need. For example, Lincoln Land Community College and its programs are a valuable asset and resource to community residents, but access to the campus was cited as an issue. In addition to job training and transportation, other supportive services that can help persons access and maintain employment were also identified as a need. These include:

- early education services to prepare children for school and to help them succeed academically,
- affordable childcare and afterschool programming to help working parents,
- mentoring and internship opportunities for young adults,

- and expungement services for those exiting the correctional system who need assistance overcoming housing and employment barriers.

HOMELESS FACILITIES

The City works closely with Heartland Housed and supports local organization that assist those experiencing homelessness. These facilities must be kept clean and safe. The City strives to provide shelter and services for all individuals and families experiencing homelessness.

RECREATIONAL FACILITIES

The City recently provided federal funding to the Boys and Girls Clubs of Central Illinois to renovate their local facility on the eastside. Those repairs included roof repair, new flooring, new doors, HVAC repairs and the installation of a fire sprinkler system.

SPECIAL NEEDS FACILITIES

The City provides federal funding to Envision Unlimited who runs an apartment complex and provides supportive services for the mentally ill. The City recently provided federal funding to The Springfield Center for Independent Living to rehabilitate their building allowing them to provide services to more people.

HOW WERE THESE NEEDS DETERMINED?

To determine the level of community need for the various eligible public facilities, the City conducted consultations with City departments and with local stakeholders.

DESCRIBE THE JURISDICTION'S NEED FOR PUBLIC IMPROVEMENTS:

Under CDBG, public improvements include all types of infrastructure necessary to provide a suitable living environment. These include but are not limited to streets, sidewalks, street scaping, parking, water/sewer infrastructure, and flood drainage. The needs for public facilities were primarily determined by consultations with City departments and local stakeholders as well as review of planning studies and documents.

STREETS AND SIDEWALKS

The City recently provided 1.2 million in CDBG funding to help provide new streets, sidewalks and lighting to the eastside housing community Poplar Place.

WATER AND SEWER LINES

The City is using federal funding to replace lead water lines in low-moderate income areas.

HOW WERE THESE NEEDS DETERMINED?

The City met with City Departments, local stakeholders, agencies and organizations, and the local community to determine these needs. The community expressed an interest to invest CDBG funds in housing and workforce development rather than infrastructure.

DESCRIBE THE JURISDICTION'S NEED FOR PUBLIC SERVICES:

From the community development perspective, public services include any new or improved service, including but not limited to youth, senior, employment, crime prevention, child care, health, drug abuse, education, fair housing counseling, and recreation. Based on consultations with local service providers, the following were identified as public service needs:

The needs for public services were primarily determined by consultations with City departments and local stakeholders. The City also relied on public input received through a number of community meetings held within the City.

The most pressing needs for social services focused on creating a better living environment and providing greater access to economic opportunity. Job training and access to job training through better transportation was commonly cited as a priority need. For example, Lincoln Land Community College and its programs are a valuable asset and resource to community residents, but access to the campus was cited as an issue. In addition to job training and transportation, other supportive services that can help persons access and maintain employment were also identified as a need. These include:

- early education services to prepare children for school and to help them succeed academically,
- affordable childcare and afterschool programming to help working parents,
- mentoring and internship opportunities for young adults,
- and expungement services for those exiting the correctional system who need assistance overcoming housing and employment barriers

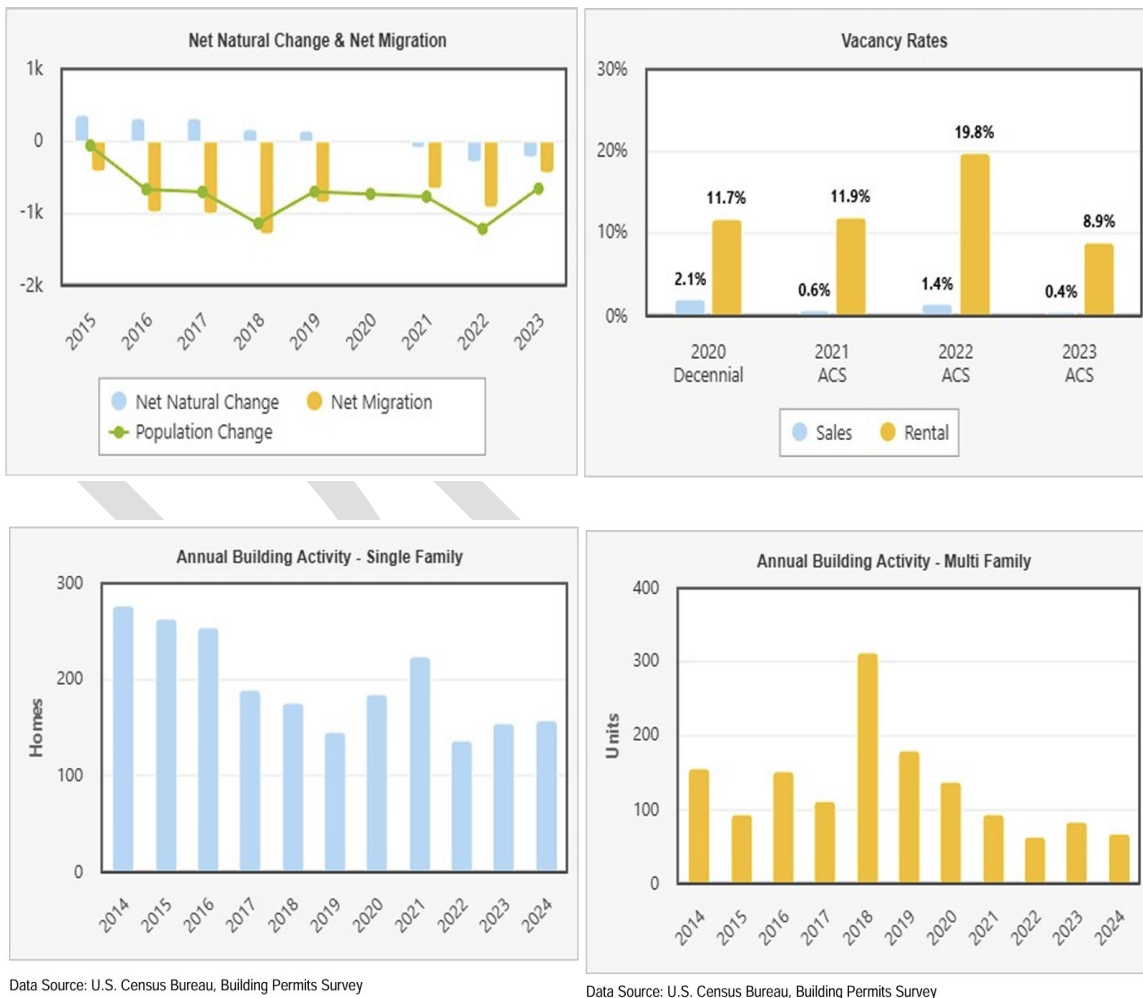
HOW WERE THESE NEEDS DETERMINED?

The City conducted consultations with local service providers and government agencies to determine the level of existing services and perceived gaps in the existing network of services. The City also reviewed community needs assessments from partner agencies, including the Continuum of Care.

