

One-rdg. _____
P. Hrngs. _____
Pgs. 4
Filed 03-06-18

Sponsored by Fulnecky

First Reading _____

Second Reading _____

COUNCIL BILL 2018- 066

GENERAL ORDINANCE _____

AN ORDINANCE

1 AMENDING General Ordinance 6376 for the purpose of authorizing the use of United
2 States Department of Housing and Urban Development funds by the
3 Springfield Affordable Housing Center and One Door to acquire and
4 rehabilitate the Pepperdine Elementary School building.
5 _____
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7 WHEREAS, General Ordinance 6376, which was adopted by City Council on
8 June 12, 2017, authorized, among other things, a building acquisition loan for the
9 Springfield Affordable Housing Center (“SAHC”); and
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11 WHEREAS, the funds for the SAHC project were allocated as an acquisition loan
12 to the Community Partnership of the Ozarks (“CPO”) to find move-in ready office space
13 for SAHC; and
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15 WHEREAS, after several months of searching for adequate office space for
16 SAHC, the CPO submitted a successful bid for the vacant Pepperdine Elementary
17 School; however, said structure requires substantial rehabilitation and environmental
18 hazard remediation; and
19

20 WHEREAS, City Council desires to clarify that the authorization for SAHC’s
21 building acquisition project allows for the use of HUD funds for building rehabilitation as
22 well as acquisition.
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24 NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF
25 SPRINGFIELD, MISSOURI, as follows, that:
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27 Section 1 – General Ordinance 6376, is hereby amended to authorize the SAHC
28 project description to include building acquisition and rehabilitation.
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30 Section 2 – This Ordinance shall be in full force and effect from and after
31 passage.
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33 Passed at meeting: _____

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Mayor

Attest: _____, City Clerk

Filed as Ordinance: _____

Approved as to form: *A. Chaloff, W. W. W. W.*, Assistant City Attorney

Approved for Council action: *Jay B. Bunt*, City Manager

EXPLANATION TO COUNCIL BILL 2018- 066

FILED: 03-16-18

ORIGINATING DEPARTMENT: Planning and Development Department

PURPOSE: To amend General Ordinance 6376 for the purpose of authorizing the use of United States Department of Housing and Urban Development funds by the Springfield Affordable Housing Center and One Door to acquire and rehabilitate the Pepperdine Elementary School building.

BACKGROUND INFORMATION: On June 12, 2017, City Council approved the use of \$1 Million of Department of Housing and Urban Development (“HUD”) funds to replace the current Springfield Affordable Housing Center (“SAHC”) location. The SAHC has experienced significant growth over the past five years and has outgrown the current location. These funds were allocated as an acquisition loan to the Community Partnership of the Ozarks (“CPO”) to acquire suitable office space. The original intent of the loan was for the acquisition of a move-in ready office building. CPO’s volunteer committee reviewed over thirty sites, over a five-month period, while searching for a suitable location. CPO made offers on three sites but were turned down on all three offers. In addition, there were four other sites that were sold before CPO could make an offer.

After five months of searching, CPO submitted a bid for the vacant Pepperdine Elementary School in the amount of \$100,000. They were the successful bidder but the structure needs substantial rehabilitation and some environmental hazard remediation. Now that zoning has been approved for office use, CPO is requesting the use of the remaining \$900,000 for rehabilitation of the structure. Because the original project description approved by City Council was for “building acquisition,” an ordinance to authorize the use of HUD funds for building rehabilitation as well as acquisition is necessary.

This Ordinance supports the following Field Guide 2030 goal: Chapter 7, Housing; Major Goal 7, Pursue and expand assistance programs for residents to obtain and maintain housing that is affordable; and Major Goal 8, Encourage consortium and other private models to expand availability of affordable housing.

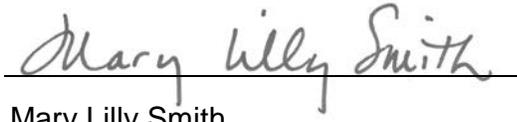
REMARKS: If approved, the loan would be deferred with no payments until the building is sold or is no longer used as the Springfield Affordable Housing Center. Staff recommends amending General Ordinance 6376 to provide for a \$1 million HUD loan to be used for acquisition and rehabilitation of the vacant Pepperdine Elementary School. Use of these loan funds will provide for a productive use in this vacant building and allow CPO to enhance affordable housing services in our community.

Submitted by:



Brendan K. Griesemer, AICP
Assistant Director

Recommended by:

A handwritten signature in cursive script that reads "Mary Lilly Smith". The signature is written in black ink and is positioned above a solid horizontal line.

Mary Lilly Smith
Director

Approved by:

A handwritten signature in cursive script that reads "Greg Burris". The signature is written in black ink and is positioned above a solid horizontal line.

Greg Burris, City Manager