

City of Springfield – CDBG Program

Fiscal Year 2023 One Year Action Plan

This summary describes specific housing and community development actions and activities the City of Springfield proposes to undertake with Community Development Block Grant (CDBG) funds during the program year beginning July 1, 2022 and ending June 30, 2023 (Fiscal Year 2023). It is one part of the Eugene-Springfield Fiscal year (FY) 2023 One-Year Action Plan.

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

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

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

Coordination and Collaboration

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

Citizen Participation

The City of Springfield encourages public participation in identifying specific needs and uses of CDBG funds in FY 2023. The City of Springfield Community Development Advisory Committee (CDAC) is composed of community residents and was established by the City of Springfield to make recommendations concerning program policy and project selection to the City Council.

On February 17, 2022, Springfield released its DRAFT CDBG Annual Action Plan. A 30-day public comment period was currently open until March 22, 2022. The CDAC held three public hearings to hear about needs and priorities from the community, including the proposed uses in the draft allocation. Those public hearings were held on March 9, May 11, and June 8, 2022. Also in February, the City released its 2022 CDBG Request for Proposals. During their March 30 committee meeting, the CDAC met to review the 2 proposals received during the Request for Proposals, and discuss an allocation recommendation to City Council on the uses of Springfield CDBG funds. Springfield's City Council held two work sessions, on January 24 and May 23, to discuss the needs and strategies, including the recommendation of the CDAC and the public comments received. The allocation is included in Exhibit A.

Affordable Housing Strategy

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

In FY 2019, the City awarded HOME funds to Homes for Good for a new affordable housing development. Subsequently, in fall 2019, the City loaned CDBG funds to Home for Good to help acquire land for that same project. The development – Hayden Bridge Landing – has created 69 new permanent affordable housing units for low-income qualified tenants.

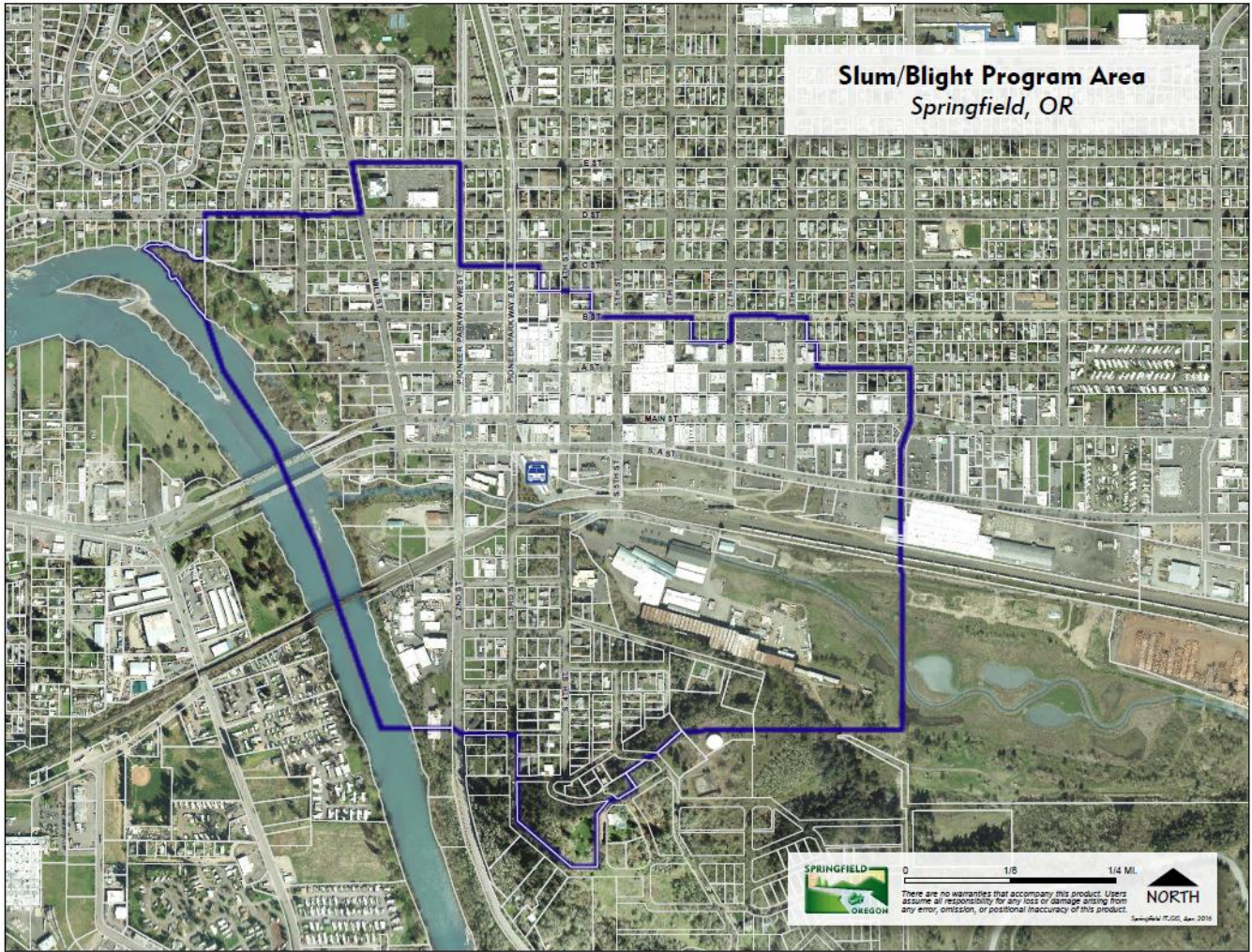
In FY 2021, the City awarded \$641,000 in CDBG funds toward land acquisition and pre-development costs for a new affordable housing development. That project did not move forward, though the City is proposing to keep some of that allocation toward the strategy to create new affordable housing. The City welcomes feedback from developers and community members on how these funds should be allocated toward projects that are ready to proceed.

