

Springfield Land Clearance for Redevelopment Authority

Tuesday, May 3, 2022 at 4:00 p.m.

Conference Room 2 West - Busch Municipal Building

840 Boonville Avenue, Springfield, MO 65802

1. Call To Order

2. Roll Call

3. Approval Of Minutes

3.I. Minutes - January 4, 2022

Documents:

[MINUTES LCRA JAN 4 2022.PDF](#)

4. New Business

4.I. Request For Real Property Tax Abatement For Redevelopment Project Inside The Cedarbrook Apartments Public Housing Redevelopment Area Located At 811 North Cedarbrook Avenue; Keystone Family Homes, LP, Applicant

Documents:

[LCRA ABATEMENT APPLICATION - CEDARBROOK APTS.PDF](#)

4.II. Request For Real Property Tax Abatement For Redevelopment Project Inside The Dogwood Apartments Public Housing Redevelopment Area Located At The Southeast Corner Of The

**Redevelopment Area Located At The Southeast Corner Of The
Intersection South Campbell Avenue And West Madison Street;
Keystone Family Homes, LP, Applicant**

Documents:

[LCRA ABATEMENT APPLICATION - DOGWOOD APTS.PDF](#)

**4.III. Request For Real Property Tax Abatement For Redevelopment
Project Inside The Villa Marie Apartments Public Housing
Redevelopment Area Generally Located Along The North Side Of
The 1000 Block Of East Norton Road; Keystone Family Homes, LP,
Applicant**

Documents:

[LCRA ABATEMENT APPLICATION - VILLA MARIE APTS.PDF](#)

5. Other Business

6. Adjourn

Springfield Land Clearance for Redevelopment Authority

**Tuesday, January 4, 2022, at 4:00 PM
Conference Room 2-West
Busch Municipal Building
840 N Boonville Ave, Springfield, MO
and via Zoom**

Minutes

1. Call to Order

2. Roll Call

Present: Ryan Cosby

Zoom: Ben Edmondson, Nancy Herchenroeder, Stephanie Shadwick and Dan Scott

Others Present: None

Staff: Sarah Kerner, Matt Schaefer, Bill Weaver, Jill Burris, and Judy White

3. Approval of Minutes – July 6, 2021

Ben Edmondson made a motion to approve. Stephanie Shadwick seconded the motion. Motion was approved (5-0).

4. New Business

- a. Resolution No. 2022-3275; a resolution authorizing the Chairman to sign a quitclaim deed releasing and transferring the Authority's interest in Hawthorn Park, a 3.21-acre public park generally located inside the Grant Avenue Playground Urban Renewal Area at the southwest corner of East Madison Street and South Market Avenue, to the Springfield-Greene County Park Board.

Dan Scott made a motion to approve. Stephanie Shadwick seconded the motion. Motion was approved (5-0).

5. Other Business

None

6. Adjourn

Ryan Cosby made a motion to adjourn. Nancy Herchenroeder seconded the motion. Motion was approved (5-0).





Land Clearance for Redevelopment Authority Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo

Property Address: 811 North Cedarbrook Avenue, Springfield, MO. 65807

Redevelopment Area: Cedarbrook Apartments Public Housing Redevelopment Area

Developer Name: Keystone Family Homes

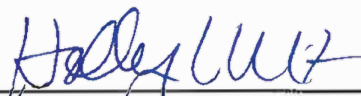
Contact Person: Holly Knight

Mailing Address: 1910 Farmerville Highway, Ruston, LA. 71270

Telephone: 318-224-2997 Fax: _____

Email: Jcroxton@bgcadvantage.com

Does Applicant Own or Lease the Property? Lease

Signature:  Date: 03/22/2022

Printed Name: Holly Knight

Required Attachments:

- Legal description of project
- \$451 application fee
- Ten (10) hard copies and one electronic (.pdf) copy of the following:
 - Narrative identifying the scope of the proposed project
 - Site plan and floor plans
 - Concept plan and/or renderings, if available
 - Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- If property is located in the *Downtown Redevelopment Area*, please note additional requirements on page 2 of this application.

PROJECT NARRATIVE

Cedarbrook Apartments Public Housing Redevelopment Area

Cedarbrook Apartments (current RAD project)

Cedarbrook apartments are located at 811 North Cedarbrook Avenue - 24 one bedrooms, 32 two bedrooms, 16 three bedrooms, and 8 four bedrooms, totaling 80 residential housing community homes. There will be a total of 20 PBV units at this site which include the following unit mix: 12 three bedrooms and 8 four bedrooms. A new community building will be added.

Units will receive interior updates to the kitchens, bathrooms, HVAC systems, hot water heaters, upgraded flooring, and better accessibility features. Higher efficiency lighting, water, and HVAC will be included. Exterior upgrades will be planned as well.