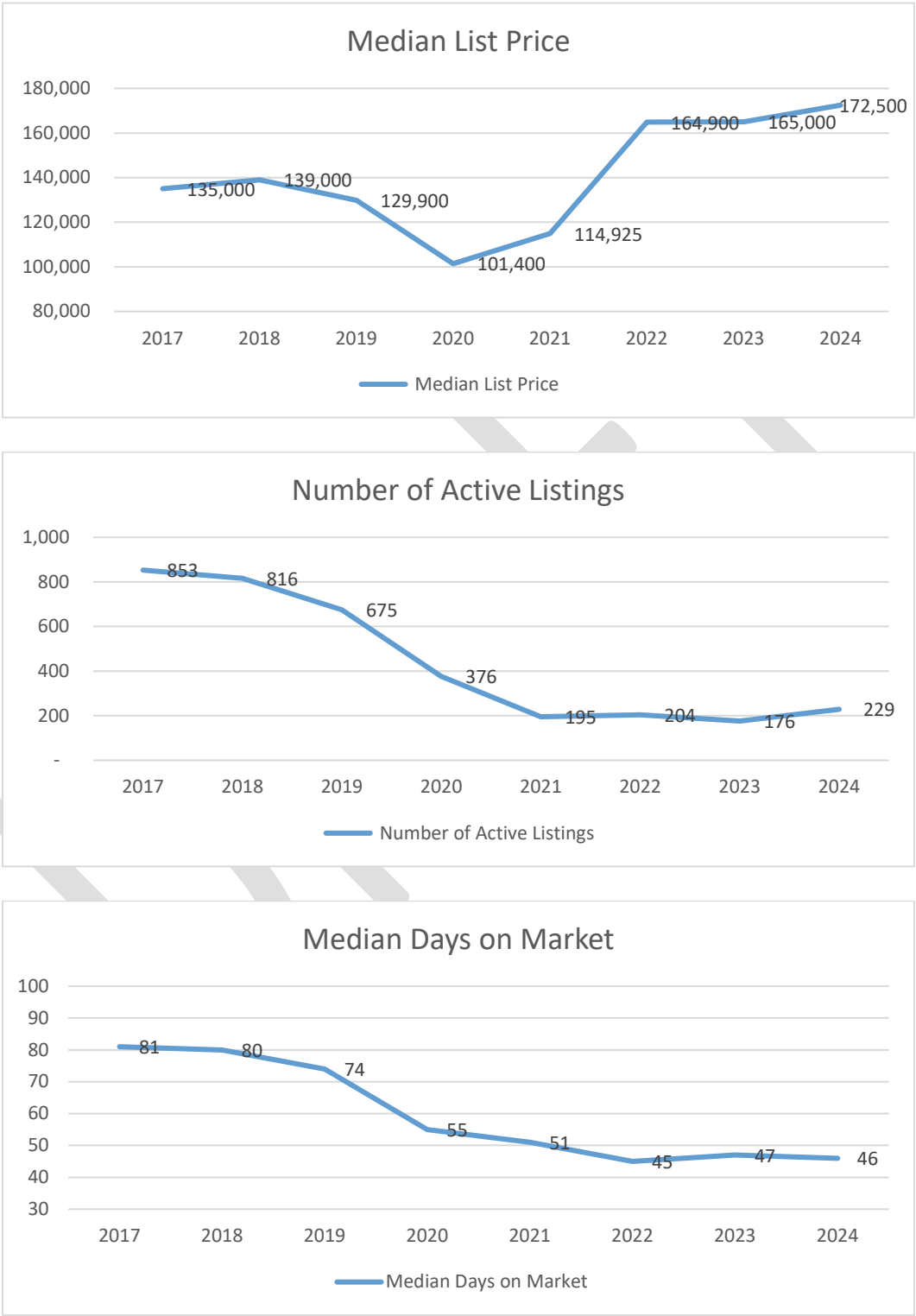
MA-05 OVERVIEW

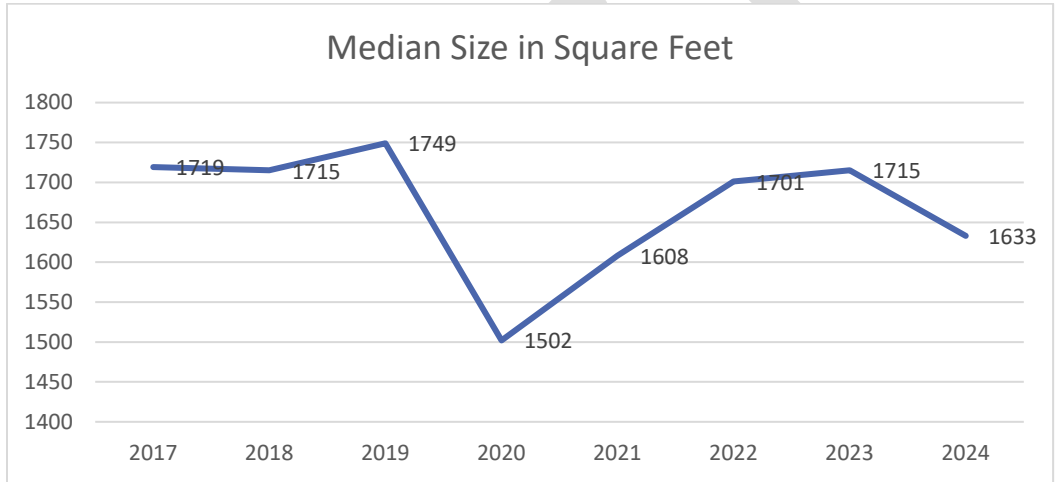
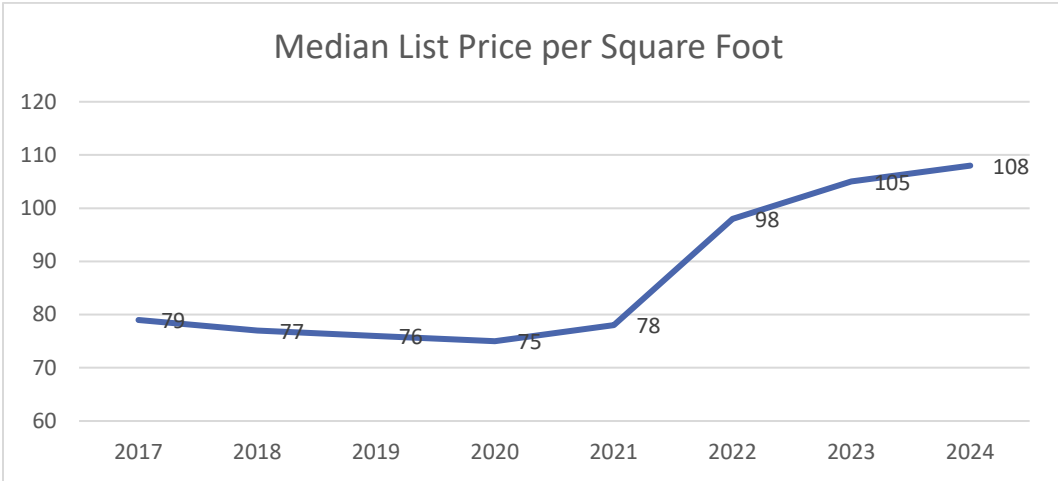
HOUSING MARKET ANALYSIS OVERVIEW

As part of the planning process, the City analyzes the current housing market conditions in order to best determine how the available federal funds can have the greatest amount of impact in terms of helping income-eligible owners and renters. This includes identifying the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing. It also includes an examination of housing stock available to serve persons that HUD considers to be non-homeless with special needs which may require supportive services in conjunction with housing, such as elderly and frail elderly households, persons with disabilities and persons with HIV/AIDS and their families.



Homebuyer Market





MA-10 NUMBER OF HOUSING UNITS – 91.210(A)&(B)(2)

INTRODUCTION

Springfield's housing stock consists primarily of single-family homes. Sixty three percent of all units within the city are single-family detached. All single-family, included attached single-family such as duplexes, totals 70% of the total. Small multi-family structures, including 2-to-4 unit multifamily structures (9%), and 5-to-19 unit multifamily structures (10%), account for most of the remainder stock. Large multifamily structures with 20 or more units account for seven percent of stock (3,815 units) and mobile homes/boats/RV number 2,428 (4%).

ALL RESIDENTIAL PROPERTIES BY NUMBER OF UNITS

Property Type	Number	%
1-unit detached structure	36,710	65%
1-unit, attached structure	3,225	6%
2-4 units	5,105	9%
5-19 units	5,310	9%
20 or more units	4,235	7%
Mobile Home, boat, RV, van, etc.	1,995	4%
Total	56,580	100%

Table 25 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

UNIT SIZE BY TENURE

	Owners		Renters	
	Number	%	Number	%
No bedroom	100	0%	780	4%
1 bedroom	640	2%	4,905	26%
2 bedrooms	7,614	24%	8,305	44%
3 or more bedrooms	23,770	74%	4,965	26%
Total	32,124	100%	18,955	100%

Table 26 – Unit Size by Tenure

Data Source: 2016-2020 ACS

PROVIDE AN ASSESSMENT OF UNITS EXPECTED TO BE LOST FROM THE AFFORDABLE HOUSING INVENTORY FOR ANY REASON, SUCH AS EXPIRATION OF SECTION 8 CONTRACTS.

As part of the planning process, the City analyzes the current housing market conditions in order to best determine how the available federal funds can have the greatest amount of impact in terms of helping income-eligible owners and renters. This includes identifying the significant characteristics of the housing market in terms of supply, demand, condition, and the cost of housing. It also includes an examination of housing stock available to serve persons that HUD considers to be non-homeless with special needs which may require supportive services in conjunction with housing, such as elderly and frail elderly households, persons with disabilities and persons with HIV/AIDS and their families.

Key Findings

- Springfield's housing stock is primarily single-family units. Sixty-three percent of the housing stock was built before 1980 and may contain lead paint hazards. In consultations with City housing staff, the housing in Springfield has one of the largest lead hazard problems in the state. Given the age and condition of existing housing stock, the current market strongly supports rehabilitation efforts for units that are suitable for rehabilitation. Owner households with limited incomes may defer necessary repairs and maintenance which aggravates the housing issue and could lead to blighted conditions.
- HUD's Office of Policy Development and Research published a Comprehensive Market Analysis for the Springfield Metropolitan Statistical Area (MSA) in January 2019. The analysis found that while the local sales market was balanced, the local economy was weakening and the rental market was soft. The report highlighted a loss of 1,200 jobs in 2018 and an increased number of single-family rental homes as major determinants. The report estimated a need for 630 homebuyer units and no rental units to meet market demand over the next three years.
- According to the City's Comprehensive Plan, both the residential and commercial development demand occurs around or near major transportation corridors, continues growth to the west and southwest, while showing some additional growth — particularly commercial — to the Far East and northeast. While some slight growth, primarily residential, is shown in the center city, most growth is projected to occur along the fringe.
- Multiple housing problems are concentrated in the eastern portion of Springfield. These problems include high levels of cost burdens and housing instability, substandard housing, and abandoned properties. The current market, with a large supply of blighted

properties, would support in-fill development of affordable units. This type of activity would both increase the supply of affordable units as well as increase the sustainability and viability of the surrounding neighborhood.

- Recent housing studies show demand for rental housing in the downtown area. Low-income households must compete with students attending local schools for the current supply. New housing units would have easy access to shopping, employment, entertainment, and transportation.
- The cost of rental housing within the market is reasonable for most income levels, but it is too high for a number of residents within the City at the lowest incomes. A minimum wage earner must work approximately 68 hours per week to make an average two bedroom "affordable", meaning that rent is not greater than 30% of income. Renters in unaffordable units are considered cost-burdened.
- In general, access to credit remains tight, especially for borrowers with low FICO scores. Median FICO scores on new purchase originations have increased 20 points since the housing crisis.

The lower bound of creditworthiness needed to qualify for a mortgage is around 644. Loan to Value (LTV) levels also remain relatively high at 88 which reflects the large number of FHA purchase originations.²

- A large number of home purchases in the lower value ranges are cash purchases made by investors instead of families trying to buy their first home. Mortgage lending at the lower price ranges are challenging for lenders due to the increased difficulty of selling such small loans into the secondary market or selling off the servicing.³

²

https://www.urban.org/sites/default/files/publication/98669/housing_finance_at_a_glance_a_monthly_chartbook_june_2018_0.pdf

³ <https://www.urban.org/urban-wire/expanding-small-dollar-mortgages-can-put-homeownership-reach-more-families>

MA-15 HOUSING MARKET ANALYSIS: COST OF HOUSING - 91.210(A)

INTRODUCTION

COST OF HOUSING

	Base Year: 2009	Most Recent Year: 2020	% Change
Median Home Value	120,400	131,300	9%
Median Contract Rent	572	653	14%

Table 27 – Cost of Housing

Data Source: 2000 Census (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	4,415	23.3%
\$500-999	12,729	67.2%
\$1,000-1,499	1,115	5.9%
\$1,500-1,999	340	1.8%
\$2,000 or more	330	1.7%
Total	18,929	99.9%

Table 28 - Rent Paid

Data Source: 2016-2020 ACS (Most Recent Year)

HOUSING AFFORDABILITY

Number of Units affordable to Households earning	Renter	Owner
30% HAMFI	2,305	No Data
50% HAMFI	9,665	5,233
80% HAMFI	15,344	11,073
100% HAMFI	No Data	15,322
Total	27,314	31,628

Table 29 – Housing Affordability

Data Source: 2016-2020 ACS (Most Recent Year)

MONTHLY RENT

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	609	741	911	1,194	1,254
High HOME Rent	573	657	846	1,074	1,144
Low HOME Rent	573	657	846	1,020	1,138

Table 30 – Monthly Rent

Data Source: 2016-2020 ACS (Most Recent Year)

IS THERE SUFFICIENT HOUSING FOR HOUSEHOLDS AT ALL INCOME LEVELS?

No, the City currently has a shortage of affordable housing.

HOW IS AFFORDABILITY OF HOUSING LIKELY TO CHANGE CONSIDERING CHANGES TO HOME VALUES AND/OR RENTS?

Housing prices have increased dramatically due to a housing shortage. The City expects housing prices to continue to increase and is looking for ways to combat the issue. The City recently sold 50 vacant lots to a local non-profit developer to create new rental houses that will be rented to low-moderate income families with an option to buy in 15 years.

HOW DO HOME RENTS / FAIR MARKET RENT COMPARE TO AREA MEDIAN RENT? HOW MIGHT THIS IMPACT YOUR STRATEGY TO PRODUCE OR PRESERVE AFFORDABLE HOUSING?

According to the HUD Markey Analysis for Springfield, homebuilding activity has decreased in recent years due to weakening economic conditions. Recent home construction has mostly occurred in the village of Chatham and the city of Springfield. In the village of Chatham, the Foxx Creek subdivision is a recent development with 95 single-family lots for sale. Prices for recently completed three-bedroom, two-bathroom homes start at \$253,000.

MA-20 HOUSING MARKET ANALYSIS: CONDITION OF HOUSING – 91.210(A)

INTRODUCTION

There was a number of types of housing that were identified as needed during the consultation process. Overall, more affordable housing units in decent condition ranked as one of the most cited overall needs. According to the housing needs assessment, additional one- and two-bedroom rental units is needed in the downtown area. Local stakeholders anecdotally cited the need for larger rental units as well, although the supply of single-family homes within the rental market may satisfy this need with the provision of rental assistance.

