

## Abandoned Lot Becomes Site for Affordable Housing



In 2005, a single-family dwelling burned at 1119 N. Grant Street in Springfield, MO. The lot remained vacant until the current owner, who saw an opportunity to rezone the lot to residential townhouse and construct a duplex with two units of affordable housing using the City of Springfield's HOME program, purchased it February 2008. It is now **occupied by two families**, and the property owner has plans to purchase a nearby lot and create another similar duplex.

The lot is surrounded on all sides by commercial property. Historical records showed that the site had been used as residential land since the early 1900s. With the use of nearly **\$200,000 in private investment** and a City HOME loan funded the development of the property into a two-story duplex with two three bedroom, two bathroom residences. The duplex is Energy Star Certified, increasing the affordability of the housing and decreasing the environmental impact.



Before, June 2006

Before renovation, environmental assessments were performed. The January 2008 Phase I identified the location of two historical filling stations approximately 100 feet north and 200 feet southeast of the site. Because of the nearby and potentially up-gradient locations, a Phase II assessment was recommended. The Phase II did not identify potential soil contamination, or groundwater concentrations above laboratory detection limits, clearing the way for development. A total of **\$13,656 was spent on environmental assessments**, funded by the City of Springfield's 2006 Petroleum Assessment Grant.

The City of Springfield HOME Program provides financing for the rehabilitation and new construction of rental housing which will be available to low to moderate income individuals at an affordable rent rate. The rental property must be within the approved boundary and meet rehabilitation and new construction standards. The owner must have acceptable credit and financial condition, agree to affirmatively market the property, and agree to rent controls for a 20-year period of affordability. Generally, the debt proposed must not be more than the property is worth following rehabilitation. This program, in conjunction with EPA Environmental Grant funding, has enabled the creation of numerous affordable housing units within the City of Springfield – a partnership that will continue for years to come.



After, August 2009