Legal Description:

TRACT X: (811 N. Cedarbrook Ave)

ALL OF LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4), SPRINGFIELD INDUSTRIAL PARK
THIRD ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

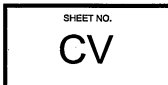
Addresses:

811 N. Cedarbrook Ave., Springfield, MO 65802

FOR
HOUSING AUTHORITY
OF SPRINGFIELD

[illegible]

BUILDING "B,D,E,N,O,Q" - (24) 1 BEDROOM UNITS (TYP).....560 SQ.FT
 BUILDING "C,G,I,L,P,R,S,T,U" (32) 2 BEDROOM UNITS (TYP).....800 SQ.FT
 BUILDING "H,J,K" - (16) 3 BEDROOM UNITS (TYP)....1,070 SQ.FT
 BUILDING "F,M" - (8) 4 BEDROOM UNITS (TYP)....1,365 SQ.FT



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SITE PLAN KEYNOTES

- C1 INSTALL CONCRETE WHEEL STOP. SEE DETAIL 3/C1.2

C2 PAINT 4" WIDE PARKING LOT STRIPING (WHITE)

C3 PAINT 4" WIDE STRIPES @ 24" O.C., 45° ANGLE, WITH 4" WIDE PERIMETER STRIPE (WHITE)

C4 CONSTRUCT HANDICAP RAMP. SEE DETAIL 3/C1.1

C5 SUPPLY AND INSTALL HANDICAP SIGN W/ POST. SEE DETAIL 3/C1.2

C6 SUPPLY AND INSTALL "VAN ACCESSIBLE" HANDICAP SIGN W/ POST. SEE DETAIL 3/C1.2

C7 CONSTRUCT WOOD FENCE ENCLOSURE FOR TRASH BIN. SEE DETAIL 3/C2.1

C8 REMOVE EXISTING PARKING STRIPPING AND RESTRIPE PER SITE PLAN
- C9 EXISTING PLAYGROUND EQUIPMENT TO REMAIN.

C10 REMOVE EXISTING MAILBOX SYSTEMS IN THEIR ENTIRETY.

C11 PROVIDE INDIVIDUAL MAILBOXES AT ADA ACCESSIBLE UNITS.

C12 CONSTRUCT MONUMENT SIGN AT ENTRY. SEE DETAIL 2/C2.1

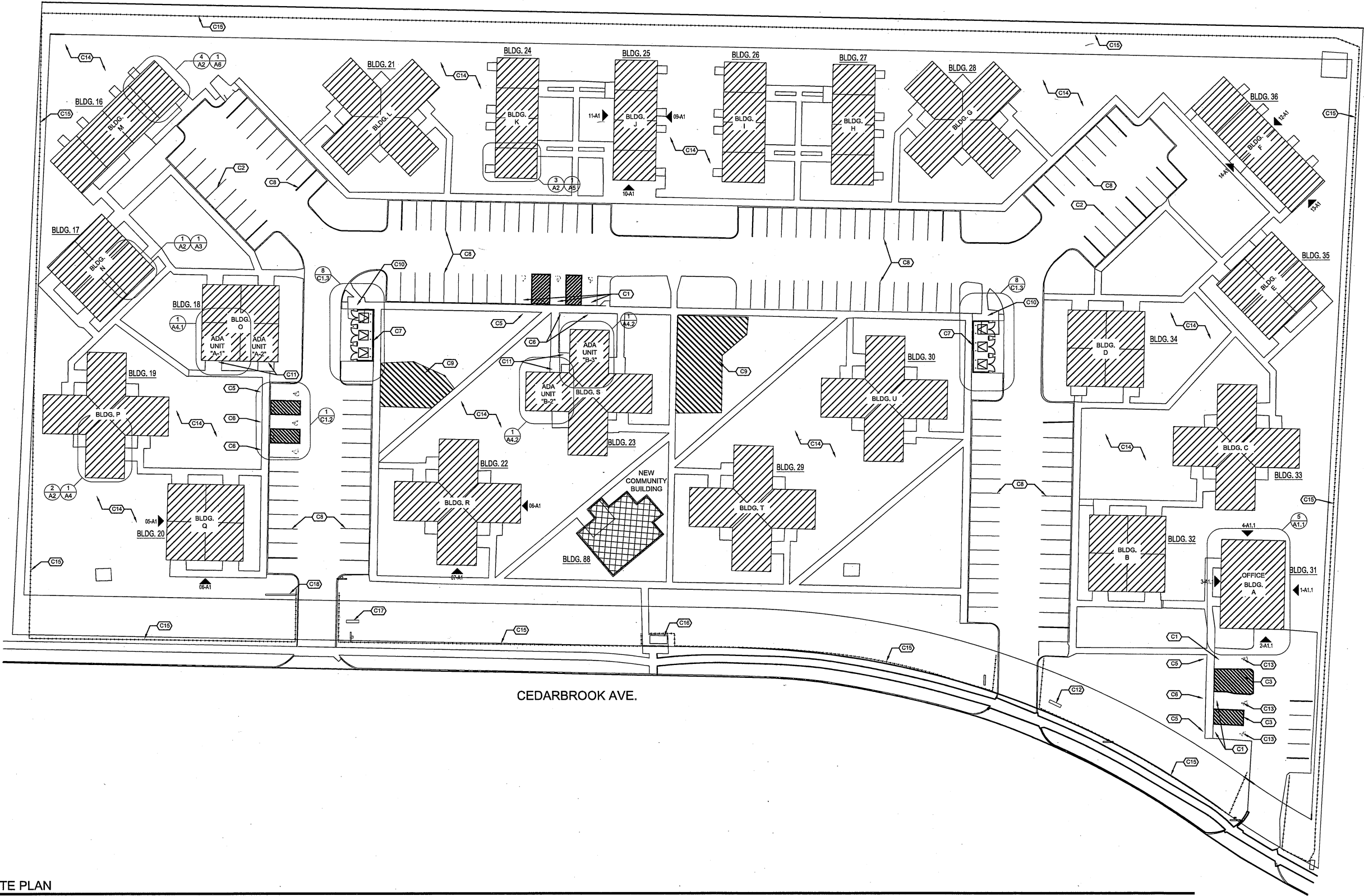
C13 PAINT HANDICAP SYMBOL. SEE DETAIL 3/C1.1

