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Filed:   03-15-16  

Sponsored by:   McClure  

First Reading: \_\_\_\_\_

Second Reading: \_\_\_\_\_

COUNCIL BILL NO.   2016- 056  

SPECIAL ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE

1 AUTHORIZING the City Manager, or his designee, to make application to the U.S.  
2 Department of Housing and Urban Development (HUD) for the  
3 Federal Fiscal Year 2016 Community Development Block Grant  
4 (CDBG) and HOME Investment Partnership Program (HOME) funds  
5 under the Consolidated Plan, to accept CDBG and HOME funds; to  
6 enter into any necessary agreements to carry out the grants; to  
7 exercise any and all powers necessary to implement selected  
8 projects; and to select projects for funding for the City of Springfield  
9 Fiscal Year 2016-2017; and reaffirming the Community Development  
10 Objectives and Priorities set out in "Exhibit C." (Staff and Citizen  
11 Advisory Committee for Community Development recommend  
12 approval.)  
13 \_\_\_\_\_  
14

15 BE IT ORDAINED BY THE COUNCIL OF THE CITY OF SPRINGFIELD,  
16 MISSOURI, as follows, that:

17  
18 Section 1 – The City Manager, or his designee, is authorized to make application  
19 for and to do all things necessary to carry out the grant, including the execution of  
20 contracts, provided the form of the contract is approved by the City Attorney, with HUD  
21 for grant funding in the amount of \$1,284,591 in CDBG funds and \$712,642 in HOME  
22 funds under the Housing and Urban-Rural Recovery Act of 1983, for those projects set  
23 out in "Exhibits A and B," said exhibits being attached hereto and incorporated herein by  
24 this reference.  
25

26 Section 2 – The City Manager, or his designee, is hereby authorized to obtain  
27 funding and implement those projects set out in "Exhibits A and B," upon the  
28 acceptance and approval by HUD of such application and agreement.  
29

30 Section 3 - The City Council authorizes the City Manager, or his designee, to file  
31 a final statement of Community Development Objectives and a HOME Program  
32 Description with HUD as set out in Section 1 of this ordinance.  
33

34           Section 4 - The City Council hereby authorizes the City Manager, or his  
35 designee, to exercise any and all powers necessary to obtain Community Development  
36 funding and implement those projects set out in "Exhibits A and B," including the right to  
37 execute a subgrant agreement or agreements for the administration of said projects.  
38

39           Section 5 - The City Council hereby reaffirms the Community Development  
40 Objectives and Priorities, attached hereto as "Exhibit C" and incorporated herein by this  
41 reference.  
42

43           Section 6 - This ordinance shall be in full force and effect from and after passage.  
44

45 Passed at meeting: \_\_\_\_\_  
46

47 \_\_\_\_\_  
48 Mayor  
49

50 Attest: \_\_\_\_\_, City Clerk  
51

52 Filed as Ordinance: \_\_\_\_\_  
53

54 Approved as to form: A. Chalcraft, Weder, Assistant City Attorney  
55

56 Approved for Council action: D. Burnett, City Manager

## EXPLANATION TO COUNCIL BILL NO: 2016- 056

FILED: 3-15-16

ORIGINATING DEPARTMENT: Planning and Development Department

**PURPOSE:** To adopt an ordinance authorizing the City Manager to make application (Annual Action Plan) to the Department of Housing and Urban Development (HUD) for federal fiscal year 2016 Community Development Block Grant (CDBG) and HOME Investment Partnership Program (HOME) funds; to exercise any and all powers necessary to obtain such funding and to select and implement projects for fiscal year 2016; and to reaffirm the Community Development Objectives and Priorities. (Staff and the Citizens Advisory Committee for Community Development (CACCD) recommend approval.)

### BACKGROUND INFORMATION:

The City will receive \$1,284,591 in CDBG funds and \$712,642 for HOME for the next fiscal year beginning July 1, 2016. The CDBG funds will go to those projects listed on "Exhibit A." "Exhibit B," is the HOME Program Description for the use of HOME funds, which principally is dedicated to rental housing rehabilitation and new infill rental housing construction. The Community Development Objectives and Priorities for the program are listed on "Exhibit C."

CDBG proposals were received and a public hearing was held on January 26, 2016 before the City Council and the CACCD. Staff prepared recommendations on discretionary project funding which was reviewed by CACCD at their February 22, 2016 meeting. "Exhibit A," is an itemized listing of staff recommended priority and discretionary projects shown as FY2016 RECOMMENDED. The CACCD met to evaluate staff recommendations and unanimously endorsed the staff recommendation.

