

BILL NO. 2022-22

RESOLUTION 2022-22

A RESOLUTION OF THE CITY OF WEST PLAINS, MISSOURI, IN SUPPORT FOR THE PROPOSED 48 UNIT DEVELOPMENT OF SENIOR ATTACHED PATIO HOMES KNOWN AS GARNER VILLAS WHICH WILL BE LOCATED AT THE NEWLY CONSTRUCTED GARNER ROAD EXTENSION AND COUNTY ROAD 6460. ALL UNITS WILL BE AFFORDABLE AND BE LEASED TO SENIORS EARNING AT OR BELOW 60% OF THE AREA MEDIAN INCOME.

WHEREAS, The City of West Plains has experienced significant catastrophic loss as a result of 2017 flooding which caused the loss of housing;

WHEREAS, The City of West Plains has been working with Department of Economic Development and has designed a housing vision (Implementing the Vision: Housing Guidelines) which sets forth the City's vision and goals for housing and the use of disaster funds (CDBG-DR):

WHEREAS, Garner Villas is consistent with the priorities and guidelines set forth in the Implementing the Vision; housing guidelines.

WHEREAS, The City of West Plains wishes to support developments which propose to build quality energy efficient housing for families that offer tenants the ability to live in healthy, safe homes at affordable rental rates.

WHEREAS, The City agrees to submit a grant application to DED for CDBG DR funds to aid in the development of Garner Villas requesting funds for public improvements, including street, water, and sewer extension from Garner Blvd. to County Road 6420 and to leverage funds to improve affordability and feasibility of the Garner Villas low income housing tax credit project and take necessary steps to process this funding if approved by DED.

NOW, THEREFORE, BE IT RESOLVED that the City of West Plains, Missouri is pleased to support the Garner Villas housing development consisting of up to 48 units offering four plex attached patio home units with 2-bedroom floor plans and attached garages which is being proposed to the Missouri Housing Development Commission and DED by Housing Plus, LLC. The City believes that Garner Villas will be an example of the type of affordable housing developments that West Plains would like to have developed in our community and will replace much needed housing that was destroyed in the 2017 flooding.

NOW THEREFORE, BE IT RESOLVED THAT THE City of West Plains supports the Garner Villas housing development and urges the Missouri Housing Development Commission to allocate tax credits to fund this development and further urges the Missouri Department of Economic Development to allocate CDBG-DR funds to this project.

CITY OF WEST PLAINS, MISSOURI

PASSED AND APPROVED THIS 22nd DAY OF August, 2022.

BY: Michael Topliff
MAYOR MICHAEL TOPLIFF

ATTEST:

Allison Skinner
CITY CLERK ALLISON SKINNER

Garner Villas

Proposal for senior housing 2022



Housing Plus, LLC

The Proposal—What is it?

Housing Plus, LLC (Becky Selle and Debra Shantz Hart) is interested in working with the City of West Plains to develop affordable senior housing. Our proposed site is located on the south side of the city where there is limited affordable family development but is in close proximity to amenities and health care.

Our development will offer universally designed two bedroom units for seniors over 55. Our design will allow seniors the ability to age in place by designing a home with limited steps/ thresholds. In addition to two bedrooms, each home will have an open floor plan with kitchen, dining area, living area and oversized bath room and laundry. Each unit will also offer a front porch.

Affordable housing, due to the allocation/ sale of federal low income housing tax credits awarded by the Missouri Housing Development Commission (MHDC), offers rents that are a significant savings over market rate rents. The tenant still must pay rent but the goal of the program is to serve individuals of low and moderate incomes so that they are not “rent burdened”.

What will the homes look like?

Our development will offer houses that are designed as “market rate” units that will have an appealing elevation. The development, located on a beautiful tract of land less than 1/2 mile from Walmart on what is known as the Garner Farm, will be designed to compliment new construction homes in the West Plains Community. Each home will be built with high quality products, including a combination of

masonry siding and stone/brick to create durable long lasting finish. In addition, each unit will have an attached garage. The development



will also offer a community building (clubhouse) for residents that will include a computer room, fitness area, community space with kitchen together with tables and chairs. Additionally, there will be an office for a property manager as well as a floating office for area service providers to meet with

tenants.

Durable interior finishes will be selected, including vinyl plank flooring, energy efficient windows/doors and energy efficient appliances.



Properties developed with low income housing tax credits have a minimum 15 year compliance period. In other words, the developer is responsible for the operation and maintenance of the property for at least 15 years. The property is closely monitored by

MHDC during this period as well as the tax credit buyer/investor. This “public/private financing” assures the developer will strictly

adhere to compliance standards and the property will be well maintained.

The homes will be managed by a local on-site manager. There is also a full time maintenance technician to address any repairs that become necessary.

Creating a sense of pride for our residents about where they live is extremely important to us. We strive to work closely with the communities in which we develop, including trying to obtain input from the community and its public officials as to the nature of the community's needs before we plan our developments.

Who will be living next to me?

When asked what kind of person qualifies for affordable housing, many people's minds jump to a depressed image. Seniors living in affordable housing have been or are hard working individuals, like most people living in West Plains. Stringent tenant selection criteria is imposed and each tenant must pass a criminal background check.