C14 DEMOLISH ALL EXISTING CLOTHES LINES, STEEL POSTS AND SUBSEQUENT CONCRETE FOOTING IN THEIR ENTIRETY. BACKFILL AND COMPACT FOOTING VOID WITH APPROPRIATE SOILS AND THEN SEED AND STRAW AFFECTED AREA

C15 EXISTING FENCE TO REMAIN (PROTECT)
- C16 EXISTING BUS STOP TO REMAIN (PROTECT)

C17 EXISTING SIGN TO REMAIN (PROTECT)

C18 EXISTING GATE TO REMAIN (PROTECT)



CEDARBROOK AVE.



REVISIONS

CD PACKAGE	9-25-2020

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ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-6462 FAX: (417) 863-9222



CEDARBROOK APARTMENTS

FOR

HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65802

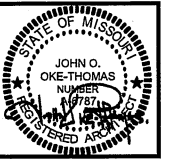
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DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.

C1.1



REVISIONS

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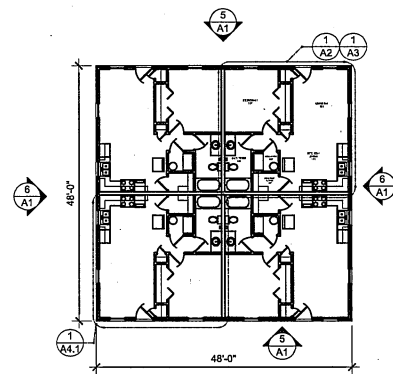
CEDARBROOK APARTMENTS
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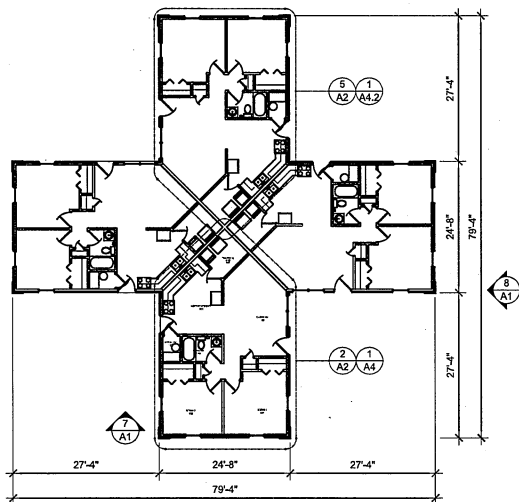
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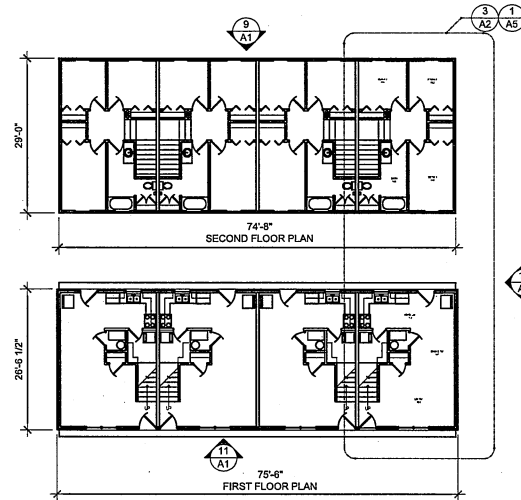
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A1



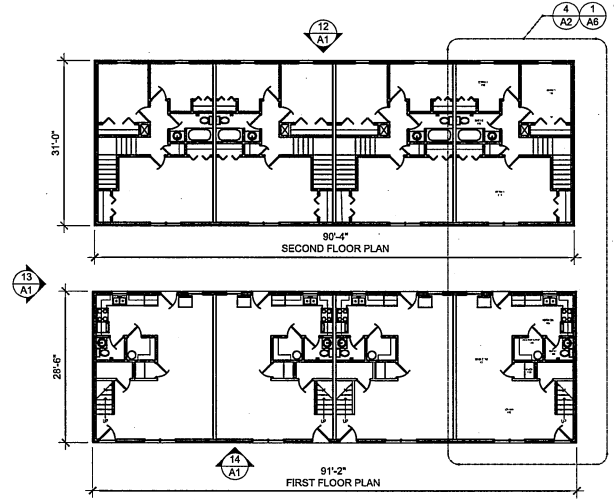
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A1
EXIST. 1 BDRM (4 UNIT) BLDG. "B,D,E,N,O,Q"
1/16" = 1'-0"



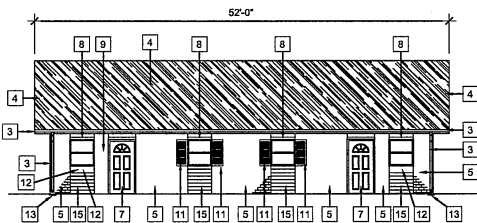
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A1
EXIST. 2 BDRM (4 UNIT) BLDG. "C,G,L,P,R,S,T,U"
1/16" = 1'-0"