DESCRIBE THE JURISDICTION'S DEFINITION OF "STANDARD CONDITION" AND "SUBSTANDARD CONDITION BUT SUITABLE FOR REHABILITATION":

CONDITION OF UNITS

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,179	16%	7,835	41%
With two selected Conditions	20	0%	810	4%
With three selected Conditions	0	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	26,910	84%	10,305	54%
Total	32,109	100%	18,950	99%

Table 31 - Condition of Units

Data Source: 2016-2020 ACS (Most Recent Year)

YEAR UNIT BUILT

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	4,685	15%	1,560	8%
1980-1999	8,035	25%	3,950	21%
1950-1979	12,239	38%	8,445	45%
Before 1950	7,144	22%	4,995	26%
Total	32,103	100%	18,950	100%

Table 32 – Year Unit Built

Data Source: 2016-2020 ACS (Most Recent Year)

RISK OF LEAD-BASED PAINT HAZARD

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	19,383	60%	13,440	71%
Housing Units build before 1980 with children present	2,155	7%	1,540	8%

Table 33 – Risk of Lead-Based Paint

NEED FOR OWNER AND RENTAL REHABILITATION

Given the age and condition of existing housing stock, the current market strongly supports rehabilitation efforts for units that are suitable for rehabilitation. Owner households with limited incomes may defer necessary repairs and maintenance which aggravates the housing issue and could lead to blighted conditions. There are also a large number of blighted housing units that are not suitable for rehabilitation. The City has established a prioritization list of dilapidated housing to determine what houses can be saved through rehab and which ones need to be demolished and cleared to improve the sustainability of the neighborhood and make the property more attractive for redevelopment and in-fill housing. The City has also established an exterior rehab program using TIF funds to reduce the deterioration of housing stock.

For the purposes of this plan, units are considered to be in “standard condition” when the unit is in compliance with the local building code. Units are considered to be in “substandard condition but suitable for rehabilitation” when the unit is out of compliance with one or more code violations and it is both financially and structurally feasible to rehabilitate the unit.

CONDITION OF UNITS

The table below displays the number of housing units with housing problems as defined by HUD, including units that lack complete plumbing facilities, lack complete kitchen facilities, have more than one person per room (over-crowded), and where the household pays more than 30% of their income for housing (cost-burdened). As discussed in the Needs Assessment, the majority of these conditions are due to cost burden, which does not speak to the physical condition of the housing stock.

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	5,220	17%	8,875	46%
With two selected Conditions	108	0%	335	2%
With three selected Conditions	0	0%	20	0%
With four selected Conditions	4	0%	0	0%
No selected Conditions	26,050	83%	9,963	52%
Total	31,382	100%	19,193	100%

Table 34 - Condition of Units
Data Source: 2011-2015 ACS

Year Unit Built

The housing stock within the City continues to age as older units are not being replaced with newer units through in-fill development. Age of housing alone is not a determinant in the condition or value of housing. In fact, there are a large number of historic homes within the City that add value and character to the City's neighborhoods. However, housing more than 30 years old is more likely to have significant need of rehabilitation or repair. In addition, homes built before 1978 have the potential of containing lead-based paint.

ESTIMATED NUMBER OF HOUSING UNITS OCCUPIED BY LOW-INCOME FAMILIES WITH LBP HAZARDS

Sixty-three percent of the housing stock was built before 1980 and may contain lead paint hazards. According to consultations with City housing staff, the housing in Springfield has one of the largest lead hazard problems in the state. Given the age and condition of existing housing stock, the current market strongly supports rehabilitation efforts for units that are suitable for rehabilitation. Owner households with limited incomes may defer necessary repairs and maintenance which aggravates the housing issue and could lead to blighted conditions.

According to the data table above, there are approximately 3,750 housing units built before 1980 occupied by families with children. Based on CHAS data, 31% of owners are low-income and 74% of renters are low-income. Assuming these percentages can be applied to families with children, it is estimated that 694 low-income homeowners with children and 1,106 low-income renters with children may encounter a lead paint hazard in their home based on the age of their unit.

MA-25 PUBLIC AND ASSISTED HOUSING – 91.210(B)

Introduction

As part of the planning process, the City assessed the number and condition of public housing developments and other assisted housing within the City. The information below is provided from HUD data sources, such as the Public and Indian Housing Information Center, and through local consultations with the Springfield Housing Authority.

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available	0	0	918	1,895	90	1,805	0	83	649
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 35 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

DESCRIBE THE SUPPLY OF PUBLIC HOUSING DEVELOPMENTS

Overall, Springfield Housing Authority (SHA) is considered a well-run agency that maintains their units. In fact, SHA's Executive Director was contracted to improve Peoria's Housing Authority. A large portion of their supply is comprised of "scattered site" units that are integrated into neighborhoods. The stock also includes high rise apartment buildings.

Development	# of Units
SHA North Scattered Site	200
SHA South Scattered Site	142
SHA Towers	250
North Park Place	22
Madison Park Place HOPE VI	155
Genesis Place	39
The Villas at Vinegar Hill	92
TOTAL	900

PUBLIC HOUSING CONDITION

Public Housing Development	Average Inspection Score

Table 36 - Public Housing Condition

DESCRIBE THE RESTORATION AND REVITALIZATION NEEDS OF PUBLIC HOUSING UNITS IN THE JURISDICTION.

The SHA is pursuing the revitalization of Lincolnwood Estates through the RAD program. Twenty eight single family homes will be rehabilitated. No additional revitalization needs were stated in the consultation with the Housing Authority. Several of the Housing Authority's older developments have been replaced with newer developments. This includes the replacement of Sankey Towers with Vinegar Hill, the development of Genesis Place at the site of the Major Byrd high rise, and the development of Madison Park.

DESCRIBE THE PUBLIC HOUSING AGENCY'S STRATEGY FOR IMPROVING THE LIVING ENVIRONMENT OF LOW- AND MODERATE-INCOME FAMILIES RESIDING IN PUBLIC HOUSING.

The SHA runs a number of programs to improve the living environment and self-sufficiency of its residents. Overall, the SHA has a strong interest in improving its physical inventory, but also making improvements to the overall community and addressing concerns outside of public housing. During consultations, the SHA recommended a number of strategies and needs, including:

- Addressing homelessness through additional shelter
- Pay more attention to the east side and pockets of need in the northeast
- Hold landlords more accountable
- Address issues arising from vacant land
- Pillsbury site
- Provide more trades-related training

MA-30 HOMELESS FACILITIES AND SERVICES – 91.210(c)

INTRODUCTION

As part of the planning process, the City assessed the inventory of facilities, housing, and services that meet the needs of homeless persons. This included an examination of the resources available to the chronically homeless, families with children, veterans, and unaccompanied youth. The City also reviewed the availability of mainstream services for homeless persons, such as health, mental health, and employment services.

FACILITIES AND HOUSING TARGETED TO HOMELESS HOUSEHOLDS

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	35	64	117	58	
Households with Only Adults	81		47	82	
Chronically Homeless Households	0		0	40	
Veterans	0		14	55	
Unaccompanied Youth	11		3	0	

Table 37 - Facilities and Housing Targeted to Homeless Households

WARMING CENTERS

- Municipal Center East: 800 E. Monroe Springfield, IL 62701
- Municipal Center West: 300 S. Seventh Street Springfield, IL 62701
- Lincoln Library: 326 S. Seventh Springfield, IL 62701
- Office of Community Relations: 1450 Groth Street Springfield, IL 62703
- Helping Hands: 2200 Shale St Springfield, IL 62703
- Salvation Army: 1600 Clearlake Ave Springfield, IL 62703
- Washington Street Mission: 408 N. 4th Street Springfield, IL 62702
- St. John's Breadline: 430 N. 5th Street Springfield, IL 62702

LIST AND DESCRIBE SERVICES AND FACILITIES THAT MEET THE NEEDS OF HOMELESS PERSONS, PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH. IF THE SERVICES AND FACILITIES ARE LISTED ON SCREEN SP-40 INSTITUTIONAL DELIVERY STRUCTURE OR SCREEN MA-35 SPECIAL NEEDS FACILITIES AND SERVICES, DESCRIBE HOW THESE FACILITIES AND SERVICES SPECIFICALLY ADDRESS THE NEEDS OF THESE POPULATIONS.

Emergency Shelter

- Contact Ministries
- Helping Hands of Springfield
- Salvation Army
- Sojourn Shelter and Services
- Washington Street Mission
- Youth Service Bureau

Transitional Housing

- Abundant Faith Ministries
- Contact Ministries
- Fifth Street Renaissance
- Inner City Mission
- MERCY Communities
- Phoenix Center
- Spring Street Veteran's Renaissance
- Youth Service Bureau

Permanent Supportive Housing

- Fifth Street Renaissance
- Helping Hands of Springfield
- MERCY Communities
- Springfield Housing Authority
- Youth Service Bureau

MA-35 SPECIAL NEEDS FACILITIES AND SERVICES – 91.210(d)

INTRODUCTION

As part of the planning process, the City reviewed the number and types of facilities and services that assist persons who are not homeless but who require supportive housing. These populations include the elderly (ages 62 and over), the frail elderly (over 75), persons with disabilities, persons recovering from substance abuse, and persons living with HIV/AIDS. These populations often live on fixed incomes and may require housing assistance and supportive services.

INCLUDING THE ELDERLY, FRAIL ELDERLY, PERSONS WITH DISABILITIES (MENTAL, PHYSICAL, DEVELOPMENTAL), PERSONS WITH ALCOHOL OR OTHER DRUG ADDICTIONS, PERSONS WITH HIV/AIDS AND THEIR FAMILIES, PUBLIC HOUSING RESIDENTS AND ANY OTHER CATEGORIES THE JURISDICTION MAY SPECIFY, AND DESCRIBE THEIR SUPPORTIVE HOUSING NEEDS

Elderly

For the purpose of this plan, HUD defines elderly households as those where the head of household is at least 62 years old. According to the most recent Census estimate, there are 24,033 persons in the City over the age of 62 (20% of the total population). The frail elderly are defined as those persons over 75 years of age who require some assistance in the performance of daily activities, such as cooking, dressing, bathing, household management or eating. According to the National Institute on Aging, roughly forty percent of those over 75 meet the definition of frail elderly.

Given the demographics of the City, there will be a growing need for affordable units that serve the needs of elderly and frail elderly residents. Based on consultations, with housing staff and the Springfield Center for Independent Living (SCIL), there is a large unmet need of elderly and disabled homeowners who need minor repair and accessibility improvements to their homes in order to maintain independent living.

A number of service providers within the area provide a variety of services to this population, including the Area Agency on Aging, Senior Services of Central Illinois, and the Springfield Housing Authority. There are a number of large senior developments, including Bickford House, Timberlake Supportive Senior Living, as well as 17 nursing homes in the City.

Persons with Physical/Developmental Disability

According to the ACS used for this plan, approximately 15% of the City population (17,469) is considered to have a disability. Of this population, 9% are under 18, 53% are working age, and 38% are 65 and older. Working age adults may be in need of vocational training to support employment efforts. Elderly persons with disabilities may need supportive services to maintain independent living. In consultations with local service providers who focus on serving persons with disabilities, a number of needs were cited. These included modification and repair of homes, additional vocational opportunities for younger populations, support for group homes, and other amenities to assist persons with disabilities better integrate and navigate the City. One specific example cited was for charging stations to re-power wheelchairs to provide persons with mobility devices more opportunity to transit the City.

