

# **Non-Substantial Action Plan Amendment – December 27, 2016 National Disaster Resilience Competition – Phase II Application**

## **Healthy Homes Program**

### **Background**

The goal of the Healthy Homes program was based upon the tie-back to high levels of housing abandonment due to poor condition and low values of damaged properties in distressed neighborhoods, and due to the decrease in number of available decent safe and sanitary housing units from DR-1994. The program's goal is to improve individual housing units and also improve the neighborhoods in which the units are located.

### **Change #1: Renaming of the Program**

Change #1 is clerical in nature and renames the program as the Healthy Homes Program. In the Phase II application, the program was presented as a Safe and Healthy Rental Homes initiative and entitled 'Healthy Homes Rehabilitation Program'.

### **Change #2: Including owner-occupied housing in the Healthy Homes Program**

*Overview:* The original program design included only renter-occupied housing of 1-4 units. However, the City has now recognized that, in order to maximize impact in the resilience zone, owner-occupied housing should be included in this program as well. Thus, no beneficiaries have been removed, but additional beneficiaries are eligible to participate in this program.

*Rationale:* Serving both renter-occupied and owner-occupied units will expand the impact of the program, by further supporting the rehabilitation of clustered properties within the city, increasing the effect in the target neighborhoods.

*Goals:* The overall goals of this activity remain unchanged.

*Budget:* There is no anticipated change to the budget.

### **Original Language (Exhibit E)**

Springfield will operate a Healthy Homes Rehabilitation program, which will be available for owners of 1-4 unit structures to complete rehabilitation, lead abatement, and healthy homes interventions. The program's impact will be expanded through coordination with the Springfield Healthy Homes Collaborative, which will coordinate the efforts of many programs that provide home assistance (including weatherization, energy efficiency, and education about healthy home issues) to ensure that residents can receive the benefits of these programs in a coordinated way. The Collaborative's work will include development of coordinated application, assessment, and management of home intervention work.

The Healthy Homes Rehabilitation Program will respond to the significant loss of rental housing stock that Springfield experienced due to the 2011 tornado as well as the remaining unmet needs documented in owner-occupied properties. The City has decided to undertake rehabilitation rather than new construction because vacancy rates and property abandonment indicate that, even with the disaster loss, there is still a surplus of rental units and a need improve the overall quality of the housing stock. However, the condition of the rental units is poor, which appears to be a contributing factor to the willingness of owners

to abandon properties once they were damaged. The City's goal is to improve the quality of the owner-occupied and rental housing stock so that, in a future disaster, owners would be more likely to repair rather than abandon. The project's inclusion of a healthy homes component responds to the significant health disparities faced by the low-income population that lives in the Urban Watershed Resilience Zone. In particular, the Zone's high asthma rates support an effort to address indoor air quality issues.

The City will provide rehabilitation and healthy homes interventions in 100 units. To measure the success of the program, the City and its partners will track and evaluate the following: (1) increase in property sales and value of property taxes; (2) decrease in medical costs due to lead abatement and improvements to address chronic health issues; and (3) cost savings from avoided utility costs resulting from weatherization and energy efficiency measures.

#### Amended Language (Exhibit E)

Springfield will operate a Healthy Homes Rehabilitation Program, which will be available for owners of 1-4 unit structures to complete rehabilitation, lead abatement, and healthy homes interventions. The program's impact will be expanded through coordination with the Springfield Healthy Homes Collaborative, which will coordinate the efforts of many programs that provide home assistance (including weatherization, energy efficiency, and education about healthy home issues) to ensure that residents can receive the benefits of these programs in a coordinated way. The Collaborative's work will include development of coordinated application, assessment, and management of home intervention work.

The Healthy Homes Rehabilitation Program will respond to the significant ~~loss of rental stock~~ **abandonment of housing** that Springfield experienced due to the 2011 tornado as well as the remaining unmet needs documented in ~~owner-occupied~~ **residential** properties. The City has decided to undertake rehabilitation rather than new construction because vacancy rates and property abandonment indicate that, even with the disaster loss, there is still a surplus of units ~~and a need to improve the overall quality of housing stock.. However, the condition of the rental units is poor, which appears to be a contributing factor to the willingness of owners to abandon properties once they were damaged.~~ **Although there are sufficient units, there are areas where housing quality is marginal or poor, and the City's experience is that these areas are vulnerable to housing abandonment.** The City's goal is to improve the quality of owner-occupied and rental housing stock **in targeted and concentrated areas of the City that are vulnerable to abandonment**, so that, in a future disaster, owners would be more likely to repair rather than abandon. The project's inclusion of a healthy homes component responds to the significant health disparities faced by the low-income population that lives in the Urban Watershed Resilience Zone. In particular, the Zone's high asthma rates support an effort to address indoor air quality issues.

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