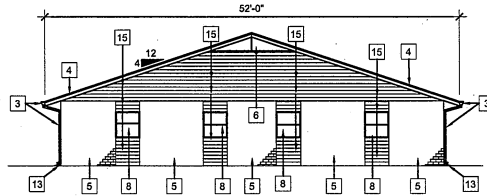
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A1
EXIST. 3 BDRM (4 UNIT) BLDG. "H,I,J,K"
1/16" = 1'-0"



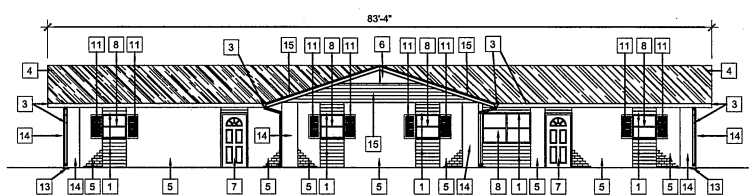
4
A1
EXIST. 3 BDRM (4 UNIT) BLDG. "F, M"
1/16" = 1'-0"



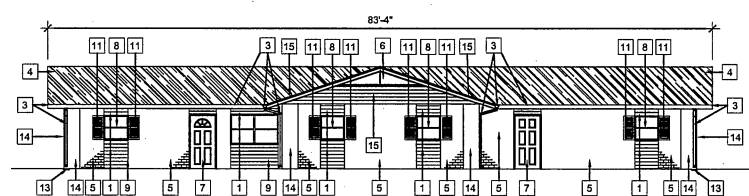
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A1
EXIST. 1 BDRM BLDG FRONT ELEVATION
3/32" = 1'-0"



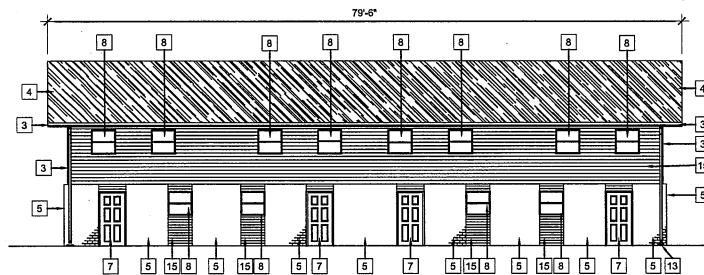
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A1
EXISTING 1 BDRM BLDG SIDE ELEVATION
3/32" = 1'-0"



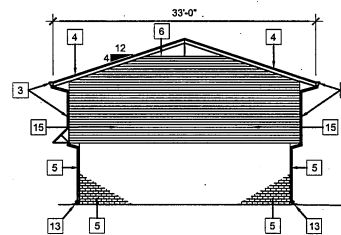
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A1
EXISTING 2 BDRM BLDG FRONT ELEVATION
3/32" = 1'-0"



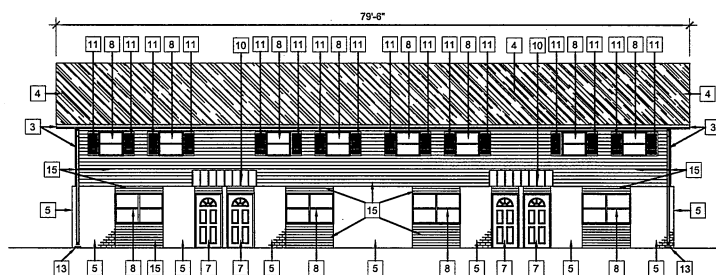
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A1
EXISTING 2 BDRM BLDG FRONT ELEVATION
3/32" = 1'-0"



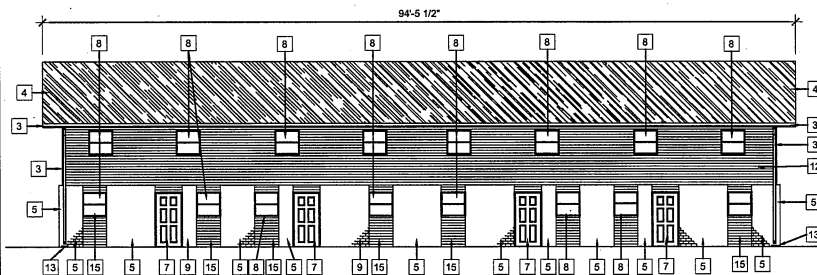
9
A1
EXIST. 3 BDRM BLDG "H, I, J, K" REAR ELEVATION
3/32" = 1'-0"



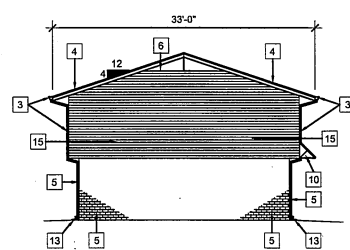
10
A1
EXIST. 3 BDRM BLDG "H, I, J, K" ELEVATION
3/32" = 1'-0"



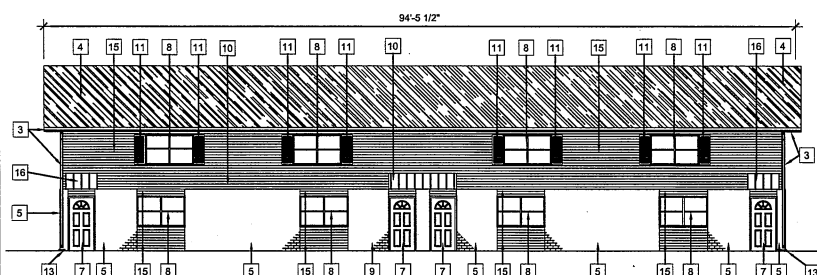
11
A1
EXIST. 3 BDRM BLDG "H, I, J, K" FRONT ELEVATION
3/32" = 1'-0"



