

A RESOLUTION SUPPORTING AN APPLICATION BY HRM SERVICES, LLC, TO THE MISSOURI HOUSING DEVELOPMENT COMMISSION – THAYER AVENUE.

WHEREAS, HRM Services, LLC is proposing to acquire and renovate a 20 unit apartment community for families in the City of West Plains at 892 S. Thayer Avenue, and;

WHEREAS, the redevelopment will include 20 affordable apartment units for persons and families, and;

WHEREAS, the City of West Plains, Missouri, supports renovation and updating of these units and promotes affordable housing choices for the benefit of the families of the City of West Plains, and;

WHEREAS, the proposed rehabilitation and renovation of said development situated on approximately 2.5 acres and comprised of two - 2 story walk-up buildings, and one single story structure featuring 20 units, consisting of 14 two bedroom and six three bedroom apartment units with an office and community building supported by professional management, and;

WHEREAS, the proposed affordable housing development is in compliance with the needs as identified in the City’s Comprehensive Plan, and;

WHEREAS, the proposed affordable workforce housing development deserves the support of the City of West Plains for the above and foregoing reasons.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST PLAINS, MISSOURI AS FOLLOWS:

Section 1: The West Plains City Council supports the redevelopment and renovation of the above and aforementioned affordable housing development proposed by HRM Services, LLC.

Section 2: That the City of West Plains is authorized to submit a letter of support for the application by HRM Services, LLC to the Missouri Housing Development Commission.

PASSED AND APPROVED THIS 19TH DAY OF SEPTEMBER 2022.

CITY OF WEST PLAINS, MISSOURI

BY: Michael Topliff  
MAYOR MICHAEL TOPLIFF

ATTEST: Allison Skinner  
CITY CLERK ALLISON SKINNER



August 25, 2022

Mayor Mike Topliff  
City of West Plains  
1910 Holiday Lane  
West Plains, MO 65775

Mayor Topliff:

Kinkade Housing Foundation is a developer with a proven track record in developing and constructing affordable rental housing across the state of Missouri. HRM Services, serving as a consultant to the Foundation, will be applying to the state for the financing necessary to complete a rental development in your community.

Kinkade Housing Foundation will be applying for housing tax credits to the Missouri Housing Development Corporation (MHDC) for the rehabilitation of Seminole Apts in West Plains, MO. This development sits at 892 S. Thayer Ave. The location is near the southern intersection of Business 63 (also known as Broadway) which is the main artery that cuts directly through downtown and then runs parallel with Hwy 63 until they merge at the north end of town. This means residents have direct access to all that the historic downtown has to offer and then modern retail down Hwy 63 such as Walmart and other retail, grocery, and business trades. Below is a brief introductory description of the affordable housing rehabilitation plan being proposed.

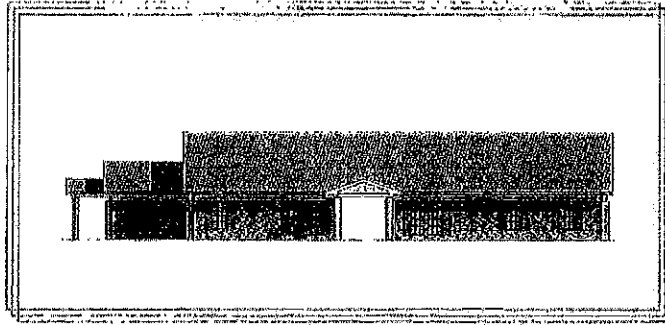
Seminole Apts was built in 1979 which makes this development a prime candidate for rehab tax credits. This is a 20-unit rental community that has aged out of the marketplace with all major systems, fixtures, and finishes exceeding their useful life. Were it not for the below market rental rates this development would not compete in the West Plains market in its current condition. Roofs are damaged with age, HVAC systems have exceeded their useful life. Concrete spalling and settling has caused trip hazards. Appliances are failing. Unit fixtures, finishes and amenities are no longer competitive. Windows seals are broken leak air and water causing damage to walls and floors. After rehab, the units will be energy efficient, modern apartments that will be appealing to individuals and families that are employed in and around West Plains and want to establish roots in your community. This rehab project will not only revitalize existing housing for local West Plains residents but it will improve the overall sense of community and quality of life for the residents, not to mention the economic benefits to the community.



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I have included below a rendering of the proposed apartment and community buildings.



We are reaching out to representatives, including yourself, to gather support for our efforts. The housing tax credit application process is highly competitive, and we would not be successful in this housing plan without the written letters of support provided by your community. I have taken the liberty of including a sample support letter for your reference. Feel free to tailor the sample letter to your liking, but please keep all pertinent information intact for submission purposes.

MHDC is also asking us to include in the application the current zoning classification and confirmation of consistency of this project with your comprehensive plan. Please include this information with your support letter.

Thank you for your consideration. I can be available by phone to discuss the housing plan further if needed.

**Please email a copy of your letter of support to [jdunning@hrmservices.org](mailto:jdunning@hrmservices.org) or you can mail a hard copy to:**

HRM Services  
310 Elm Street  
Washington, MO 63090  
Attn: Janie Dunning

Your support is greatly appreciated.



Janie Dunning  
HRM Services  
[jdunning@hrmservices.org](mailto:jdunning@hrmservices.org)  
573-289-4277



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September 19, 2022

Mr. Kip Stetzler  
Executive Director  
Missouri Housing Development Commission  
920 Main St., Suite 1400  
Kansas City, Missouri 64105

Re: Seminole Apartments 892 Thayer Ave. West Plains, MO

Dear Mr. Stetzler:

As the City Mayor, I am very much aware of the need for affordable housing in and around the City of West Plains. Affordability has become a real concern and issue for many of our employers and for the continuing economic development of community and the surrounding area. I have therefore been asked by City supporters, employers, and economic development advocates to lend my support for this particular redevelopment. It is good that we have a program that benefits these 25 – 30 year old properties. Without renovation we lose these older properties to deterioration, disrepair and functional obsolescence. They can become an eyesore and blight on the neighborhood. The other factors affecting affordability and livability have to do with energy efficiency, accessibility and market demands. Upgrades are necessary improvements to serve today's families whether it is functionality, or services or required amenities (cable, Wi-Fi, Internet, washers/dryers and other modern amenities). Without these upgrades these once affordable properties become less efficient and less in demand and soon are not serving the families that they were built to serve. True livability, functionality and affordability are lost, and the apartments are no longer providing needed housing and services required to accommodate working families with school age children. We believe that we have many working families with children that need these renovated units to keep their children near schools, services, conveniences, play areas and recreational amenities.

The constant complaint that we get from our existing business owners and managers is that a large percentage of our workforce is driving from distances far from their resident. Many younger people are needed in the workforce, but nearness to employment and transportation is a huge problem. Employers simply cannot find workers and many of these workers need housing near their employment. Employee retention is therefore a huge problem, and this reflects negatively on our community and our desire to see continued economic growth in our community. We sincerely hope that you will look with favor on this application. I sincerely hope you can help us keep, maintain and improve our existing affordable housing stock. I appreciate your consideration of this application.

Sincerely,

Michael Topliff, Mayor

**"Serving the West Plains community through innovation and excellence."**