

A RESOLUTION OF THE CITY OF WEST PLAINS, MISSOURI, IN SUPPORT FOR THE PROPOSED THAYER HEIGHTS HOUSING DEVELOPMENT.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF WEST PLAINS, MISSOURI AS FOLLOWS:

WHEREAS, Willow Springs Foundation is proposing to rehabilitate an existing 24-unit multi-family housing development for families located at 892 Thayer Avenue in the City of West Plains; and

WHEREAS, Willow Springs Foundation is seeking approval of a Low-Income Housing Tax Credits (LIHTC) and HOME program application for funding through the Missouri Housing Development Commission (MHDC); and

WHEREAS, the City of West Plains, Missouri, supports economic development and promotes housing choices for the benefit of the families that desire to live and work in the City of West Plains; and

WHEREAS, the proposed housing development follows the needs as identified in the City's Comprehensive Plan and Housing Study; and

WHEREAS, the proposed housing development will rehabilitate and preserve 24 units of affordable housing and meets zoning requirements within the City of West Plains;

NOW THEREFORE, BE IT RESOLVED BY the Council of the City of West Plains supports the pursuit of the LIHTC and HOME application for the Thayer Heights housing development. The Mayor will sign this Resolution for use by the Missouri Housing Development Commission to confirm the City of West Plains support for this development.

Adopted this 18th day of September 2023.

Michael Dapitt
Mayor

ATTEST:

Aaron Skinner
City Clerk



Date 9/6/2023

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

Letter of Support for the renovation Seminole Apartments at 892 S. Thayer Ave. in West Plains, MO
(to be know as Thayer Heights)

Dear Mr. Stetzler:

On behalf of Developer Willow Springs Community Foundation and the project Consultant (HRM Services) I am writing to support the application for renovation and rehabilitation of an existing RD apartment complex in our community. I appreciate the efforts being made to update and renovate this affordable rental property. I am afraid that the years have taken their tow on the existing improvements.

We have also been asked to state that the property is currently zoned R-2 for Multifamily housing which makes the existing development a legal use for this parcel. The property is also in compliance with our current Comprehensive Land Use Plan.

In closing I would like to thank you for your thoughtful consideration of this proposal. As you can see from our comments we hope you will fund these needed improvements to this property.

Respectfully,

A handwritten signature in black ink, appearing to read "Dustin Harrison".