Supports the following Field Guide 2030 goal(s): Chapter 2, Early Childhood Development; Major Goal 7, Establish a community priority for quality, affordable housing for families. Chapter 3, Economic Development; Major Goal 2, Aggressively use Economic Development Incentives to encourage investment in the community and to encourage job creation and retention; Major Goals\_3, Plan for and develop infrastructure needed for sustainable quality growth; Major Goal 4, Create and nurture a diversified workforce; Major Goal 6, Ensure that sufficient, suitable, infrastructure-served land and buildings are available for industrial, warehouse, and distribution facilities; Major Goal 7, Continue the development and revitalization of center city Springfield. Chapter 7, Housing; Major Goal 1, Establish a Housing and Neighborhoods Office. This office would be comprised of local government, non-profits, public, and private entities acting as a coordinating body for the purpose of identifying unmet housing and neighborhood needs and implementing solutions. Major Goal 2, Promote diversity of housing types in development and re-development patterns; Major Goal 3, Initiate and implement

meaningful regulation and certification reform; Major Goal 5, Expand incentives and means for funding effective efficiency improvements of the area's housing stock; Major Goal 7, Pursue and expand assistance programs for residents to obtain and maintain housing that is affordable; Major Goal 8, Encourage consortium and other private models to expand availability of affordable housing. Chapter 10, Public Health; Major Goal 5, Develop and ensure safe and healthy environments both indoors and outdoors. Chapter 12, Transportation; Major Goal 2, Operations and Maintenance – The City of Springfield should continue to maintain streets, sidewalks, trails, and the airport, using the most effective strategies to maximize the efficient operation of the existing systems, keeping in mind safety, accessibility, sustainability, and collaboration; Major Goal 3, Economic Development – Encourage economic growth and vitality for Springfield and the region by providing transportation infrastructure and facilities that ensure opportunities for future economic development and promote desire growth; Major Goal 4, Multi-Modal, Interconnected System – The City of Springfield should work within the region to develop, implement, and maintain a multi-modal transportation system that supports housing, education, accessibility, recreation, clean air, water conservation and sustainability; Major Goal 5, Quality of Life and Livability – The City of Springfield should work to improve quality of life and livability by enhancing effectiveness and aesthetics and improving the connectivity and accessibility of the street, pedestrian, bicycle, and light rail/monorail networks, the efficiency and convenience of the existing public transit system.

REMARKS:

The Citizens Advisory Committee for Community Development met and recommended approval on February 22, 2016.

Submitted by:



Brendan K. Griesemer, AICP  
Planning and Development Manager

Recommended by:



Mary Lilly Smith, Director

Approved by:



Greg Burris, City Manager

# Exhibit A

PROJECT #	PROJECT NAME	SPONSOR	FY2016 RECOMMENDED	CHAP REVOLVING INCOME OR PY GRANT	CLP REVOLVING INCOME
<b>PRIORITIES</b>					
AP-1	CDBG Administration	Dept of Planning and Development	284,045.00		
AP-2	Planning and Neighborhood Conservation	Dept of Planning and Development	178,198.00		
H-5	Comprehensive Housing Assistance Program (CHAP)	Dept of Planning and Development	533,610.00		
ED-1	Commercial Loan Program (CLP)	Dept of Planning and Development	0.00		3,615,000.00
PS-15	One Door	Community Partnership of the Ozarks, Inc	89,468.00		
<b>Total Priorities</b>			<b>\$ 1,085,321.00</b>	<b>\$ -</b>	<b>\$ 3,615,000.00</b>
*H-1	Weatherization	OACAC Weatherization Program	6,544.00	68,456.00	
*H-2	Emergency Home Repairs	Council of Churches of the Ozarks		75,000.00	
*H-3	Emergency Home Repairs	Catholic Charities of Southern MO, Inc		75,000.00	
*H-4	Emergency Home Repairs	Habitat for Humanity of Springfield, MO		75,000.00	
<b>Total Housing</b>			<b>\$ 6,544.00</b>	<b>\$ 293,456.00</b>	<b>\$ -</b>
<b>DISCRETIONARY</b>					
PS-1	Weekend Backpack Program	Ozarks Food Harvest	20,169.00		
PS-2	The Salvation Army Emergency Social Services Program	The Salvation Army	22,410.00		
PS-3	Forensic Interviewer	The Child Advocacy Center, Inc	20,169.00		
PS-4	Community Education Enrichment Project (CEEP)	McGregor Elementary, Campbell, & the Boys and Girls Clubs of Springfield, MO	0.00		
PS-5	ORYMCA's Next Generation Workforce & STEM Initiative	Ozarks Regional YMCA	0.00		
PS-6	Lunch Buddies and Meal Time Buddies	Big Brothers Big Sisters of the Ozarks	0.00		
PS-7	OACAC Foster Grandparent Program	Ozarks Area Community Action Corporation	0.00		
PS-8	LifeStrengths	I Pour Life	0.00		
PS-9	The Fairbanks: A Community Hub in the Grant Beach Neighborhood	Drew Lewis Foundation	0.00		
PS-10	Empowering Youth 2016-2017	Great Circle	22,410.00		
PS-11	C.A.S.H. (Come And See How) Financial Literacy Initiative	Community Partnership of the Ozarks	20,169.00		
PS-12	LifeHouse Crisis Maternity Home and After Care Program	Catholic Charities of Southern MO, Inc	22,410.00		
PS-13	Strengthening Empowering Families	Isabel's House, The Crisis Nursery of the Ozarks	22,410.00		
PS-14	Harmony House Emergency Shelter Program	Family Violence Center dba Harmony House	22,410.00		
PS-16	Local Food Access and Development Project	Springfield Community Gardens	0.00		
PS-17	Spotlight on Neighborhood	Hand In Hand Multicultural Center	0.00		
PS-18	Financial Education for Northwest Project	Consumer Credit Counseling of Springfield, MO	0.00		
PS-19	Rare Breed Transitional Housing	The Kitchen, Inc	20,169.00		
<b>Total Discretionary</b>			<b>\$ 192,726.00</b>		
<b>Grand Total</b>			<b>\$ 1,284,591.00</b>		

\* Expenditures may begin upon passage of the Ordinance.