Activities Benefiting Low- and Moderate-Income Persons

Generally, Springfield's CDBG-funded programs and projects are provided to benefit low-income residents living within the city limits of Springfield. Individuals participating in a CDBG-funded program are required to meet HUD Income Guidelines. In order to meet the CDBG National Objective of Benefit to Low and Moderate-Income Persons, CDBG-funded projects must either serve a specific low-income area, or provide tangible benefit to low- and moderate-income clientele (services, economic opportunities, housing). Funded programs and projects undergo periodic staff monitoring to ensure compliance with CDBG regulations. All of the allocations in Springfield's Annual Action Plan for FY 2023 would benefit low- and moderate-income persons.

Activities for the Prevention or Elimination of Slum and Blighted Conditions

Another national objective of the CDBG program is the prevention or elimination of slums and blighted conditions in neighborhoods and communities, either by designating a specific area or by addressing conditions on a spot basis. In 2014, Springfield re-designated a Springfield Downtown Redevelopment Area, in compliance with CDBG regulations. The Downtown Redevelopment Area is pictured below.



Strategies to Address Priority Needs

The City of Springfield receives an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD). For FY 2023, the City of Springfield's entitlement allocation will be \$554,506 (slightly less than its FY2022 allocation). Attachment A shows the estimated sources of funding, and proposed uses, for the FY 2023 CDBG Annual Action Plan.

The 5-year Eugene-Springfield 2020 Consolidated Plan emphasizes goals and strategies to meet priority needs of renters, homeowners, people experiencing homelessness, and non-homeless special needs populations. Additional needs include increased employment opportunities as well as low-income neighborhoods and areas of slum and blight. The priority strategies described below are intended to address one or more priority needs.

The following narrative describes proposed allocations of Springfield CDBG funds for FY 2023 as it relates to each strategy identified in the Eugene-Springfield 2020 Consolidated Plan. Certain strategies in Springfield are met through the Eugene-Springfield HOME allocations, and are indicated below. More details can be found regarding the allocation of HOME funds in the Eugene FY 2023 Annual Action Plan.

Affordable Housing

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

Increase the Supply of Affordable Housing

- Housing Development – The City of Springfield recognizes that the housing supply is low, particularly affordable housing for low-income residents, and previous allocations have aimed to result in a net increase of units to the housing supply. The City continues to work on acquiring land for a new housing development, and proposes to allocated \$335,659 in FY2023 toward this strategy. Additional funds allocated through the FY 2023 HOME Allocation will help to address this strategy in Springfield. (see FY 2023 HOME Allocation)
- Community Housing Development Organization (CHDO) Operating Support – (see FY 2023 HOME Allocation)

Rehabilitate Existing Housing Stock

- Springfield Home Repair - The City of Springfield plans to continue to provide assistance to qualified low-income homeowners through its Home Repair Program. This program is funded from the new CDBG entitlement grant. Increased construction costs of labor and

materials, plus an interest in expanding the program, bring the proposed allocation for this program to \$275,000.