Dustin Harrison

City of West Plains Building Official/Zoning Administrator



MAKE IT HAPPEN HERE

Date: 9/6/2023

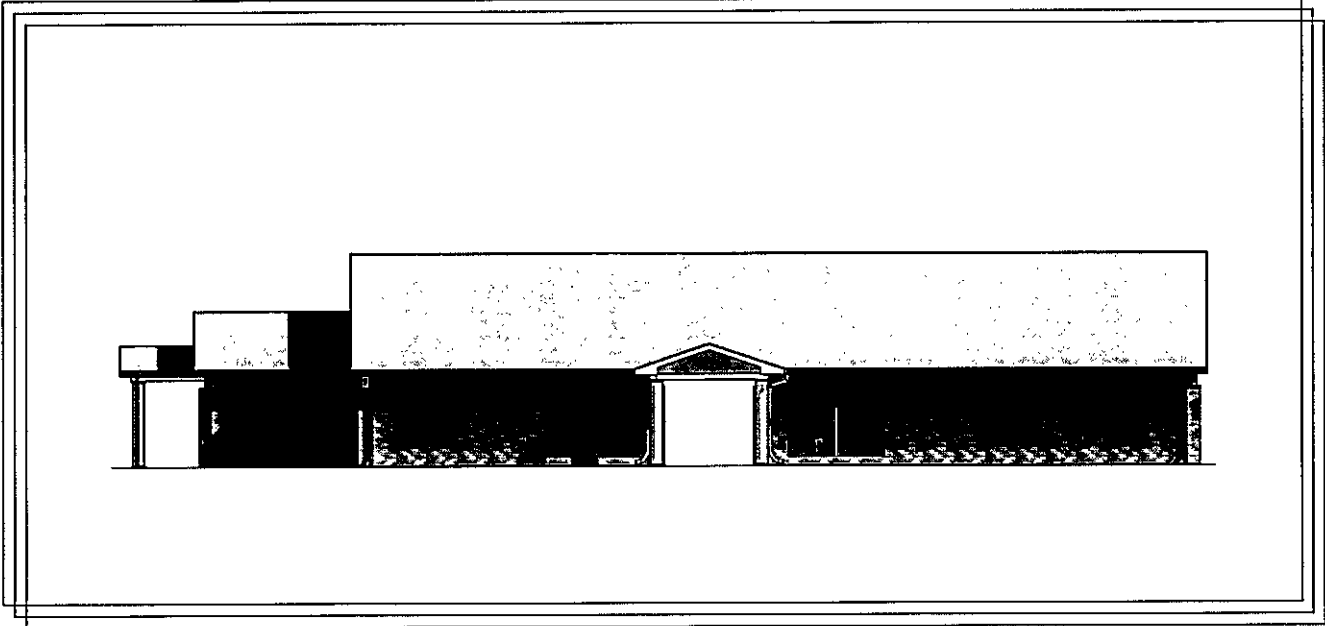
RE: 892 S. Thayer Ave

This letter confirms that the property located 892 S. Thayer Avenue, has a zoning classification of R-2 urban residential district is a district for single-family homes, duplexes and small apartments with an average density of no more than eight dwelling units per acre served by city and sewer systems and protected from non residential uses. No manufactured, mobile home or trailer house shall be permitted

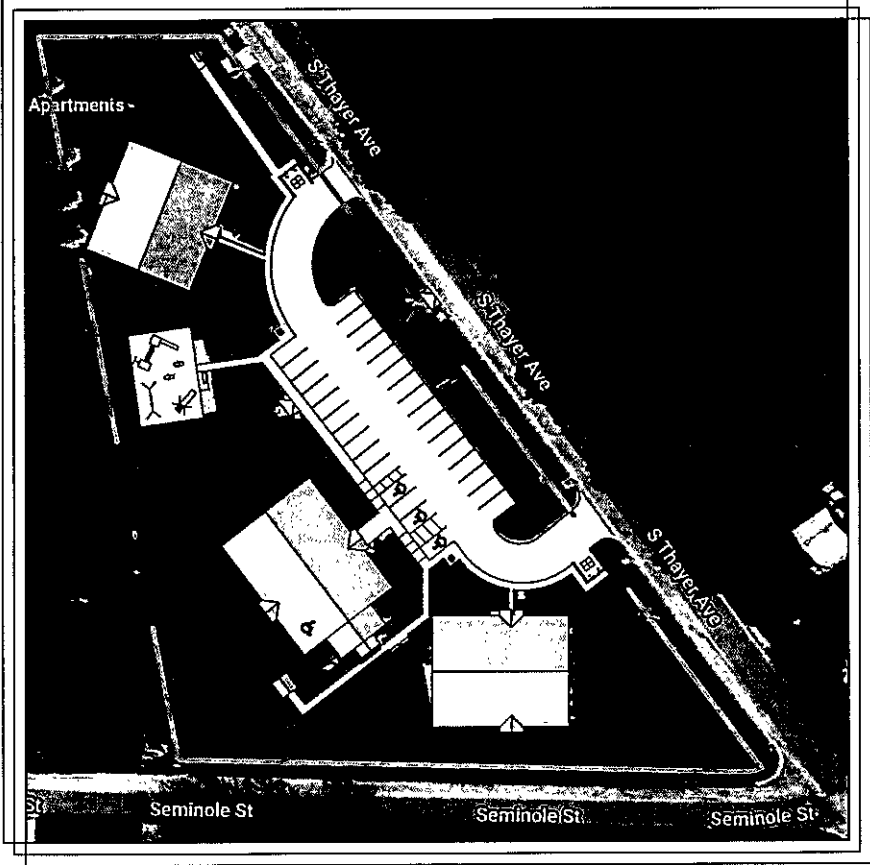
If you have any questions or need additional information, please contact me at 417-256-7176 Monday through Friday between the hours of 7:00 a.m. and 4:00 p.m.