In working in partnership with the Springfield Center for Independent Living, the City has help fund SCIL's ramp program for residents that need assistance to build a ramp for their home. The most common housing option for persons with disabilities who cannot live independently is the small group home with 4 to 6 units in each home. SPARC operates 15 group homes. Bethesda Lutheran and United Cerebral Palsy also operate group homes.

Persons with HIV/AIDS

The Central Illinois HIV Care Connect provides confidential medical case management services to all HIV-positive individuals, as well as health care and support services to those who meet eligibility requirement. Based in Springfield, at SIU School of Medicine, the program's goal is to improve the health and well-being of individuals living with HIV/AIDS. This program is grant funded by the Illinois Department of Public Health. Services are offered throughout the region by a variety of specialized providers. Phoenix Center also works with Springfield's LGBTQ community and provides HIV/AIDS prevention and educational services.

Persons with Drug or Alcohol Addiction

Similar to those with mental illness, persons recovering from drug or alcohol addictions require intensive case management in order to return to independent living. The area is served by a number of programs and centers, including the Family Guidance Center, the Gateway Foundation, the Illinois Institute for Addiction, and several support groups. Most of the programs are outpatient. There is a very limited number of residential facilities for this population.

DESCRIBE PROGRAMS FOR ENSURING THAT PERSONS RETURNING FROM MENTAL AND PHYSICAL HEALTH INSTITUTIONS RECEIVE APPROPRIATE SUPPORTIVE HOUSING

The Continuum of Care works with local health care institutions to ensure coordination between the health care providers and local homeless service providers with the purpose of preventing persons being discharged from institutional care without a place to stay.

SPECIFY THE ACTIVITIES THAT THE JURISDICTION PLANS TO UNDERTAKE DURING THE NEXT YEAR TO ADDRESS THE HOUSING AND SUPPORTIVE SERVICES NEEDS IDENTIFIED IN ACCORDANCE WITH 91.215(E) WITH RESPECT TO PERSONS WHO ARE NOT HOMELESS BUT HAVE OTHER SPECIAL NEEDS. LINK TO ONE-YEAR GOALS. 91.315(E)

The City will support the rehabilitation of owner-occupied units for the purpose of making the units more accessible to their current owners. The goal of this program is to allow seniors and persons with disabilities to maintain independent living within the City's neighborhoods

MA-40 BARRIERS TO AFFORDABLE HOUSING – 91.210(E)

NEGATIVE EFFECTS OF PUBLIC POLICIES ON AFFORDABLE HOUSING AND RESIDENTIAL INVESTMENT

Regulatory barriers to affordable housing are public processes and requirements that significantly impede the development of affordable housing without commensurate health or safety benefits. These barriers can increase development costs by as much as 35 percent. A number of causes, including infrastructure costs, local building practices, bureaucratic inertia, and property taxes contributed to this network of barriers. When partnered with the Not In My Back Yard (NIMBYism) opposition that often arises against the location of affordable housing units, new developments struggle to get past the initial feasibility stages.

The City feels that it has few, if any, local regulatory barriers that impede the development of affordable housing. The Springfield Zoning Ordinance allows for a broad range of lot area and density formulas that provide discretion to a property owner when constructing single family, duplex, or multifamily residential units. It also allows existing non-conforming uses and non-complying structures to continue to be used and occupied, even though they might be considered substandard by today's requirements.

Building codes can adversely affect cost containment and the provision of affordable housing. The City of Springfield has adopted the International Building Code, Residential Code, Existing Building Code, Property Maintenance Code, and NFPA 101 Life Safety Code. The City feels this regulation, which was designed to accommodate greater affordability in housing, is both reasonable and does not compromise building safety as a consequence of housing affordability.

One potential barrier to the development of more affordable housing is the original platting of small lots. To develop these lots, a variance is often needed. According to consultations with affordable housing developers, the City is accommodating and will provide the variance. However, developers who do not have a history with the City may see the need for a variance as a barrier.

- Springfield Housing Authority's policy prohibits accepting applicants with a criminal background.
- Many landlords will not accept people with a sexual predator background.
- Many homeless shelters admit individuals only. Of those that accept families, some will not accept male children over a specific age. This can result in a family separating to find shelter or living space or remaining homeless to keep the family together. Currently there is no shelter facility that allows for a two parent family to be housed together.

MA-45 NON-HOUSING COMMUNITY DEVELOPMENT ASSETS - 91.410, 91.210(F)

INTRODUCTION

FROM ANNUAL REPORT:

The City, incorporated in 1840 and consisting of 68 square miles, has a diversified economy, with the principal sectors being state and local government, retail and wholesale trade, healthcare, finance, rail and motor transportation. The City also is the headquarters for many national, regional and state trade associations, as well as several insurance companies. Additionally, Springfield's historical significance, especially that of the Abraham Lincoln legacy and Historic Route 66, are the driving force behind tourism's robust contribution to the local economy.

STATE GOVERNMENT AND TOURISM

As the state's capital, a large part of Springfield's workforce is employed by the state. However, the city's central location in the region has shaped the economic structure and is expected to continue to do so into the future.

Springfield's rich Lincoln heritage, anchored by the Lincoln Presidential Library & Museum and the Lincoln Home National Historic Site, along with Route 66, the Illinois State Fair, Kidzeum Children's Museum, and our many other attractions and special events makes Springfield a viable tourism destination for well over 1 million visitors each year from around the globe. In addition to its strong leisure tourism product, Springfield also boasts a fully developed convention and meeting product. With over 4,000 sleeping rooms and strong convention venues throughout the city, Springfield hosts numerous conventions each year. The Illinois Office of Tourism recently released the economic impact for 2022. The results showed a tourism industry annual economic impact in excess of \$536M in Springfield and Sangamon County.

REGIONAL HUB OF CENTRAL ILLINOIS

Given its centrality in the region, Springfield serves as a regional retail, financial services and agribusiness hub. With a population of approximately 114,230, Springfield's central location in the state and region along with the presence of two major hospitals and Southern Illinois University's School of Medicine has made it a medical center. The presence of these facilities along with those such as Springfield Clinic, Prairie Heart Institute and the Simmons Cancer Institute, have created a core medical and health care service industry with reach well beyond the limits of both Springfield and Sangamon County.

Important commercial corridors include Interstate 72 and MacArthur Boulevard, Legacy Pointe Planned Unit Development, Wabash Avenue and Route 4 (Veteran's Parkway). Additional commercial corridors within the heart of the City would include 11th Street and Dirksen Parkway to the North. In addition to its regional highway connection, Springfield is served by five Class 1 railroads, two short line railroads, passenger rail service between St. Louis and Chicago via Amtrak, and Abraham Lincoln Capital Airport.

Employer	2023			2014		
	Employees	Rank	Percentage of Total City Employment	Employees	Rank	Percentage of Total City Employment
State of Illinois	17,800	1	32.11%	18,300	1	29.37%
Memorial Health System	5,238	2	9.45%	6,047	2	9.70%
Hospital Sisters Health System	4,434	3	8.00%			
Springfield Clinic	3,500	4	4.42%	2,075	5	3.33%
Springfield Public School	2,130	5	3.84%	2,300	4	3.69%
University of IL – Springfield	1,642	6	2.96%	1,166	9	1.87%
SIU- School of Medicine	1,470	7	2.65%	1,587	7	2.55%
City of Springfield	1,410	8	2.54%	1,547	8	2.48%
Horace Mann Educators	1,066	9	1.92%	1,819	6	2.92%
Illinois National Guard	967	10	1.62%	1,146	10	1.84%
St. Johns Hospital				3,004	3	4.82%
Top Ten Total	<u>39,657</u>		<u>69.51%</u>	<u>38,991</u>		<u>62.57%</u>

Source: Illinois Department of Employment Security; Springfield Sangamon Growth Alliance

ECONOMIC DEVELOPMENT MARKET ANALYSIS

BUSINESS ACTIVITY

Business by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs less workers
Agriculture, Mining, Oil & Gas Extraction	323				
Arts, Entertainment, Accommodations	4329				
Construction	2,334				
Education and Health Care Services	10,177				
Finance, Insurance, and Real Estate	8,450				
Information	559				
Manufacturing	3,064				
Other Services	2,825				
Professional, Scientific, Management Services	6,353				
Public Administration	7,164				
Retail Trade	5,465				
Transportation & Warehousing	3,196				
Wholesale Trade	821				
Grand Total	50,923				

Data Source: (ACS)

Table 38 - Business Activity

LABOR FORCE

Total Population in the Civilian Labor Force	55,754
Civilian Employed Population 16 years and over	94,060
Unemployment Rate	2,430
Unemployment Rate for Ages 16-24	
Unemployment Rate for Ages 25-65	

Data Source: (ACS)

Table 39 - Labor Force

Occupations by Sector	Number of People
Management, business and financial	23,168
Farming, fisheries and forestry occupations	86
Service	9,124
Sales and office	12,022
Construction, extraction, maintenance and repair	2,467
Production, transportation and material moving	4,905

Data Source: (ACS)

Table 40 – Occupations by Sector

TRAVEL TIME

Travel Time	Number	Percentage
< 30 Minutes	40,886	88.3
30-59 Minutes	4,646	10
60 or More Minutes	789	1.7
Total	46,461	

Data Source: (ACS)

Table 41 - Travel Time

EDUCATIONAL ATTAINMENT BY EMPLOYMENT STATUS (POPULATION 16 AND OLDER)

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	1,825	680	2,310
High school graduate (inc GED)	9,320	1,440	4,140
Some college or Associate's degree	13,995	1,100	3,670
Bachelor's degree or higher	19,733	315	3,075
Data Source: 9ACS)			

Table 42 - Educational Attainment by Employment Status

EDUCATIONAL ATTAINMENT BY AGE

	Age				
	18–24 yrs.	25–and older	35–44 yrs.	45–65 yrs.	65+ yrs.
Less than 9th grade		1,035			
9th to 12th grade, no diploma	1,049	2,174			
High school graduate, GED, or alternative	4,523	22,695	12,760	28,254	23,400
Some college, no degree	3,592	16,129			
Associate's degree		8,384			
Bachelor's degree	1,627	18,471	5,324	10,735	7,744
Graduate or professional degree		11,738			
Data Source: (ACS)					

Table 43 - Educational Attainment by Age

EDUCATIONAL ATTAINMENT – MEDIAN EARNINGS IN THE PAST 12 MONTHS

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	30,356
High school graduate (includes equivalency)	36,746
Some college or Associate's degree	45,354
Bachelor's degree	67,199
Graduate or professional degree	73,779
Data Source: (ACS)	

Table 44 - Median Earnings in the Past 12 Months

BASED ON THE BUSINESS ACTIVITY TABLE ABOVE, WHAT ARE THE MAJOR EMPLOYMENT SECTORS WITHIN YOUR JURISDICTION?

Name of Employer	Nonfarm Payroll Sector	Number of Employees
State of Illinois	Government	17,800
Memorial Health System	Education & Health Services	5,800
Hospital Sisters Health System Medical Group	Education & Health Services	4,250
Springfield Clinic	Education & Health Services	2,300
Southern Illinois University School of Medicine	Government	1,550
University of Illinois Springfield	Government	1,525
City of Springfield	Government	1,400
Blue Cross Blue Shield Association	Financial Activities	1,300
Horace Mann Educators Corporation	Financial Activities	1,100
Lincoln Land Community College	Government	960

Notes: Excludes local school districts. State of Illinois employment figures exclude the Southern Illinois School of Medicine and the University of Illinois Springfield.