## Exhibit B

	Original Estimate
LOANS FOR HOUSING REHABILITATION & NEW INFILL CONSTRUCTION	\$ 498,778.00
CHDO SET-ASIDE*	\$ 107,000.00
CHDO OPERATING EXPENSES*	\$ 35,600.00
HOME ADMINISTRATION	\$ 71,264.00
TOTAL	\$ 712,642.00
HOME PROGRAM INCOME MAY BE USED FOR ELIGIBLE HOME ACTIVITIES (ESTIMATE)	\$ 975,000.00

\*Community Housing Development Organizations (CHDO) are required by statute to receive approximately 15% of the total HUD appropriation. An additional approximate 5% shown above is to be utilized for operating expenses for the CHDO to maintain its development capacity.

## COMMUNITY DEVELOPMENT OBJECTIVES

The consolidated Plan subscribes to a program which furthers the following federally initiated objectives:

The establishment of a viable community by providing decent housing and a suitable living environment and expanding economic opportunities principally for persons of low and moderate income through activities designed to meet the specific objectives of:

- the elimination of slum and blight
- the elimination of conditions which are detrimental to health, safety, and public welfare
- principally benefitting persons of low and moderate income

The following local objectives shall be utilized in selecting projects and activities for funding:

**Leveraging:** Priority is given to the use of community development funds and resources to leverage direct private investment and to stimulate spin-off and ancillary development and activities consistent with established community development objectives and targets. The degree of leveraging will be considered in the evaluation of projects and progress.

**Cost-Benefit:** All allocations of community funds and resources should produce a benefit level measured in terms of community objectives and targets that justifies the expenditure. Projects and programs should demonstrate a high degree of benefit to cost.

**Targeting:** The allocation of community development funds and resources is most effective when an array of tools, projects and program is directed toward a specific geographic area or particular sphere of concern consistent with prior planning and systematic needs assessment. Priority is thus given to programs and projects that demonstrate a high degree of benefit to cost.

**Citizen Involvement:** Community Development efforts are most apt to prove effective where there is active involvement by those citizens affected by and benefiting from such efforts. Such involvement should begin in the earliest stages of program formulation and continue through implementation and organization and commitment for sustained and continuing involvement.

**Self-Sufficiency:** The establishment of sustained community development program depends at least in part upon reliable and predictable revenue sources. Reduced reliance on outside funding sources is a high priority management objective.

Preference is thus given to revolving programs or programs that produce revenues to the community development program.

### **General Evaluation Criteria**

**Project Implementation:** A project should provide a clear plan to alleviate community needs and the applicant should be able to provide performance measures for carrying out **the plan**.

**Project Readiness:** A project should be ready to proceed as defined in the proposal. The ability to start a project and bring to completion is emphasized by HUD.

### **COMMUNITY DEVELOPMENT PRIORITIES**

1. Funding commitments necessary to satisfy goals established in the Comprehensive Housing Assistance Program are given highest priority.
2. Commercial property rehabilitation and assistance to small business in targeted areas shall remain a priority.
3. Priority shall be given to maintenance of a policy planning and management capacity in order to determine needs, establish short and long term goals and objectives, and evaluate progress on programs and activities in accomplishing overall goals and objectives. The focus shall be neighborhood conservation, business revitalization and commercial viability, historic preservation and affordable housing in the older, built environment of the City.
4. Staff funding shall continue to (a) implement specifically assigned community development projects, (b) provided technical assistance in the planning, formulation and implementation of public-private partnerships, particularly in relation to affordable housing and other activities of principal benefit to persons of low and moderate income, (c) pursue funds and resources to further enhance the community development program, and (d) administer the CDBG Program and meet other necessary and unavoidable program requirements.
5. The following target areas shall be priorities for channeling fiscal resources for housing and economic development:
  - Residential Rehabilitation Loan Area:  
Area bounded by Grand, West Bypass, Kearney and (principally) National
  - Commercial Property Rehabilitation and Assistance Areas:  
Citywide

- Legally Designated Redevelopment Areas:  
Silver Springs, Sherman Avenue and Grant Avenue  
Playground Redevelopment Projects
6. Prior funding commitments for the Central Intake Office (now known as One Door) shall continue.
  7. Priority consideration shall also be given to projects which contribute to environmental sustainability; housing accessibility; employment and business opportunities for low income and minority residents; support for fair housing; and, emergency home repair.