Sincerely,

Dustin Harrison
City of West Plains
Building Official/Zoning Administrator
Dustin.harrison@westplains.gov



THAYER HEIGHTS
West Plains, Missouri



COVER SHEET

AUGUST 2022



THAYER HEIGHTS
WEST PLAINS, MO





892 S THAYER AVE,
WEST PLAINS, MO 65775

GPS WAYPOINT
N 36° 43' 09.55"
W 91° 50' 07.45"

SITE LOCATION MAP



AUGUST 2022



THAYER HEIGHTS

WEST PLAINS, MO



PROJECT INFORMATION

BUILDINGS

- BLDG. "A" - 4 PLEX
- (2) 2BR/1BA, (2) 3BR/2BA, OLM
3,622 SF TOTAL LIVING AREA
- BLDG. "B" - 8 PLEX
- (4) 2BR/1BA, (4) 3BR/2BA
7,244 SF TOTAL LIVING AREA
- BLDG. "C" - 8 PLEX
- (8) 2BR/1BA
5,880 SF TOTAL LIVING AREA

- TOTAL LIVING AREA - 16,746 SF
- COMMON AREA - 365 SF
- DEVELOPMENT TOTAL - 17,111 SF

UNITS

- (12) TYP./FHA 2BR/1BA
- (1) AVY 2BR/1BA
- (1) ACC. 2BR/1BA
- (6) TYP./FHA 3BR/2BA
- 20 TOTAL UNITS

PARKING

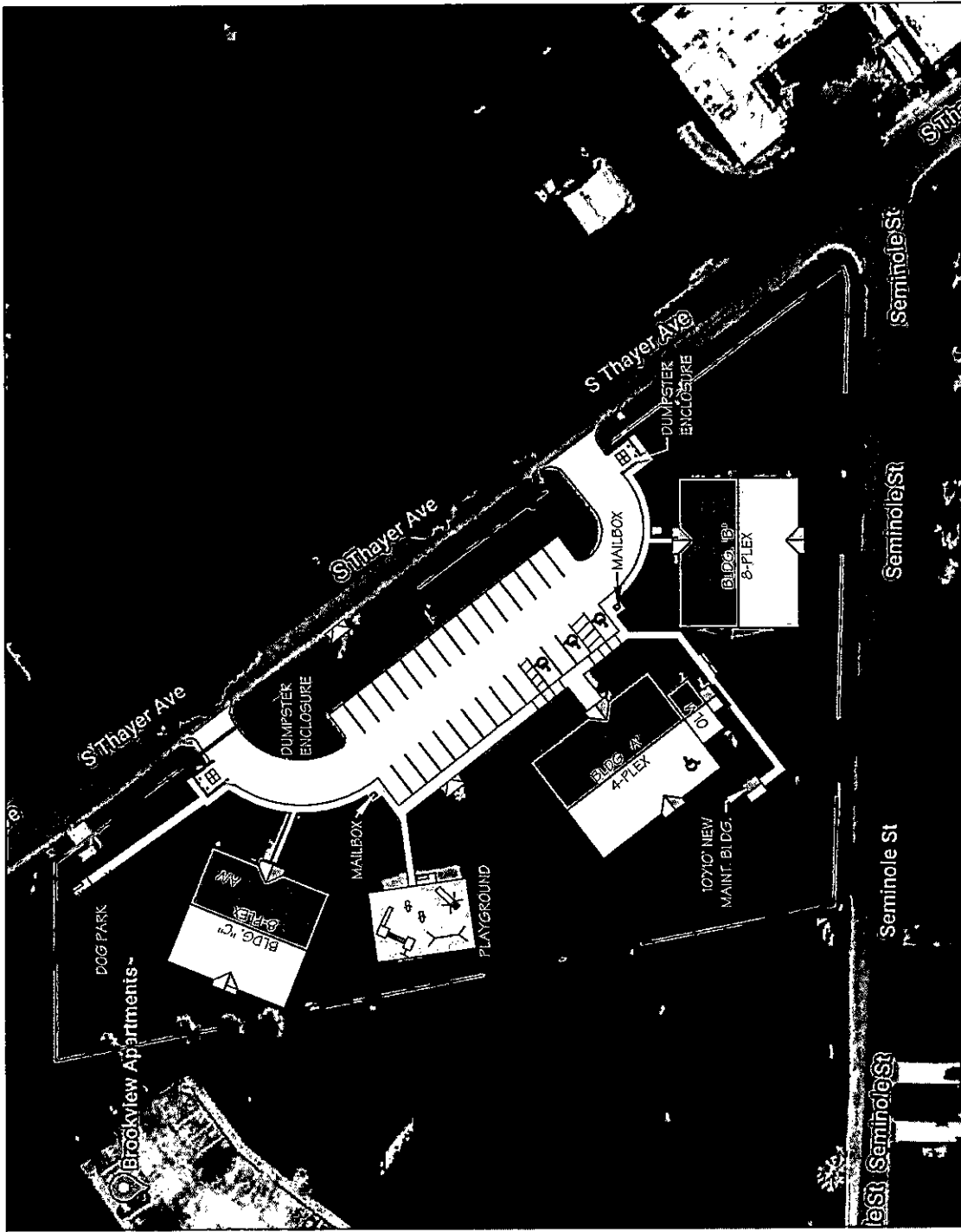
- (27) TYPICAL RESIDENT SPACES
- (3) ACCESSIBLE SPACES, INCL. 1 VAN
- 30 TOTAL PARKING SPACES