Source: Land of Lincoln Economic Development Corporation, 2016

DESCRIBE THE WORKFORCE AND INFRASTRUCTURE NEEDS OF THE BUSINESS COMMUNITY:

The three largest economic sectors are government, education, and health services require high levels of education to find work within these industries. In terms of infrastructure, all three of these areas are going through infrastructural change.

DESCRIBE ANY MAJOR CHANGES THAT MAY HAVE AN ECONOMIC IMPACT, SUCH AS PLANNED LOCAL OR REGIONAL PUBLIC OR PRIVATE SECTOR INVESTMENTS OR INITIATIVES THAT HAVE AFFECTED OR MAY AFFECT JOB AND BUSINESS GROWTH OPPORTUNITIES DURING THE PLANNING PERIOD. DESCRIBE ANY NEEDS FOR WORKFORCE DEVELOPMENT, BUSINESS SUPPORT OR INFRASTRUCTURE THESE CHANGES MAY CREATE.

Throughout the consultation process, there were calls for additional job training and supportive services such as childcare and after school programs to support working families. Transportation repeatedly came up, as well as access to early education for children so that can perform well academically in preparation of entering the work force. The City plans to use federal funding to provide low-moderate income individuals scholarships for workforce training programs

DESCRIBE ANY CURRENT WORKFORCE TRAINING INITIATIVES, INCLUDING THOSE SUPPORTED BY WORKFORCE INVESTMENT BOARDS, COMMUNITY COLLEGES AND OTHER ORGANIZATIONS. DESCRIBE HOW THESE EFFORTS WILL SUPPORT THE JURISDICTION'S CONSOLIDATED PLAN.

The City plans to invest federal funding to low-moderate income individuals to obtain degrees and certifications in local trades.

DOES YOUR JURISDICTION PARTICIPATE IN A COMPREHENSIVE ECONOMIC DEVELOPMENT STRATEGY

Another major investment is the planned shifting of the 3rd Street rail corridor to 10th Street. This reconfiguration of existing land use should create redevelopment opportunities within downtown. Access to the passenger rail system will be further enhanced with an intermodal passenger transportation hub to be located in Springfield's downtown area on the 10th Street rail corridor. This facility is intended to link passenger rail with bus-based public transit for both residents and visitors.

The City also commissioned a Sports Complex needs assessment. Pre-COVID assessment was the need for a multi-use sports complex with an estimated project cost of \$65 million. The potential project would make Springfield a Sports Tourism destination that would create jobs in the hospitality industry.

MA-50 NEEDS AND MARKET ANALYSIS DISCUSSION

ARE THERE AREAS WHERE HOUSEHOLDS WITH MULTIPLE HOUSING PROBLEMS ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

Throughout the consultation process, eastern Springfield ("Eastside") was cited as a potential target area by multiple stakeholders. For the purposes of this plan, this area will use the following boundaries:

- North Grand Avenue on the north
- South Grand Avenue on the south
- 10th Street Corridor to the west
- Martin Luther King Jr Blvd to the east

ARE THERE ANY AREAS IN THE JURISDICTION WHERE RACIAL OR ETHNIC MINORITIES OR LOW-INCOME FAMILIES ARE CONCENTRATED? (INCLUDE A DEFINITION OF "CONCENTRATION")

The Eastside area described above wholly or partly includes seven Census Block Groups listed in the table below. When viewed in the aggregate, the area has a relatively high LM % of 79%. Based on this percentage, the area could qualify as a Neighborhood Revitalization Strategy Area (NRSA).

WHAT ARE THE CHARACTERISTICS OF THE MARKET IN THESE AREAS/NEIGHBORHOODS?

The Eastside is primarily composed of neighborhoods of single-family units. These units are a mix of owner and rental units. The housing stock is older and there is a high number of vacant parcels that remain after demolition of blighted properties. Multiple housing problems are concentrated in the eastern portion of Springfield. These problems include high levels of cost burdens, housing instability that could lead to homelessness, and substandard housing and blighted and abandoned properties. These vacant parcels and the proximity to the downtown area provide some opportunities for redevelopment and in-fill.

ARE THERE ANY COMMUNITY ASSETS IN THESE AREAS/NEIGHBORHOODS?

Both the Eastside and Downtown are convenient to jobs located in the downtown area and the medical campus. The Eastside has a strong history of neighborhood organization and has a number of organizations in the area that are actively pursuing neighborhood improvement projects.

In regard to downtown, there a number of vacant and underutilized office buildings that could be potentially converted to other uses, such as housing. However, the conversion could prove challenging as the existing layouts would need to be substantially modified. In regard to Eastside, there is an abundance of housing stock that needs upgrading and vacant properties that need developed.

ARE THERE OTHER STRATEGIC OPPORTUNITIES IN ANY OF THESE AREAS?

The City has acquired and cleared a large number of blighted properties in the area. Enos Park has a land bank with approximately 80 lots. The consolidation of rail lines will substantially alter portions of downtown and provide for new opportunities for redevelopment along the 3rd and 10th Street Corridors. Local universities have expressed an interest in developing a larger footprint in the downtown area.

In addition, a non-profit organization recently acquired 50 vacant lots in the eastside TSP area and plans to develop new rental housing for low-moderate income tenants

MA-60 BROADBAND NEEDS OF LOW & MODERATE-INCOME HOUSEHOLDS

DESCRIBE THE NEED FOR BROADBAND WIRING AND CONNECTIONS FOR HOUSEHOLDS, INCLUDING LOW- AND MODERATE-INCOME HOUSEHOLDS AND NEIGHBORHOODS.

Springfield Internet Access

- 98.1% of people have access to the internet — but not high speed broadband services. In fact, only 76.6% of households have access to broadband internet;
- Approximately 6,000 people in Sangamon County do not have access to the internet, and nearly 12,000 do not have access to 25MB/s wired broadband;
- The University of Illinois at Springfield and Midwest Technical Institute offer an average documented downstream speed of 55.84MB/s, while the University of Chicago offers gigabit speeds;
- The most widespread providers of data in Springfield have data caps;
- Internet coverage in Springfield is expensive. The average cost of 1MB/s is \$0.53, compared to \$0.42 in Chicago
- Large providers include Rise Broadband, XFINITY, King Street, AT&T, Illinois Electric Cooperative, and PWR-net;
- Both FCC and U.S. Government reports frequently cite the need to improve broadband access for college and high school students.

MA-65 HAZARD MITIGATION

City of Springfield, Illinois- Emergency Operations Plan (EOP)

The City of Springfield Emergency Operations Plan (EOP) provides guidance for those with emergency management responsibilities within the City of Springfield and Sangamon County. The EOP provides yearlong preparedness guidance, as well as specific guidance to those activated in the event of an emergency in order to save lives, enhance the health of citizens, and protect property and the environment. This EOP authorizes the city's personnel in all its departments and offices, to perform their duties and tasks before, during, and after an emergency.

This EOP identifies the hazards to which the City is vulnerable, sets down the responsibilities of all local governmental departments and agencies, and outlines a means for local, state and federal resources to be used to assist the residents of the City. The planning authorities and responsibilities conveyed to individual departments and agencies of local government are recognized and acknowledged.

The City of Springfield EOP is prepared in compliance with the [National Response Plan](#), the [Illinois Emergency Management Act](#), City of Springfield [ESDA Ordinance](#), and related actions as governed by the [Robert T. Stafford Act](#) (P.L. 93-288, as amended by P.L. 100-707). It discusses the mechanism to be used by City departments and agencies to provide assistance to any area affected by a natural or man-made disaster, including compliance [with Homeland Security Presidential Directive \(HSPD\)-5](#), which directs the Secretary of Homeland Security to develop and administer a [National Incident Management System](#) (NIMS), and all published guidelines.

The City of Springfield, our Illinois State Capital situated within Sangamon County, faces a variety of hazards that have the potential to impact the city including, but not limited to:

- Natural Hazards: tornado, drought, pandemic, earthquake, wild fire, severe cold, severe heat, flood
- Technological Hazards: hazmat spill, plane crash, MCI, utility loss, cyber failure, dam failure, transportation, explosion
- Human-caused Hazards: civil unrest, terrorism, cyber-attack, active shooter

SP-05 OVERVIEW

STRATEGIC PLAN OVERVIEW

Given the broad range of needs and the limited amount of resources available, the City can only meet a portion of the needs within the community. For the purpose the Consolidated Plan, the needs identified as "high priority" are those that the City plans on addressing with available federal funds over the next five years. This Strategic Plan summarizes the community needs and identifies its high priority needs that it will address over the next five years. It also describes how the City will address its priority needs by identifying available resources (Anticipated Resources), who will carry out the activities (Institutional Delivery Structure), and how the conditions of the market will influence the City's actions (Influence of Market Conditions). Finally, the plan describes actions to address specific issues required by the regulations, including barriers to affordable housing, lead-paint hazards, and anti-poverty measures.

The goals set forth herein will measure performance over the term of the plan. It should be noted that is difficult to estimate the funding levels for the HOME and CDBG program for the term of the Consolidated Plan. Given this, the goals listed in the plan are based on the assumption that funding will remain relatively stable over the next four years.

The priorities and goals of this Strategic Plan did not change much from the previous Strategic Plan.

AFFORDABLE HOUSING

The City expects to dedicate a majority of its available resources to addressing affordable housing needs. The City will use its HOME grant for owner occupied rehabilitation and the development of new affordable units. In addition, the City will budget a portion of its CDBG funds for emergency repair and housing accessibility rehabilitation programs. Given the overall availability of funds, CDBG funds may be used to support the acquisition and rehabilitation of affordable rental units.

ELIMINATION OF BLIGHT

The City will continue to use available resources to demolish and clear abandoned blighted properties throughout its neighborhoods. The elimination of blight greatly influences the stability of communities. The City is currently using federal funds to demolish the former Salvation Army and Pillsbury Mills Plant. Both building were a hazard to the community's health and safety.

INCREASE ECONOMIC OPPORTUNITIES

The City will use available federal resources to provide scholarships to low-income individuals to obtain degrees and certifications in various trades. The City will also create an eastside façade program for business that provide goods and services to the most underserved areas. The City believes this beautification project will help to attract business and increase jobs. The City will also use available resources to make needed infrastructure improvements necessary to attract and retain businesses that will provide job opportunities for low income persons. In addition, the City will continue to administer non-federal economic development programs such as Tax Increment Financing (TIF) Districts and the Enterprise Zone. Public service funds will provide supportive services to low income households to better access economic opportunities

IMPROVE NEIGHBORHOOD INFRASTRUCTURE, FACILITIES, AND SERVICES

The City will invest in neighborhood facilities that provide access to crucial services for residents. The City will also support neighborhood infrastructure projects in low and moderate income areas.

IMPROVE PUBLIC SERVICES

The City will use available resources to increase access and availability of crucial social services to low and moderate-income persons, including specific populations, such as homeless, at-risk youth, young families, seniors, and the disabled.

SP-10 GEOGRAPHIC PRIORITIES

Low-and Moderate Income Areas

Low- and moderate-income areas are those where more than 51% of the population has a household income less than 80% of the area median income. Under the CDBG program, these areas qualify for projects that serve neighborhood needs, such as parks, community centers, and infrastructure improvements. In previous Consolidated Plans, the City chose to focus its resources in these areas.

During the planning process, three specific areas were identified as potential target areas for project funding: the Eastside, the downtown, and the former site of the Pillsbury Mills neighborhood area. Each area is described below.