12
A1
EXIST. 3 BDRM BLDG "F, M" REAR ELEVATION
3/32" = 1'-0"



13
A1
EXIST. 3 BDRM BLDG UNIT "F, M"
3/32" = 1'-0"



14
A1
EXIST. 3 BDRM BLDG "F, M" FRONT ELEVATION
3/32" = 1'-0"

ELEVATION KEY NOTES

- REMOVE ALL EXISTING EXTERIOR SIDING. REPLACE WITH (PRE-PAINTED) FIBER CEMENT BOARD AND BATTEN SIDING SYSTEM. ARCHITECT/OWNER TO SELECT COLOR.
- PAINT ALL EXTERIOR HANDRAILS AT ALL ADA UNITS. ARCHITECT/OWNER TO SELECT COLOR.
- REMOVE AND REPLACE EXISTING DAMAGED GUTTER AND DOWNSPOUT SYSTEMS AS REQUIRED. MATCH EXISTING COLOR.
- REMOVE EXISTING ASPHALT SHINGLE ROOF SYSTEM AND EXISTING #15 ASPHALT ROOFING PAPER DOWN TO THE EXISTING WOOD SHEATHING. REPLACE WITH NEW ARCHITECTURAL GRADE ASPHALT SHINGLE SYSTEM OVER #15 ASPHALT ROOFING PAPER AND ICE AND WATER SHIELD AT ALL RIDGES, VALLEYS, VERTICAL TRANSITIONS AND EAVE LOCATIONS PER STANDARD INSTALLATION PRACTICES.
- EXISTING BRICK VENEER TO REMAIN (PROTECT).
- REMOVE ALL EXISTING ATTIC VENT SYSTEMS. REPLACE WITH PREFINISHED ALUMINUM VENT SYSTEMS. COLOR BY ARCHITECT.
- REMOVE AND REPLACE THE EXISTING ENTRY DOOR WITH NEW paneled DOOR INDICATED ON UNIT FLOOR PLAN. SEE DOOR SCHEDULE.
- REMOVE AND REPLACE EXISTING ALUMINUM WINDOWS WITH NEW INSULATED VINYL WINDOWS.
- EXISTING BRICK TO REMAIN.
- PROVIDE 2' x 2' x 8" METAL AWNING EQUAL TO "AWNTECH" HOUSTONIAN
- LOUVERED EXTERIOR VINYL SHUTTERS 18" WIDE.
- PROVIDE PLANTER BOX.
- REUSE EXISTING OR PROVIDE PRECAST CONCRETE SPLASH BLOCK.
- ADD CULTURED STONE TO OUTSIDE CORNERS OF EXISTING BRICK VENEER.
- EXISTING SIDING TO REMAIN
- PROVIDE 2' x 2' x 4" METAL AWNING EQUAL TO AwnTECH "HOUSTONIAN".



REVISIONS	
CD PACKAGE	9-25-2020

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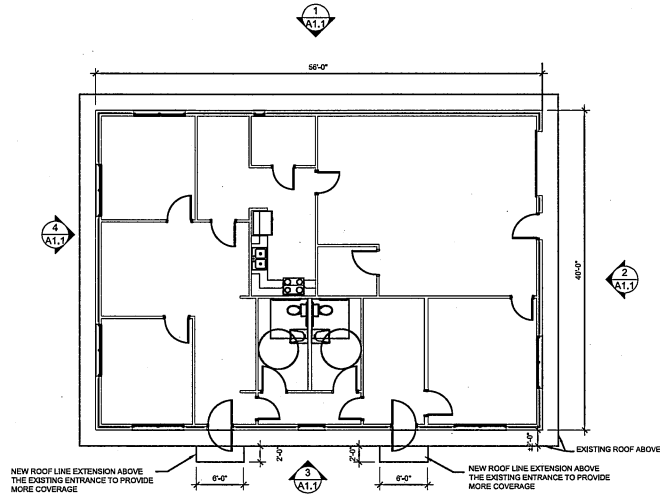
CEDARBROOK APARTMENTS
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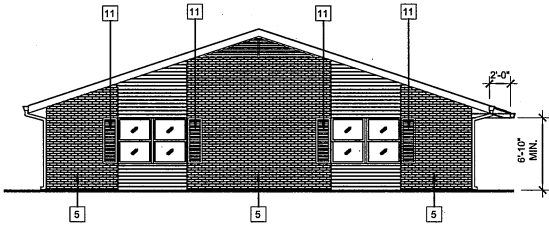
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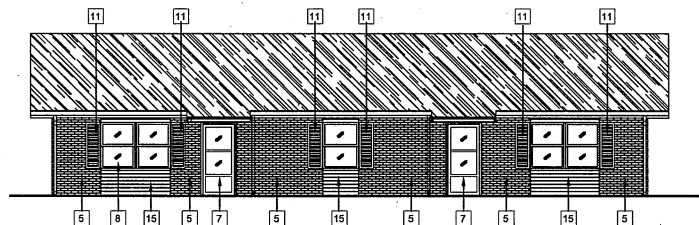
SHEET NO.
A1.1



