

## RESOLUTION NO. 120050

Describing and acknowledging a Joint Housing Development Partnership between the Kansas City School District, the Land Clearance for Redevelopment Authority (LCRA), the Vineyard/Seven Oaks Neighborhood Associations, and the City of Kansas City, Missouri, for the purpose of creating replacement housing units from the Seven Oaks Apartments (a.k.a. Oak Point); describing a proposed replacement housing plan throughout the Vineyard Neighborhood; and approving the issuance of a Request for Qualifications and Proposals to developers for the Oak Point site generally located at 39th and Elmwood Avenue.

WHEREAS, the Oak Point Project was originally called the Seven Oaks Apartments, a 78-unit complex located from E. 38th Street to E. 39th Street, and generally from Elmwood Avenue to Kensington Avenue; and

WHEREAS, the apartment complex was foreclosed on by the U.S. Department of Housing and Urban Development (HUD)/Federal Housing Administration (FHA) in 2003, all tenants were relocated, and the complex was closed and boarded; and

WHEREAS, on March 6, 2004, HUD entered into an Up-Front Grant Agreement with the Industrial Development Authority (IDA) which stipulated that the apartment complex and adjacent shopping center, six-single family homes, and a filling station be acquired and demolished within nine-months of the filing of the Special Warranty Deed, which transferred ownership of the site to the IDA; and

WHEREAS, on April 15, 2004, City Council approved Ordinance No. 040329, which approved a General Development Plan for the Oak Pointe Redevelopment Planning Area, declared the area blighted and in need of redevelopment, and provided for the demolition of the apartment complex and shopping center; and

WHEREAS, on September 23, 2004, the City Council approved Second Committee Substitute for Ordinance No. 040994 which authorized a contract with the IDA for \$950,000.00 in HOME funds for the Phase I demolition of the Seven Oaks Apartments and the subsequent Phase II replacement of all 78 units on site as required by HUD; and

WHEREAS, under the Phase I contract, the apartment complex was demolished with HOME and Up-Front Grant funds, but the acquisition of the shopping center and development of the entire project was blocked by City Council action on December 9, 2004 through the approval of Ordinance No. 041406 which repealed Ordinance No. 040329; and

WHEREAS, on June 2, 2011, HUD issued a letter to the City citing the Oak Point Project as being a "Delayed HOME Project" requiring an action plan which completed the project or for the City to re-pay HUD for the expended HOME funds of \$746,886.00;

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WHEREAS, the City's Housing and Community Development Department convened meetings with the Kansas City School District's Repurposing staff, and staff from the LCRA to develop a neighborhood-wide plan for replacing the Oak Point housing units at fifteen sites: the vacant Seven Oaks School, the former Holy Temple Home Site, the Oak Point Site, and on twelve single-family lots on scattered sites throughout the Vineyard Neighborhood; and

WHEREAS, on July 11, 2011, the City submitted a response to the HUD letter proposing a replacement housing plan for the Oak Pointe units which included issuance of a Request for Qualifications and Proposals to developers; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City of Kansas City, Missouri is authorized to participate in a Joint Housing Development Partnership with the Kansas City School District, the LCRA, the Vineyard/Seven Oaks Neighborhood Associations for the purpose of planning, coordinating, and developing housing and community improvements in the Planning Area.

Section 2. That the City Council supports the creation of an Urban Renewal Plan for the Vineyard General Development Planning Area.

Section 3. That upon neighborhood and City approval, documentation will be submitted to HUD for its review and approval of the Revised Oak Point Replacement Housing Plan and, upon HUD approval, the City Council will support the Plan's implementation through the issuance of a Request for Qualifications and Proposals to potential developers, receive periodic progress reports from City staff, and determine any further Council actions required to assist in implementation of the Plan.