EASTSIDE OF SPRINGFIELD

Throughout the consultation process, eastern Springfield was cited as a potential target area by multiple stakeholders. While there was not a strong consensus on the boundaries of the area, this plan will use the following boundaries for the purpose of discussion: Reynolds Street on the north to South Grand Avenue on the south and 11th Street to the west to Martin Luther King Jr Blvd to the east.

Multiple housing problems are concentrated in the eastern portion of Springfield. These problems include high levels of cost burdens, housing instability that could lead to homelessness, and substandard housing and blighted and abandoned properties.

There is also a need for business attraction, job creation, workforce development and child care services on the eastside of the City. These needs were identified during the community meetings that were held and through surveys that were collected.



Downtown

The downtown area has been identified as a target area based on the need for both housing investment and economic opportunity. Springfield's downtown neighborhood contains 56 city blocks, including 1st to 10th streets and from Cook to Carpenter. The downtown area is a focal point for much of the activity in the City. Many of the major employers in the City are located within a one-mile radius of downtown, hosting over 54,000 employees each day. Even as a bustling business district, the neighborhood itself suffers from disinvestment. More than 2,600 workers from government and commercial sectors have left downtown over the last 10 years, and that exodus has resulted in a high level of vacancies, much of those within the federal historic district. These buildings are primarily older properties (older than 50 years) which are more expensive to renovate. The high cost to renovate, combined with the prevalence of tourism and service industry businesses, have made the neighborhood especially susceptible to the recent economic downturns. Beyond the challenges encountered in the physical space the neighborhood residents have significantly lower median incomes compared to the balance of the city (\$20,089 downtown versus \$54,767 for the City).

PILLSBURY

The site of the abandoned Pillsbury Mills plant located at N 15th Street and Phillips Street is a candidate for redevelopment. The plant closed more than twenty years ago and residents in the surrounding neighborhood would like to see the area redeveloped. After many years of planning the former plant is currently being remediated and all structures on the site should be demolished in the next 12 months. The surrounding neighborhoods are among the most severely impoverished in Springfield. Removal of the existing structures and redevelopment of the site will provide the area with public safety, environmental health, justice, and economic benefits. .

For the purposes of this plan, the Pillsbury target area will include the redevelopment site and the neighborhood surrounding the site. This includes the area between North Grand Avenue to the north, Reynolds Street to the south (the area is adjacent to the Eastside target area discussed above), and 10th Street to the west and 19th Street to the east.



SP-25 PRIORITY NEEDS

Affordable Housing	
Priority Level	High
Population	Extremely Low, Low, and Moderate Small Families, Large Families, Families with Children, and Elderly
Geographic Areas Affected	CDBG Target Area Citywide
Associated Goals	Improve Condition of Housing Stock, Create New Affordable Housing, Increase Homeownership, Planning, Administration and Capacity Building
Description	<p>The need for affordable housing, in general, is common throughout the entire City. However, the need is more acute within the CDBG target areas. Within the CDBG target areas, there is a higher number of substandard homes and vacant and blighted properties that decrease the sustainability of the neighborhoods. For the purposes of this plan, affordable housing includes:</p> <ul style="list-style-type: none"> (1) the need to rehabilitate existing affordable housing stock; (2) increase the number of affordable housing units; and (3) preserve existing affordable housing units that may be lost from the local stock <p>There is a particular need for an increase in the number of affordable rental units. An increase in the number of rental units is supported by the recent Bowen Housing study and consultations with homeless service providers.</p>
Basis for Relative Priority	The need for affordable housing in general was the most frequently heard comment made throughout the planning process. The City feels it can make the greatest impact with its limited amount of funds through strategic investments via programs such as housing rehabilitation, including emergency type repairs and accessibility modifications, and new housing development that contributes to the sustainability of struggling neighborhoods.

Homelessness	
Priority Level	High
Population	Chronic Homelessness, Individuals, Families with Children Mentally Ill, Chronic Substance Abuse, Veterans Persons with HIV/AIDS, Victims of Domestic Violence Unaccompanied Youth
Geographic Areas Affected	CDBG Target Area Citywide
Associated Goals	Homelessness
Description	<p>The needs of the homeless population and those at risk of homelessness are deemed a high priority for the purposes of this plan. This category of need includes the needs of existing emergency and transitional shelters, the development of new facilities, permanent supportive housing providers, and the members of the Continuum of Care who provide on-going supportive services and homeless prevention programs.</p> <p>There is a particular need to increase greater access to health care, mental health care, and other needed supportive services for the homeless population. Other areas of concern include the lack of low-barrier shelter, more transitional units, and additional permanent supportive housing.</p>
Basis for Relative Priority	The City has assigned homelessness as a high priority based on consultations with the Continuum of Care. By allocating available resources to the needs of homeless, the City feels it can shorten the duration of homelessness and lower the overall burden on a jurisdiction's services caused by homelessness.

Non-Homeless Special Needs	
Priority Level	High
Population	Elderly, Frail Elderly Persons with Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families
Geographic Areas Affected	CDBG Target Area Citywide
Associated Goals	Improve Public Services Housing Rehabilitation Planning, Administration, and Capacity Building
Description	<p>Non-homeless special needs populations include those are not homeless but require supportive housing and/or services to maintain housing. These populations include the elderly (ages 62 and over), the frail elderly, persons with disabilities, persons recovering from substance abuse, and persons living with HIV/AIDS. These populations often live on fixed incomes and may require housing assistance and supportive services.</p> <p>While some of this need is met by other funding sources, community service providers identified rising costs of personal assistants and gaps in coverage for persons over 60. The Bowen Housing study cited a market need for 90 additional beds of senior housing/assisted-living in the downtown area near the medical district.</p>
Basis for Relative Priority	The City has identified the non-homeless special needs populations as a high priority based on the City's ability to make relatively low-cost strategic investments that will have significant impacts on the quality of life for the beneficiaries. As an example, funds used to make accessibility improvements for a disabled homeowner will allow that beneficiary to maintain their housing of choice and possibly avoid premature institutionalization.

Non-Housing Community Development	
Priority Level	High
Population	Non-housing Community Development
Geographic Areas Affected	CDBG Target Area Citywide
Associated Goals	Eliminate Blighted Conditions Increase Economic Opportunities Improve Neighborhood Infrastructure and Facilities Improve Public Services Planning, Administration, and Capacity Building
Description	<p>Non-housing community development includes the need for public facilities, infrastructure, public services, and economic development. For the purposes of this plan, the needs described in this category apply mainly to the needs of households and neighborhoods that qualify as low and moderate income, meaning households earning less than 80% of the area median income based on household size.</p> <p>A wide variety of needs were identified. In the neighborhood ward meetings, streets, street lights, bike lanes, sewers and drainage were the most commonly identified needs. Stakeholders in Eastside neighborhoods identified the need for a community center and community gardens as well as removal of blight and re-use of available properties.</p> <p>Economic development was also described as a high need. This includes assistance to businesses to create economic opportunities and to increase resilience from the COVID-related downturns. It also includes supportive services such as job training, microenterprise assistance, transportation, and child-care to provide greater access to employment opportunities for residents.</p>
Basis for Relative Priority	As stated above, the City feels economic development and the elimination of blighted properties are two priority uses for the funds available through the Consolidated Plan. In addition, the support of the City's non-profit service providers, through the rehabilitation of their facilities or funding of operations, is a priority for the City.

Public Housing	
Priority Level	Low
Population	Public Housing Residents
Geographic Areas Affected	CDBG Target Area Citywide
Associated Goals	Improve Condition of Housing Stock Create New Affordable Housing Increase Homeownership Planning, Administration, and Capacity Building
Description	<p>Public housing needs include those of public housing residents and housing choice voucher holders. The category of need includes both the needs of the households currently participating in public housing programs and the needs of the physical developments administered by the Springfield Housing Authority.</p> <p>The Springfield Housing Authority is well managed and does not require CDBG or HOME funding for its current inventory of developments.</p>
Basis for Relative Priority	Public housing is assigned a low priority relative to the other affordable housing and community development needs because the City feels that the public housing authority has access to other resources to sufficiently address the needs of its residents. Given this, the City will coordinate and cooperate with the public housing authority to ensure that public housing residents are aware of and have access to programs and projects funded through this Consolidated Plan.



SP-30 INFLUENCE OF MARKET CONDITIONS – 91.215 (B)

INFLUENCE OF MARKET CONDITIONS

TENANT BASED RENTAL ASSISTANCE (TBRA)

The cost of rental housing within the market is reasonable for most income levels, but it is too high for households at the lowest incomes. A minimum wage earner, earning \$15 per hour, must work approximately 75 hours per week to make a two bedroom apartment set at Fair Market Rent of \$1,279 "affordable", meaning that gross rent, including utilities, is not greater than 30% of income.

TBRA FOR NON-HOMELESS SPECIAL NEEDS

The maximum monthly Supplemental Security Income (SSI) payments, a common form of income for persons with special needs, is \$967. At this income, an affordable monthly housing burden, including utilities, should be no more than \$594. If the person does not qualify for disability and only rely on SSI, the affordable monthly housing burden is only \$290.

NEW UNIT PRODUCTION

The need for more affordable rental units was identified several times throughout the planning process, especially for units priced under \$1,000 per month.

REHABILITATION

Given the age and condition of existing housing stock, the current market strongly supports rehabilitation efforts for units that are suitable for rehabilitation. Owner households with limited incomes may defer necessary repairs and maintenance which aggravates the housing issue and could lead to blighted conditions. In consultation with the City's rehabilitation specialist, lead paint is a common occurrence and presents a hazard to residents. Habitat for Humanity identified critical repair as the biggest housing need in the City.

ACQUISITION, INCLUDING PRESERVATION

The average Springfield, IL home value is \$154,874, up% over the past year. 26% of sales go over list price. The inventory has decreased in recent years. The increased prices and low inventory make it difficult for low-moderate income buyers to purchase homes.

SP-35 ANTICIPATED RESOURCES

INTRODUCTION

The main source of funding for the goals, programs, and projects discussed in this Consolidated Plan will come from the Community Development Block Grant (CDBG) and the HOME Investment Partnerships Program (HOME).

ANTICIPATED RESOURCES

Program	Source of Funds	Expected Amount Available Year 1				Years 2 -4
		Annual Allocation:	Program Income	Prior Year	Total	
CDBG	Federal	1,288,399	0	1,062,818.47	2,339,817.47	4,000,000
HOME	Federal	490,964	0	732,743.38	1,404,765.65	2,000,000

Table 45 - Anticipated Resources

EXPLAIN HOW FEDERAL FUNDS WILL LEVERAGE THOSE ADDITIONAL RESOURCES (PRIVATE, STATE AND LOCAL FUNDS), INCLUDING A DESCRIPTION OF HOW MATCHING REQUIREMENTS WILL BE SATISFIED

IF APPROPRIATE, DESCRIBE PUBLICALLY OWNED LAND OR PROPERTY LOCATED WITHIN THE STATE THAT MAY BE USED TO ADDRESS THE NEEDS IDENTIFIED IN THE PLAN

The City of Springfield owns various vacant lots throughout the community that were once the location of blighted and abandoned properties. Now the City is encouraging residents to take ownership of these properties to help beautify their neighborhoods and Springfield through its Vacant Lot Program. The end goal is to encourage development and rehabilitation of these vacant lots and empower residents to invest in their neighborhoods. Adjacent property owners are given priority preference to a vacant lot to expand their property lines, start a garden, or help ensure the lot is cared for properly. Other preference is given to:

- A property owner on the street or block;
- A neighborhood association or other organization that is actively involved in the neighborhood;
- A nonprofit organization; or
- All others

SP-40 INSTITUTIONAL DELIVERY STRUCTURE

EXPLAIN THE INSTITUTIONAL STRUCTURE THROUGH WHICH THE JURISDICTION WILL CARRY OUT ITS CONSOLIDATED PLAN INCLUDING PRIVATE INDUSTRY, NON-PROFIT ORGANIZATIONS, AND PUBLIC INSTITUTIONS.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Springfield	Municipal	Lead Agency	City
Springfield Housing Authority	Municipal	Public Housing	City
Continuum of Care	Non-Profit	Homelessness	City

Table 46 - Institutional Delivery Structure

ASSESS OF STRENGTHS AND GAPS IN THE INSTITUTIONAL DELIVERY SYSTEM

The City is fortunate to have a strong network of service providers within its jurisdiction. This includes an active Continuum of Care to provide homeless services, a strong public housing authority, and motivated service providers across the broad range of community development, economic development, homelessness, and affordable housing.