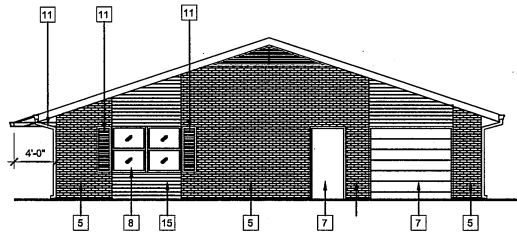
5
A1.1 | **EXISTING OFFICE BUILDING - FLOOR PLAN**
3/32" = 1'-0"



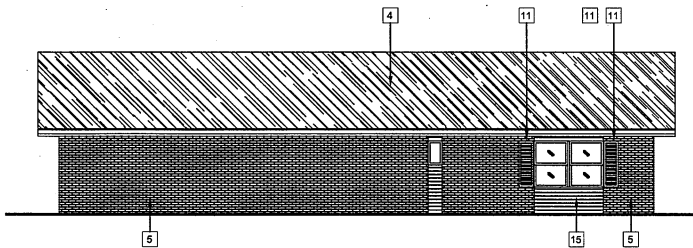
4
A1.1 | **EXISTING OFFICE BUILDING - EAST ELEVATION**
1/8" = 1'-0"



3
A1.1 | **EXISTING OFFICE BUILDING - SOUTH ELEVATION**
1/8" = 1'-0"



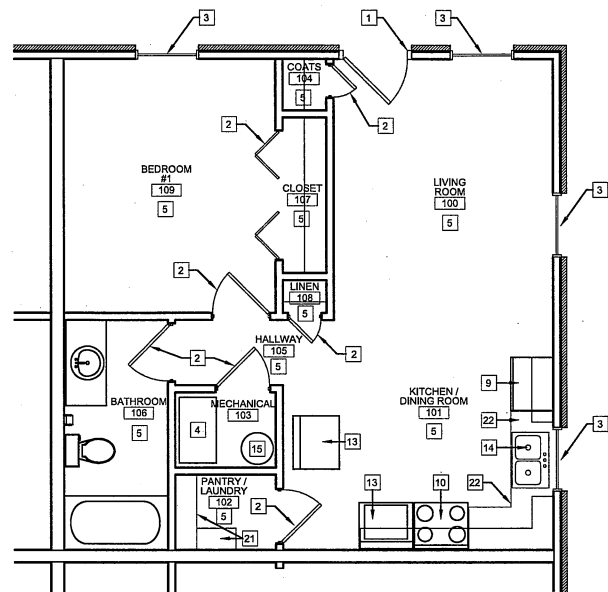
2
A1.1 | **EXISTING OFFICE BUILDING - WEST ELEVATION**
3/32" = 1'-0"



1
A1.1 | **EXISTING OFFICE BUILDING - NORTH ELEVATION**
3/32" = 1'-0"

ELEVATION KEY NOTES

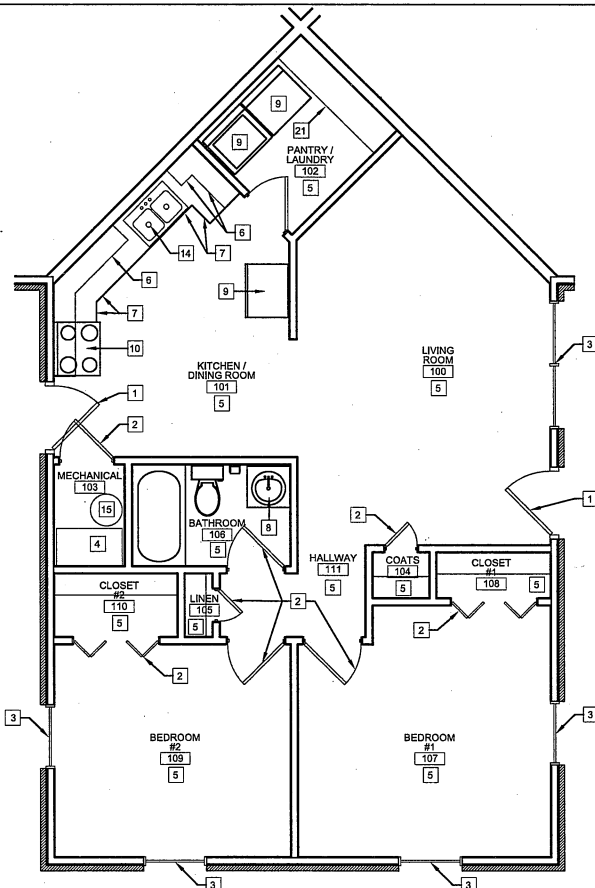
- 1 REMOVE ALL EXISTING EXTERIOR SIDING. REPLACE WITH (PRE-PAINTED) FIBER CEMENT BOARD AND BATTEN SIDING SYSTEM. ARCHITECT/OWNER TO SELECT COLOR.
- 2 PAINT ALL EXTERIOR HANDRAILS AT ALL ADA UNITS. ARCHITECT/OWNER TO SELECT COLOR.
- 3 REMOVE AND REPLACE EXISTING DAMAGED GUTTER AND DOWNSPOUT SYSTEMS AS REQUIRED. MATCH EXISTING COLOR.
- 4 REMOVE EXISTING ASPHALT SHINGLE ROOF SYSTEM AND EXISTING #15 ASPHALT ROOFING PAPER DOWN TO THE EXISTING WOOD SHEATHING. REPLACE WITH NEW ARCHITECTURAL GRADE ASPHALT SHINGLE SYSTEM OVER #15 ASPHALT ROOFING PAPER AND ICE AND WATER SHIELD AT ALL RIDGES, VALLEYS, VERTICAL TRANSITIONS AND EAVE LOCATIONS PER STANDARD INSTALLATION PRACTICES.
- 5 EXISTING BRICK VENEER TO REMAIN (PROTECT).
- 6 REMOVE ALL EXISTING ATTIC VENT SYSTEMS. REPLACE WITH PREFINISHED ALUMINUM VENT SYSTEMS. COLOR BY ARCHITECT.
- 7 REMOVE AND REPLACE THE EXISTING ENTRY DOOR WITH NEW paneled door INDICATED ON UNIT FLOOR PLAN. SEE DOOR SCHEDULE.
- 8 REMOVE AND REPLACE EXISTING ALUMINUM WINDOWS WITH NEW INSULATED VINYL WINDOWS.
- 9 EXISTING BRICK TO REMAIN.
- 10 PROVIDE 2' x 2' x 8" METAL AWNING EQUAL TO "AWNTECH" HOUSTONIAN
- 11 LOUVERED EXTERIOR VINYL SHUTTERS 18" WIDE.
- 12 PROVIDE PLANTER BOX.
- 13 REUSE EXISTING OR PROVIDE PRECAST CONCRETE SPLASH BLOCK.
- 14 ADD CULTURED STONE TO OUTSIDE CORNERS OF EXISTING BRICK VENEER.
- 15 EXISTING SIDING TO REMAIN
- 16 PROVIDE 2' x 2' x 4' METAL AWNING EQUAL TO AWNTECH "HOUSTONIAN".



