



SPRINGFIELD METROPOLITAN HOUSING AUTHORITY

2025 DESIGNATED HOUSING ALLOCATION PLAN

Springfield Metropolitan Housing Authority (SMHA) owns and manages three (3) high- and low-Rise Public Housing locations for the elderly and near elderly that include 255 units.

In addition to the three high- and low-Rise locations, SMHA owns and manages 24 one-bedroom units at Murray Street Apartments and 107 efficiency, 43 one bedroom and 2 two-bedroom units at Cole Manor. SMHA also has another 20 one-bedroom units located in Lincoln Park AMPs.

The buildings/units being considered for designation were constructed between 1968 and 1983. The high- and low-Rise locations average four stories and range from 50 to 105 units. Maintenance services are provided on site. Security services are coordinated through SMHA and provided by the Clark County Sheriff Department.

SMHA's high- and low-rise locations are currently occupied by over 255 elderly and near elderly people. SMHA proposes to designate three (3) buildings for elderly and near elderly only occupancy and leave the remaining two buildings to be designated as mixed occupancy which includes elderly, near elderly and disabled persons. SMHA locations to be re-designated for occupancy and the types of families who will be eligible are:

Building	<u>No. of Units</u>	<u>Designation</u>
Hugh Taylor	100	Elderly and Near Elderly (Only)
Robert C. Henry	50	Elderly and Near Elderly (Only)
Grayhill Apartments	105	Elderly and Near Elderly (Only)
Cole Manor	152	Mixed Occupancy
Murray St. Apartments	24	Mixed Occupancy
Lincoln Park 1 BR units	20	Mixed Occupancy
TOTAL:	451	



The following are the AMP numbers and bedroom sizes of the buildings in the proposed designation:

OH021000023	Grayhill Homes	1-two-bedroom unit; 104-one-bedroom units
OH021000024	Henry Homes	50-one-bedroom units
OH021000025	Hugh Taylor	1-two-bedroom unit; 99-one-bedroom units

As indicated above, these designations would make 255 units available for elderly and near elderly only occupancy and 534 units available for mixed occupancy.

For those buildings/units seeking designation our current resident base is the following:

Building	Elderly	Non-Elderly Disabled
Grayhill Homes	54	54
Henry Homes	26	54
Hugh Taylor	47	30

For SMHA's remaining units our elderly and non-elderly families are as follows:

AMP #/Name		Elderly	Non-Elderly Disabled
OH021000022			
Cole Manor	Mixed	13	54
OH021000023			
Grayhill	Scattered	3	6
OH021000024			
Henry-Sherman	Scattered Scattered	5	22
OH021000025			
Hugh Taylor	Scattered	4	9
OH021000026			
Lincoln Park IA	Scattered	0	0



OH021000027 Lincoln Park IB	Scattered	7	28
OH021000028 Lincoln Park II	Scattered	0	2

These designations are equitably distributed and make housing choices available on a geographic basis (see exhibit 1).

These designations recognize the need to provide elderly, near elderly, and disabled persons with a variety of housing choices and to specifically provide an opportunity for elderly and near elderly to live only with other elderly and near elderly persons. These designations would mirror other elderly complexes in the community in which non-designated groups are not eligible for elderly and near elderly only communities.

These designations confirm SMHA's commitment to providing affordable housing opportunities for people with disabilities. SMHA believes that its low-income housing resources should be available to people (younger than 50) with physical and mental disabilities, and its resident population and waiting list should reflect an appropriate balance of resources for low-income housing for younger people with disabilities. SMHA is willing to work with other organizations (both public and private) to expand the housing stock and choices for younger disabled persons.

These designations will enable SMHA to market its programs and services more effectively. Elderly and near elderly people are represented appropriately on SMHA's waiting list in accordance with the community demographics. SMHA does recognize that there are sufficient numbers of elderly applicants to fill the designated units. Therefore, SMHA will admit elderly and elderly families to the locations designated for occupancy by only elderly families. SMHA's staff have engaged in outreach activities to attract new and near-elderly applicants. These efforts have resulted in feedback indicating that elderly and near-elderly people would prefer to have the option of living with other elderly and near-elderly people. The designation will enable SMHA and the community to focus its supportive services to address the diverse needs of the resident population. Building designations will support SMHA's efforts to create service prescribed buildings. SMHA provides an Asset Manager to address the needs of residents. SMHA also works with Adult Protective Services and City of Springfield Senior Services as needed. Other services offered at the elderly and near elderly only locations include key card entry systems for security, and a Clark County sheriff officer that patrols the buildings, commodities, and there are elevators and a community room at each building, on site laundry facilities.



There are some comparable services, amenities, and community facilities between designated and non-designated properties. The non-designated properties also have patrol officers that roam the exterior of the properties. Two of the non-designated buildings also have elevators and one has a community room. Commodities are also available to those residents who qualify by age.