A common gap among HOME grantees in institutional structure is the lack of certified Community Housing Development Organizations (CHDOs). The City has partnered with one of CHDO in recent years, Growth International.

A continued gap exists for a facility that is able to provide access to health and mental health services for the homeless population. The Center for Health and Housing stalled due to a pending lawsuit and a lack of community support for the proposed location. One of the main gaps of homelessness is the lack of support for the chronically street homeless. Other gaps in the delivery of the homeless continuum include low-barrier entry shelter, transitional units, and additional permanent supportive housing.

AVAILABILITY OF SERVICES TARGETED TO HOMELESS PERSONS AND PERSONS WITH HIV AND MAINSTREAM SERVICES

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	X
Legal Assistance	X	X	x
Mortgage Assistance	X	X	x
Rental Assistance	X	X	x
Utilities Assistance	X	X	x
Street Outreach Services			
Law Enforcement	X	X	
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	x
Child Care	X	X	
Education	X	X	
Employment and Employment Training	X	X	
Healthcare	X	X	X
HIV/AIDS	X	X	X
Life Skills	X	X	
Mental Health Counseling	X	X	x
Transportation	x	X	x
Other			
Other			

Table 38 - Homeless Prevention Services Summary

DESCRIBE HOW THE SERVICE DELIVERY SYSTEM INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE MEET THE NEEDS OF HOMELESS PERSONS (PARTICULARLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH).

The Heartland Continuum of Care has instituted a coordinated entry system to coordinate intake among homeless services providers that evaluates the client's history and current situation to determine the best type of housing and supportive services for the client. As part of the intake process, clients are also assessed for eligibility for mainstream benefits.

DESCRIBE THE STRENGTHS AND GAPS OF THE SERVICE DELIVERY SYSTEM FOR SPECIAL NEEDS POPULATION AND PERSONS EXPERIENCING HOMELESSNESS, INCLUDING, BUT NOT LIMITED TO, THE SERVICES LISTED ABOVE.

While the special needs populations are well-served in the community, demographic trends such as the entry of baby boomers into the elderly and frail elderly populations will strain available resources of current providers. As the population ages, the needs of the elderly may extend beyond the current capacity of the service delivery system. During the consultation process, service providers indicated a growing need for accessibility improvements for aging and disabled homeowners. Other needs included vocational training for seniors and senior transportation.

Homeless Service Providers

Inner City Mission	Transition4Hope	Youth Service Bureau
Contact Ministries	Abundant Faith Christian Center	Fifth Street Renaissance
Helping Hands of Springfield	Heartland Housed	
M.E.R.C.Y. Communities	Washington Street Mission	

Child Care / Youth / At-Risk Youth

Youth Service Bureau	the Outlet
Boys and Girls Clubs of Central Illinois	Emmanuel Temple Family Life Center
Ring of Champions	Compass for Kids
Land of Lincoln Goodwill	Better Life Better Living for Kidz
Big Brothers Big Sisters	Urban League

Employment Services

Land of Lincoln Workforce Alliance

Job Training and Educational Resources

Illinois WorkNet Center

Job Corps

Urban League Community Technology Training Center

Lincoln Land Community College

Workforce Empowerment Center

United Way

Substance Abuse / Health / Mental Health Services

Lincoln Recovery

ICC

Community Behavioral Health

Gateway Foundation

Thrive Center for Wellness

Prevention First

Still Meadow

IADDA

SIU

Memorial Behavioral Health

Family Guidance Center

Special Needs Service Providers

Community Day Services

Transitions Springfield

Capital City Learning Center

Specialized Care for Children

Child Advocacy Center

Sangamon Area Special ED

Hope School

Sparc

Compass for Kids

SP-45 GOALS

GOALS SUMMARY INFORMATION

Goal Name	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
Improve Condition of Housing Stock	CDBG Target Area Citywide	Affordable Housing	CDBG: \$700,000 HOME: \$194,177	30 Housing Units Rehabilitated
Create New Affordable Housing	CDBG Target Area Citywide	Affordable Housing	HOME: \$1,000,000	10 New Rental Units
Increase Homeownership	Citywide	Affordable Housing	HOME: \$ 94,322	2 New Homebuyer Units
Create Economic Opportunities	CDBG Target Area Citywide	Community Development	CDBG: 264,065	4 Businesses
Eliminate Blighted Conditions	CDBG Target Area	Community Development	--	--
Improve Neighborhood Infrastructure and Facilities	CDBG Target Area Citywide	Community Development	--	--
Improve Public Services	CDBG Target Area Citywide	Special Needs Community Development	CDBG: \$193,000	100 Persons
Planning, Administration, and Capacity Building	CDBG Target Area Citywide	All	CDBG: \$200,000 HOME: \$82,676	Other: 1 Other

IMPROVE CONDITION OF HOUSING STOCK

The City will use available federal resources to support multiple rehabilitation programs, including Deferred Loan Program, Emergency Home Repair, Lead Abatement, and a Ramp Program. This may include comprehensive rehabilitation programs or programs targeted to address a specific issue or clientele. This includes but is not limited to major, emergency, and minor repair programs and accessibility improvements for seniors and disabled populations.

FY2025 Projects serving this goal:

- Home Repair Program (CDBG) \$500,000
- HOME Deferred Loan Program (HOME) \$150,000
- Housing Program Delivery (CDBG) \$200,000
- SCIL Disability Ramp Installations (CDBG) \$80,000

CREATE NEW AFFORDABLE HOUSING

The City will use available federal resources to subsidize the development of new affordable housing units within the City. Eligible projects may include new construction or the acquisition and rehabilitation of existing properties. Housing may be rental or homebuyer. The City may provide support to tenant- based rental assistance programs with the goal of making existing, market rate rental properties affordable to low- and moderate-income populations.

FY2025 Projects serving this goal:

- Create New Affordable Housing (HOME) \$1,000,000

INCREASE HOMEOWNERSHIP

Homeownership is a traditional path for households to build equity and wealth and to invest in their community. The City is working with a non-profit housing partner to transfer the ownership of existing scattered site rental units to the existing tenants. The City will also accept CHDO applications for the development of new homebuyer units.

FY2025 Projects serving this goal:

- CHDO Set-Aside (HOME) \$ 94,322

ELIMINATE BLIGHTED CONDITIONS

The City will use available federal resources to demolish and clear blighted structures from CDBG target areas. The immediate purpose of this goal is to remove conditions that have adverse effects on the health, safety, and livability of the service areas. The long-term goal of the program is to re-purpose the available land for new housing or other redevelopment opportunities and to attract private investment into the neighborhoods..

FY2025 Projects serving this goal:

- No Projects funded

IMPROVE NEIGHBORHOOD INFRASTRUCTURE AND FACILITIES

The City will use available federal resources to subsidize the rehabilitation or development of neighborhood facilities and infrastructure. This includes facilities designed to serve neighborhoods and those designed to serve specific populations, such as the homeless, seniors, or persons with disabilities and youth. Potential infrastructure projects include broadband, streets, sidewalks, flood drainage, water lines, and sanitary sewer improvements.

FY2025 Projects serving this goal:

- Public Facilities Rehabilitation and Acquisition Projects (To Be Determined) (CDBG)

IMPROVE PUBLIC SERVICES

The City will use available federal resources to support non-profit services whose primary purpose is to benefit low- and moderate-income persons. Services include those that serve low-income persons in general as well as those that target specific populations, such as at-risk youth, seniors, homeless, and those at risk of homelessness. They also include programs aimed at increasing access to economic opportunity, such as job training and supportive services, and improving community health, such as programs that increase access to health care, mental health, and healthy food.

FY2025 Projects serving this goal:

- Assistance to local non-profits (To Be Determined) (CDBG) \$ 193,000

INCREASE ECONOMIC OPPORTUNITY

The City will use available federal resources to support job training and educational opportunities for low and moderate income persons to increase their ability to earn a living wage. The City will use available federal resources to provide scholarships to low-income individuals to obtain degrees and certifications in various trades. The City will also create an eastside façade program for business that provide goods and services to the most underserved areas. The City believes this beatification project will help to attract business and increase jobs.

FY2025 Projects serving this goal:

- Commercial Façade Program (CDBG) \$ 264,065

PLANNING, ADMINISTRATION, AND CAPACITY BUILDING

The City will use available federal funds to comply with the planning, administrative, and reporting requirements associated with the HUD grants. A portion of funds may be granted to non-profit housing developers actively working within the City to cover a portion of their operating costs. This goal includes actions to affirmatively further fair housing, conduct neighborhood planning efforts, and increase capacity of local stakeholders through technical assistance to all CDBG and HOME funded projects.

FY2025 Projects serving this goal:

- Planning and Administration (CDBG) \$200,000
- Planning and Administration (HOME) \$55,118
- CHDO Operating Subsidy (HOME) \$27,559

SP-50 PUBLIC HOUSING ACCESSIBILITY AND INVOLVEMENT – 91.215(c)

NEED TO INCREASE THE NUMBER OF ACCESSIBLE UNITS (IF REQUIRED BY A SECTION 504 VOLUNTARY COMPLIANCE AGREEMENT)

The SHA increases its accessible units on an as-needed basis per requests from tenants.

ACTIVITIES TO INCREASE RESIDENT INVOLVEMENTS

SHA staff and residents have periodic open meetings to discuss various issues. The Resident Advisory Board meets monthly to address housing issues. The Residence Council and Joint Officers Council empower tenants with monthly meetings to discuss building business, to plan social activities, to report problems, etc. SHA security and management as well as neighborhood police attend. Each council manages budgets and expenditures for their development.

SHA encourages the transition from public housing and voucher assistance to home ownership through its Family Self-Sufficiency program. Through this program, SHA assists with case management to help participants save for a home purchase or assist with other needs. The Self-Sufficiency Program serves approximately 250 households. In addition, approximately 30 Section 8 vouchers are set-aside for homeownership assistance, of which approximately a majority are currently under contract. As a HUD certified Housing Counseling Agency, SHA provides credit, money management and budgeting training to those individuals attempting to become homeowners.

IS THE PUBLIC HOUSING AGENCY DESIGNATED AS TROUBLED UNDER 24 CFR PART 902?

The Housing Authority does not have a troubled designation.