AMENITIES

- MAILBOX KIOSK
- PLAYGROUND
- DOG PARK

SITE AREA

1.87 +/- ACRES



RENOVATED SITE PLAN



THAYER HEIGHTS

WEST PLAINS, MO





August 19, 2023

Mr. Mike Topliff
1910 Holiday Lane
West Plains, MO 65775

Dear Mr. Topliff:

You are receiving this letter to provide notification that Willow Springs Foundation along with HRM Services, serving as a consultant to Willow Springs Foundation, will be applying to the state for the financing necessary to complete a rental development in your community.

Willow Springs Foundation, an experienced developer with a proven track record in developing and constructing affordable rental housing throughout the state of Missouri, will be applying for housing tax credits to the Missouri Housing Development Corporation (MHDC) for the rehabilitation of a multifamily development for seniors in West Plains to be named Thayer Heights. The site that has been chosen for Thayer Heights has been carefully selected to ensure it is convenient to essential shopping, healthcare services, social and recreational opportunities, and employment.

Thayer Heights will consist of 24 two-bedroom units. The units will be energy efficient, modern apartments that will be appealing to seniors who want to live independently in the community. The development will allow them to live in quality housing with services that will give them an opportunity to concentrate on their personal health, well-being, and enjoyment of life. The development's proximity to services, programs, activities, and social gathering places will encourage interaction and involvement in the greater West Plains community, thus promoting an overall sense of community belonging which is important in reducing the isolation that often occur with the senior population.

Enclosed is an architectural rendering of the proposed development to help you visualize what the development will look like.

We are reaching out to community and area 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 development 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, though it is asked that you please keep all pertinent information intact for submission purposes.

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

Please email a copy of your letter of support to rmeyer@hrmservices.org or you can mail a hard copy to:

HRM Services
Attn: Rhonda Meyer
310 Elm Street
Washington, MO 63090

Your support and response are greatly appreciated.

Respectfully,

Rhonda Meyer
Development & Supportive Services Analyst
Phone 636-527-2003 | Cell 636-369-1006 | Fax 636-527-2003
rmeyer@hrmservice.org



This firm is an equal opportunity provider and employer