SMHA also has 200 Non-Elderly Disabled vouchers that are designated vouchers for under 62 and disabled only as well as 50 Mainstream 5 designated vouchers that are for disabled persons of any age to address the mixed occupancy population. SMHA does not give preferences to non-elderly disabled applicants on the public housing or the HCV waiting list.

Our HCV program currently serves 228 elderly families and 110 non-elderly disabled families. There are 1349 total Housing Choice Vouchers for SMHA and there are vouchers available currently.

All other properties operate from a central waiting list at SMHA. Both the public housing and the housing choice voucher waitlists are currently open.

Currently on our public housing central waiting list there are 221 elderly applicants and 1033 non-elderly disabled applicants. In total, there are currently 1254 applicants on the public housing central waiting list. There are zero elderly applicants on the waiting list who have requested units with accessible features. There are two non-elderly disabled applicants on the waiting list who have requested units with accessible features. On our HCV waiting list currently there are 144 elderly applicants, 47 non-elderly disabled applicants, and 1159 applicants in total. Within 7 days of application, each applicant is involved in some stage of application processing. The application stage includes verification of income and local preferences, criminal and eviction screening, current and previous landlord screening, non-payment of rent screening, offers of housing or applicant hearing procedure for denied applicants.

SMHA has 748 units currently occupied in our inventory.

The following units are vacant:

OH021000022: 0 vacant units.

OH021000023: 6 vacant units at Grayhill and 8 units slated for Modernization.



OH021000024: 1 vacant unit at Henry Homes and 5 units slated for Modernization.

OH021000025: 0 vacant units at Hugh Taylor and 6 units slated for Modernization.

OH021000026: 2 vacant units at Lincoln Park 1A 6 units slated for Modernization.

OH021000027: 0 vacant units. At Lincoln Park 1B 2 units slated for Modernization.

OH021000028: 0 vacant units at Lincoln Park 2A. 2 units slated for Modernization.

In support of this request for permission to designate housing, SMHA provides the following additional assurances and confirmations regarding its allocation plan:

1. SMHA does confirm that no lawful tenant of public housing dwelling units (to be designated in conjunction with this plan) will be evicted or have their leases terminated because of designation.
2. SMHA does confirm that SMHA will make payments of actual reasonable moving expenses to the tenant/family who wish to relocate due to designation.
3. SMHA does confirm that access will be provided to comparable housing including appropriate services and design features at a rental rate paid by the tenant that is comparable to the unit from which the tenant/family has vacated.
4. SMHA does confirm that reasonable notice will be provided of the designation and an explanation of available relocation benefits for the agency and the tenant/family.
5. SMHA does confirm that no elderly, near elderly or disabled family residing in a building/unit (designated in conjunction with this plan) may be required to accept services as a condition of occupancy.
6. SMHA is not proposing to designate housing for disabled occupancy only.
7. In determining priority for admission to public housing projects that are designated, SMHA may make units in such projects available to only the types of families for whom the project is designated.
8. The information included in this plan is complete and accurately reflects the facts as presented.



9. SMHA can achieve the objectives outlined in this plan without causing excessive vacancies in buildings subject to the plan.

RESIDENT SELECTION AND ASSIGNMENT - NEW APPLICANTS

All eligible applicants for elderly and near elderly housing will be placed on one waiting list. Applications will continue to be processed based on date and time of application and local preferences. Applicants will be offered all locations for which they are eligible, and where vacancies exist in accordance with the building designations. Elderly and near elderly applicants may also choose to be placed on the mixed occupancy waitlist along with the elderly and near elderly waitlist.

RESIDENT SELECTION AND ASSIGNMENT - TRANSFERS

No current residents will be asked or forced to move in conjunction with the implementation of this plan. Current residents who want to voluntarily transfer can apply to the housing authority.

ALTERNATE RESOURCES

Along with Cole Manor and Murray Street Apartments units remaining in the mixed occupancy population, Lincoln Park AMPs also provide another 20 one-bedroom units. This allows SMHA to provide service with a total of 196 units for our mixed occupancy population. The Housing Choice Voucher Program's waiting list is also open at this time and will allow the mixed occupancy population an opportunity to apply for both types of housing assistance.

According to the City of Springfield's most recent 2019-2023 census data, there are 10.1% ages 65-74 and 6.6% ages 60-64 households of the total population of 58,410.

The 2019-2023 Census data for Clark County shows that the population 18.8 % are disabled and 39.0% are age 65 and over.

The City of Springfield's Consolidated Plan has established a priority to develop policies and procedures to meet the needs of very low-income renter households, those who are experiencing severe cost burdens and who also live in inadequate housing units. One of the targeted populations mentioned in the Consolidated Plan as being impacted are the elderly residents. Therefore, SMHA feels confident that designating the three high- and low-rise buildings as elderly and near elderly only would assist in achieving the housing goal in this Consolidated Plan.