SP-55 BARRIERS TO AFFORDABLE HOUSING – 91.215(H)

BARRIERS TO AFFORDABLE HOUSING

Regulatory barriers to affordable housing are public processes and requirements that significantly impede the development of affordable housing without commensurate health or safety benefits. These barriers can increase development costs by as much as 35 percent. A number of causes, including infrastructure costs, local building practices, bureaucratic inertia, and property taxes contributed to this network of barriers. When partnered with the Not in My Back Yard (NIMBYism) opposition that often arises against the location of affordable housing units, new developments struggle to get past the initial feasibility stages.

The City feels that it has few, if any, local regulatory barriers that impede the development of affordable housing. The Springfield Zoning Ordinance allows for a broad range of lot area and density formulas that provide discretion to a property owner when constructing single family, duplex, or multifamily residential units. It also allows existing non-conforming uses and non-complying structures to continue to be used and occupied, even though they might be considered substandard by today's requirements.

Building codes can adversely affect cost containment and the provision of affordable housing. The City of Springfield has adopted the International Building Code, Residential Code, Existing Building Code, Property Maintenance Code, and NFPA 101 Life Safety Code. The City feels this regulation, which was designed to accommodate greater affordability in housing, is both reasonable and does not compromise building safety as a consequence of housing affordability.

There are local policies that do cause issues with housing specific populations, including:

- Springfield Housing Authority's policies regarding criminal background checks serves as a regulatory barrier to those trying to re-integrate into the City after leaving the criminal justice system.
- Many landlords will not accept people with a sexual predator background.
- Many homeless shelters admit individuals only. Of those that accept families, some will not accept male children over a specific age. This can result in a family separating to find shelter or living space or remaining homeless to keep the family together.

The City will work with its developers to ensure that their plans and projects move through the zoning, approval, and inspection processes with minimal delay. The City will also use available funding from this plan and other sources to subsidize and support the development of rehabbing and new housing.

SP-60 HOMELESSNESS STRATEGY – 91.215(D)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

ADDRESSING THE EMERGENCY AND TRANSITIONAL HOUSING NEEDS OF HOMELESS PERSONS

The City will provide support to the Continuum in its efforts to conduct outreach and assessment of the homeless in the area, including support for the HMIS system. Meeting the needs of the chronically homeless is a high priority for the CoC and outreach and assessment is a critical component to serving this population as some clients are resistant to receiving service. The City will continue to fund its Homeless Outreach Team Officer to help the Street Homeless connect with the CoC.

Assessment includes evaluating the client's health and housing needs, as well as the needs for supportive services, such as counseling, drug and alcohol assessments, education, employment, and basic independent living skills. The client is also evaluated for eligibility of mainstream benefits through programs like SSI/SSDI Outreach Access Recovery (SOAR). Once within the network, the client is provided with linkage and referrals to other community resources. The City works closely with the Fifth Street Renaissance / SARA Center on many projects including the SSI/SSDI Outreach Access Recovery (SOAR) Program.

HELPING HOMELESS PERSONS (ESPECIALLY CHRONICALLY HOMELESS INDIVIDUALS AND FAMILIES, FAMILIES WITH CHILDREN, VETERANS AND THEIR FAMILIES, AND UNACCOMPANIED YOUTH) MAKE THE TRANSITION TO PERMANENT HOUSING AND INDEPENDENT LIVING, INCLUDING SHORTENING THE PERIOD OF TIME THAT INDIVIDUALS AND FAMILIES EXPERIENCE HOMELESSNESS, FACILITATING ACCESS FOR HOMELESS INDIVIDUALS AND FAMILIES TO AFFORDABLE HOUSING UNITS, AND PREVENTING INDIVIDUALS AND FAMILIES WHO WERE RECENTLY HOMELESS FROM BECOMING HOMELESS AGAIN.

A lack of permanent supportive housing was cited as a priority need in the consultation process with members of the CoC. The shortage of permanent supportive housing creates a bottleneck within the shelter system. If people are unable to transition from the shelter to permanent housing, then people currently living on the streets or in other situations unsuitable for habitation are not able to access the shelter system. The CoC will continue to advocate and support the development of more permanent supportive housing, especially for homeless families with children and chronically homeless populations. The development of additional affordable rental housing (without supportive services) is also needed. The City expects to use available federal funds to subsidize the development of rental housing to meet this need.

The Springfield Housing Authority receives funding through the HUD-Veterans Affairs Supportive Housing (HUD-VASH) program. This program combines rental assistance with case management and clinical services with the goal of providing stable housing for homeless veterans.

Other strategies to shorten the time of homelessness include re-housing. Re-housing provides financial support and case management to homeless families to obtain permanent housing and independent living. This type of assistance is often most effective for clients who only need limited assistance to achieve stable housing and family types who have difficulty finding shelters that can serve them. The City is limited in how it can use the federal funds available through this Consolidated Plan to support rehousing strategies.

HELP LOW-INCOME INDIVIDUALS AND FAMILIES AVOID BECOMING HOMELESS, ESPECIALLY EXTREMELY LOW-INCOME INDIVIDUALS AND FAMILIES WHO ARE LIKELY TO BECOME HOMELESS AFTER BEING DISCHARGED FROM A PUBLICLY FUNDED INSTITUTION OR SYSTEM OF CARE, OR WHO ARE RECEIVING ASSISTANCE FROM PUBLIC AND PRIVATE AGENCIES THAT ADDRESS HOUSING, HEALTH, SOCIAL SERVICES, EMPLOYMENT, EDUCATION OR YOUTH NEEDS

Homeless prevention includes the provision of rental assistance, utility assistance and supportive services directly related to help those in danger of eviction or foreclosure or other loss of shelter. The City is proposing to use HOME-ARPA funds to provide TNRA to qualified populations. In addition, the City utility, CWLP, provides utility relief to low-income qualifying residents.

The Continuum has discharge policies in place to ensure systems of care where persons have resided for longer than 90 days, such as correctional facilities and foster care, are not discharged directly into homelessness. Existing policies cover partnerships with foster care, health and mental health care facilities, and correctional facilities.

SP-65 LEAD-BASED PAINT HAZARDS

ACTIONS TO ADDRESS LBP HAZARDS AND INCREASE ACCESS TO HOUSING WITHOUT LBP HAZARDS

The City will ensure all of its federally-funded housing programs are in full compliance with the lead-based paint hazard regulations (24 CFR Part 35). This includes assisting households with the appropriate lead-based paint inspection, testing, and abatement of lead-based paint hazards. The City will provide education through the distribution of lead-based paint information and literature and will seek greater coordination with state agencies to leverage additional resources.

The City has a large population of older homes. The City has found that a large number of people who apply for emergency housing rehabilitation have lead paint in their homes. Prior to 2024, the City had no local lead abatement contractors. The City put together a one of a kind lead abatement training program paid for through federal funding. The training produced 5 local minority lead abatement contractors, 30 licensed lead abatement supervisors, and 33 certified lead abatement workers. The City is now able to get lead abatement remediation projects complete and make homes healthy for low-moderate income families that have lead paint in their homes.

Lead paint is a common problem throughout Springfield given the age of housing. Based on the data from the Illinois Department of Public Health, the eastern portion of the City that falls within zip code 62703 is categorized as high-risk for lead poisoning. The remediation and removal of lead is cost prohibitive. The City will continue to focus its remediation efforts on housing participating in its rehabilitation programs.

HOW ARE THE ACTIONS LISTED ABOVE INTEGRATED INTO HOUSING POLICIES AND PROCEDURES?

The lead safe housing regulations are fully integrated into the design of the City's housing programs. This includes disclosure, determination of assistance threshold, lead safe work practices, and level of treatment.

SP-70 ANTI-POVERTY STRATEGY

JURISDICTION GOALS, PROGRAMS AND POLICIES FOR REDUCING THE NUMBER OF POVERTY-LEVEL FAMILIES

While the discussion of anti-poverty is important, there is a large gap between the poverty level and what is considered a “living wage” in Springfield. The United Way has coined the term ALICE to describe households that are Asset Limited, Income Constrained, and Employed. It is a recognition that families above the poverty level will sometimes struggle to make ends meet and are not necessarily able to build wealth. In a 2017 study, the United Way identified a “survival” level income and a stability level income for various family sizes in Sangamon County that are well above poverty guidelines for small families.

HOW ARE THE JURISDICTION POVERTY REDUCING GOALS, PROGRAMS, AND POLICIES COORDINATED WITH THIS AFFORDABLE HOUSING PLAN

Building back the City’s inner core is a high priority. The Rail consolidation plan along the 10th Street Corridor will be completed in the next few years by providing development on the eastside of the corridor with a transportation center and improving vehicular and pedestrian accessibility and safety through the creation of 4 underpasses and major improvements to South Grand and Cook Street underpasses.

The City will also increase access to economic opportunity for individuals and families in poverty by funding job training and economic development programs. For example, through the Southdown Construction BONE LLC Training Center teaches the building trades crafts to individuals in low income communities by rehabilitating homes in their neighborhoods. This holistic approach to economic development through housing development creates the opportunity for low-income people to become employed through the construction trades while providing affordable housing. The City will support and ensure that these programs are marketed to individuals and families in low-income areas and those who live in subsidized housing, including units owned and operated by the Springfield Housing Authority. The City will also support job creation initiatives using Tax Increment Financing (TIF) funds

The City will also fund supportive services that help individuals and families overcome barriers to economic opportunity. Potential services include day care and afterschool programs, transportation, and credit counseling. CDBG funds are used for public service grants to nonprofit service providers that promote independent living, supportive housing, educational programs, job training opportunities, expungement programs and re-entry coordination.

SP-80 MONITORING

DESCRIBE THE STANDARDS AND PROCEDURES THAT THE JURISDICTION WILL USE TO MONITOR ACTIVITIES CARRIED OUT IN FURTHERANCE OF THE PLAN AND WILL USE TO ENSURE LONG-TERM COMPLIANCE WITH REQUIREMENTS OF THE PROGRAMS INVOLVED, INCLUDING MINORITY BUSINESS OUTREACH AND THE COMPREHENSIVE PLANNING REQUIREMENTS.

The City is responsible for ensuring federally funded activities are carried out in accordance with all laws and regulations at the local, state, and federal level. When the City utilizes contractors, sub-recipients, and developers to administer grant funded projects, the City is ultimately responsible for ensuring that those entities perform the scope of work in accordance with all applicable laws and regulations. To do this, the City will use the policies below to effectively monitor its funded activities.

City staff will use a combination of desk monitoring and field monitoring throughout the year. Desk monitoring is an ongoing process of reviewing compliance and performance for a grant funded activity. It includes but is not limited to reviewing and analyzing the application, legal agreements or contracts, environmental reviews, drawdown requests for reimbursement, grantee responses to monitoring and audit findings, trip reports, citizen and administrative complaints, litigation, data supplied by other state or federal agencies and audit reports. This information is used to observe lack of activity, inappropriate changes in grantee activity and to identify problems, potential problems, program status and accomplishments. If the desk monitoring reveals additional oversight is needed, the City will follow-up and may schedule an onsite monitoring visit by program staff to resolve or prevent a problem. Staff will also perform at least one on-site monitoring visit for each activity over the term of the agreement to make sure the organization receiving federal funds is in compliance with federal regulations and City policies.

The Office of Planning & Economic Development monitors its own performance through regular reviews of its goals and objectives, reviews of monthly financial statements towards meeting those Consolidated Plan and Action Plan goals and reviews of monthly financial obligations to ensure adequate obligation of funds.