How can affordable housing impact my community? What is the benefit?

In addition to meeting a need in the community to provide a safe, decent place to live for seniors, this development will benefit the entire community.

One of the most basic rules of economic development is retail follows roof tops. Providing consumer concentrated areas directly impacts

retail development. Additionally, having quality, affordable housing in close proximity to jobs creates a more stable work force for the employers in the community.

Good Management = Good Neighbors

There are strict tenant rules enforced on each of our projects. The rules include:

- No washing or mechanical repairs permitted on the premises
- Any inoperable vehicle must be removed from the premises immediately
- All entryways and walkways must be kept free of any obstruction. Storage of any items outside a unit is not permitted.
- No signs/ clothing/ rugs shall be hung from the windows, rails or porches
- No exterior alterations will be permitted.

Our proposal

- Up to **50 universally designed senior units**
- 30-60% AMI households
- **Rents from \$500** per unit/ month
- Low Income Housing Tax Credit request
- CDBG DR \$2.5 M request
- **Combines CDBG DR, LIHTC and CDBG DR infrastructure request**
- **SCOCOG** will serve as grant administrator (as they did for Webster Groves Phase 2)
- **Ozark Action** will be service provider to provide services to aid seniors living independently

This project will leverage both low income housing tax credits, CDBG DR multi family housing dollars and CDBG DR infrastructure dollars. The combination of all of these sources of money will help expand development property in West Plains by extending sewer to a valuable development corridor, allow efficient use of federal and state low income housing tax credits to create new housing to help replace housing lost in the 2017 flooding.

Because the DED and MHDC process is extremely competitive, we are asking the City of West Plains for a letter of support. Additionally, DED is requesting confirmation that all municipalities requesting CDBG DR funds “sponsor” the development.

PROJECT INFORMATION

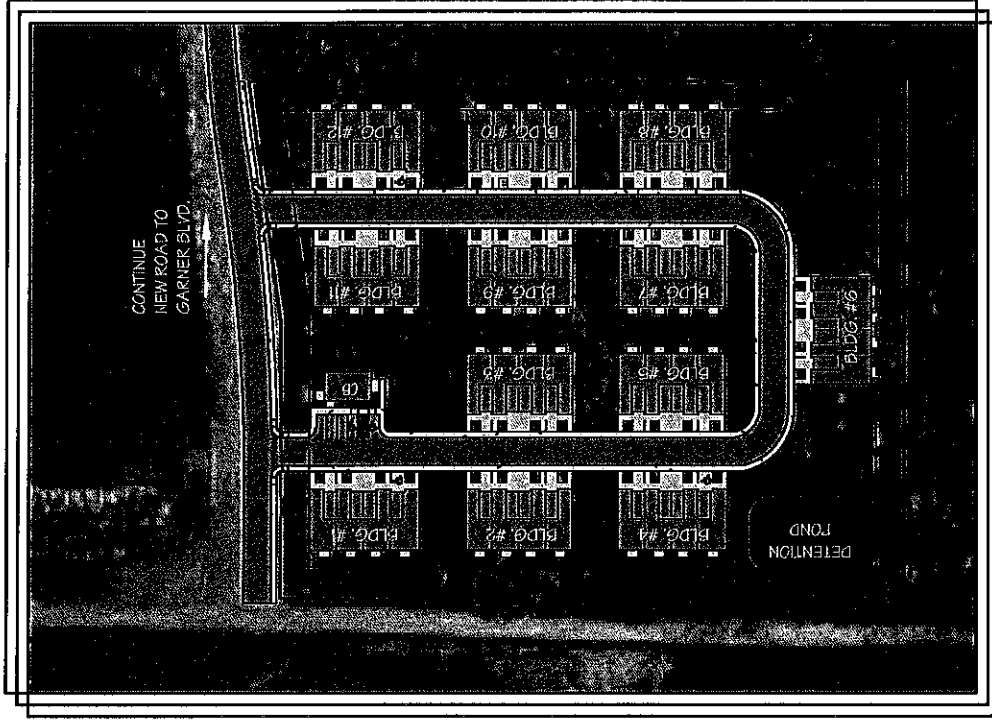
BUILDING
BLDGs. #1, #3, #4, #5, #6, #7, #8, #10 & #11
(4) FHA 2BR/1BA
BLDGs. #2, #9 & #12
(3) FHA 2BR/1BA, (1) ACC. 2BR/1BA

TOTAL LIVING AREA - ... SF
TOTAL COMMON AREA - ... SF
DEVELOPMENT TOTAL - ... SF

UNITS
(45) FHA 2BR/1BA
(3) ACC. 2BR/1BA
48 TOTAL UNITS

PARKING
(3) TYPICAL GUEST SPACES
(2) ACCESSIBLE SEACES, INCL. 1 VAN
5 TOTAL PARKING SPACES

AMENITIES
SITE AREA
5.68 +/- ACRES



PROPOSED SITE PLAN

1" = 160'-0"
JULY 2022

GARNER VILLAS

WEST PLAINS, MISSOURI