- Rental Rehabilitation – Through the Request for Proposals process, a local non-profit housing developer requested funds to replace the roofs on a series of duplexes they own that serve residents with incomes mostly under 50% of the area median income. These duplexes are over 20 years old, and have a deed restriction to remain affordable for another 40 years. The City proposes allocating \$155,000 toward this project.

Provide Down Payment Assistance for Home Ownership

- Springfield Home Ownership Program - The City of Springfield is committed to supporting low-income homebuyers. With this year's allocation of \$100,000, the City aims to revamp the homebuyer assistance program, including increasing the maximum loan amount per household, and work with lenders to find creative ways to help support homeownership.

Remove Barriers to Affordable and Supportive Housing

- There are currently no funds allocated to this strategy. In 2020, Springfield conducted an Analysis of Impediments to Fair Housing Choice. In previous years, Springfield has worked with interns from the University of Oregon on this strategy to promote equal access in housing choice. Springfield is focused on promoting information on the City website, and to our community partners. Springfield continues to seek opportunities to affirmatively further fair housing and inform others about fair housing.

Community Development

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

Support a Human Services Delivery System

- Non-profit services through the Human Services Commission (HSC) – City of Springfield collaborates with Lane County to fund human service providers. The Human Services Commission (HSC) is the intergovernmental board that guides the use of funds and oversees the activities of agencies receiving funds. Agencies to be funded are determined through a competitive Request for Proposals (RFP) administered by the HSC. Springfield proposes to allocate 15% of new entitlement funds to the HSC, plus additional program income received in FY 2022.
- Non-profit capital facility improvements – In FY 2022, the City awarded funding to Catholic Community Services of Lane County toward their project to develop an addition to their community service center to serve homeless families with children. Given the increase in construction costs, and unforeseen delays, the overall project costs have increased. The City proposes awarding an additional \$153,002 toward this project in order to help fill the gap in funding.

Promote Economic Development

- There are currently no FY2023 funds allocated toward this strategy.

Make Strategic Investments to Improve Neighborhoods

- Address the causes of slum and blight – In FY2022, the City allocated \$22,130 toward this strategy to assist the Emerald Art Center in repairing its façade. The City is continuing to work toward this project.
- Public improvements in low-income neighborhoods – Through the Request for Proposals, the City's Development and Public Works Department identified a need to increase the tree canopy within low-income neighborhoods. The City proposes to allocate \$85,000 toward a tree planting pilot project to increase the canopy in low-income neighborhoods.

FY2023 CDBG Annual Action Plan - Exhibit A

CDBG REVENUES (estimated)		TOTAL Funds
FY 2022-2023 Entitlement Funds		\$ 554,506
Other Resources: Unused funds from previous years, program income, loan repayments		\$ 762,402
TOTAL		\$ 1,316,908
CDGB EXPENDITURES (estimated)		CDAC recommendation*
Con Plan Strategy	Activity	Amount (TOTAL)
1. Increase the supply of affordable housing	Acquisition, improvements, etc	\$ 335,659
2. Rehabilitate existing housing stock affordable to low-income persons	Home Repair Program	\$ 275,000
	Rental Units Rehabbed	\$ 155,000
3. Provide down payment assistance for home ownership	Springfield Homeownership Program (SHOP)	\$ 100,000
4. Remove barriers to affordable and supportive housing	Support programs that assure housing opportunities are provided without discrimination	-
5. Support a human services delivery system to address the needs of homeless persons and special needs populations	Human Services Commission (HSC) (15%)	\$ 102,346
	Non-profit capital improvements	\$ 153,002
6. Promote employment opportunities	Economic development	-
7. Make improvements to low income neighborhoods	Public improvements in sidewalks, streets	\$ 85,000
Grant planning and admin	Grant planning and admin (20%)	\$ 110,901
TOTAL		\$ 1,316,908