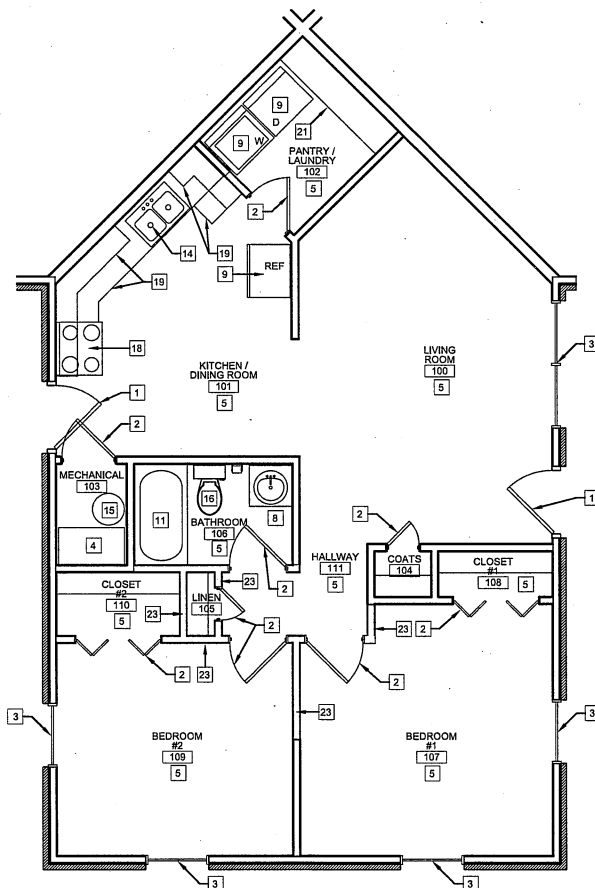
1
A2 DEMO - 1 BEDROOM FLOOR PLAN BLDG."B,D,E,N,O,Q"
1/4"=1'-0"

DEMOLITION KEYNOTES:

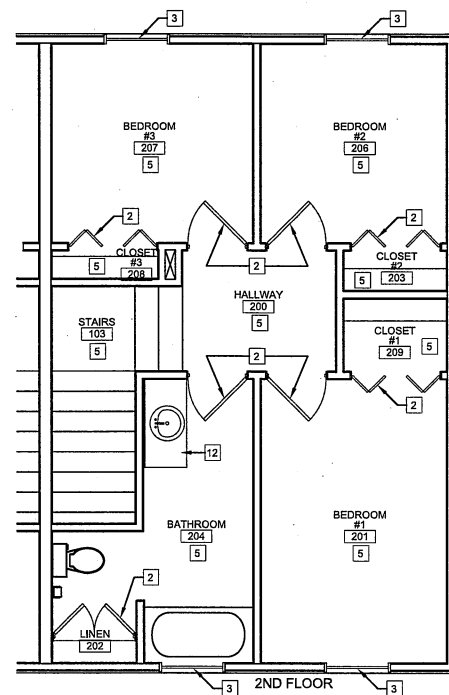
- 1 REMOVE AND REPLACE EXISTING ENTRY DOORS WITH NEW paneled doors AS INDICATED ON UNIT FLOOR PLAN. SEE DOOR SCHEDULE AND INTERIOR FINISH SCHEDULE.
- 2 REMOVE AND REPLACE EXISTING INTERIOR DOORS WITH NEW AS INDICATED ON THE FLOOR PLAN. SEE DOOR SCHEDULE AND INTERIOR FINISH SCHEDULE.
- 3 REMOVE AND REPLACE EXISTING ALUMINUM WINDOWS WITH NEW INSULATED VINYL WINDOWS. INSTALL NEW 1" ALUMINUM HORIZONTAL BLINDS IN ALL UNITS. SEE WINDOW SCHEDULE.
- 4 REMOVE AND REPLACE EXISTING FURNACE AND CONDENSING UNITS. SEE MECHANICAL DRAWINGS FOR SPECIFICATIONS.
- 5 REMOVE AND REPLACE EXISTING FLOORING WITH NEW AS REQ'D. SEE INTERIOR FINISH SCHEDULE.
- 6 UPPER CABINETS TO REMAIN. (TYP.)
- 7 REMOVE AND REPLACE EXISTING KITCHEN CABINETS WITH NEW CABINETS OR REWORK EXISTING CABINETS TO ALLOW FOR NEW DISHWASHER. SEE INTERIOR FINISH SCHEDULE FOR SPECIFIC LOCATIONS IN ALL UNITS. REMOVE/REPLACE EXISTING COUNTER TOPS. TYP. ALL UNITS.
- 8 REMOVE AND REPLACE VANITY CABINETS WITH NEW AS REQ'D. SEE INTERIOR FINISH SCHEDULE FOR SPECIFIC LOCATION.
- 9 EXISTING APPLIANCES TO REMAIN. (PROTECT). SEE INTERIOR FINISH SCHEDULE FOR SPECIFIC LOCATION.
- 10 EXISTING RANGE/OVEN AND HOOD TO REMAIN. (PROTECT) SEE INTERIOR FINISH SCHEDULE FOR SPECIFIC LOCATION.
- 11 REMOVE EXISTING TUB IN ACCESSIBLE UNIT AND REPLACE WITH AN ACCESSIBLE ROLL-IN SHOWER WITH AN INTEGRAL SEAT, GRAB BARS AND ADJUSTABLE SHOWER HEAD. SEE ACCESSIBLE UNIT MODIFIED PLANS.
- 12 REMOVE THE EXISTING CABINET IN ITS ENTIRETY. REPLACE WITH NEW TWO SINK VANITY.
- 13 REMOVE AND REPLACE EXISTING WASHER AND DRYER. EXISTING HOO-UPS TO REMAIN.
- 14 REMOVE AND REPLACE EXISTING KITCHEN SINKS WITH NEW. SEE PLUMBING PLAN FOR KITCHEN SINK SPECIFICATIONS. SEE INTERIOR FINISH SCHEDULE FOR SPECIFIC LOCATION.
- 15 REMOVE AND REPLACE EXISTING HOT WATER HEATERS WITH NEW HIGH EFFICIENCY HOT WATER SEE INTERIOR FINISH SCHEDULE FOR SPECIFIC LOCATION.
- 16 REMOVE AND REPLACE EXISTING WATER CLOSET WITH NEW STANDARD HEIGHT WATER SENSIBLE WATER CLOSET. SEE INTERIOR FINISH SCHEDULE FOR SPECIFIC LOCATION.
- 17 REMOVE EXISTING WASHER AND DRYER TO PREPARE FOR NEW ADA COMPLIANT WASHER AND DRYER. RETURN EXISTING APPLIANCES TO OWNER.
- 18 REMOVE EXISTING RANGE/OVEN AND HOOD TO PREPARE FOR NEW ADA COMPLIANT RANGE AND HOOD.
- 19 REMOVE EXISTING UPPER AND LOWER CABINETS TO PREPARE FOR NEW ADA COMPLIANT CABINETS.
- 20 REMOVE AND REPLACE EXISTING WATER CLOSET WITH NEW ADA COMPLIANT WATER SENSIBLE WATER CLOSET.
- 21 REMOVE EXISTING CABINETRY AND WOOD SHELVING IN THEIR ENTIRETY. REPAIR GYP BOARD AS NECESSARY TO ACHIEVE A SMOOTH, PAINTABLE SURFACE. REPLACE WITH WIRE SHELVING (WHITE).
- 22 REMOVE AND REPLACE EXISTING KITCHEN CABINETS WITH NEW CABINETS TO ALLOW FOR NEW DISHWASHER. SEE INTERIOR FINISH SCHEDULE FOR LOCATION.M
- 23 DEMOLISH EXISTING STUD WALL SYSTEM IN ITS ENTIRETY. PREPARE SURFACES FOR NEW LAYOUT PER UNIT FLOOR PLAN.



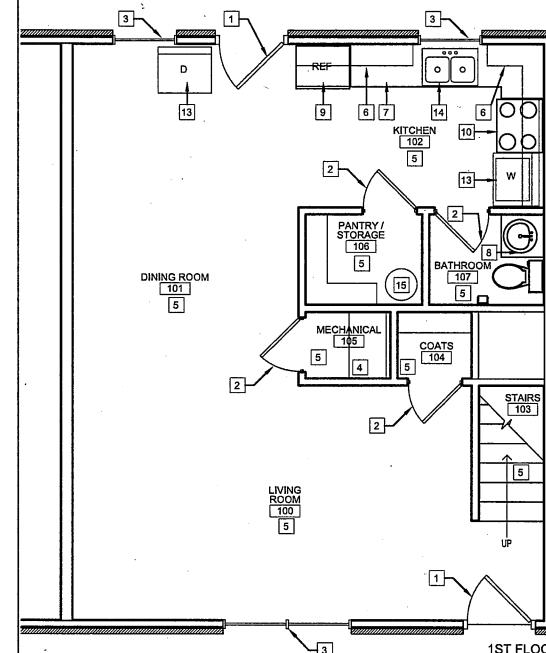
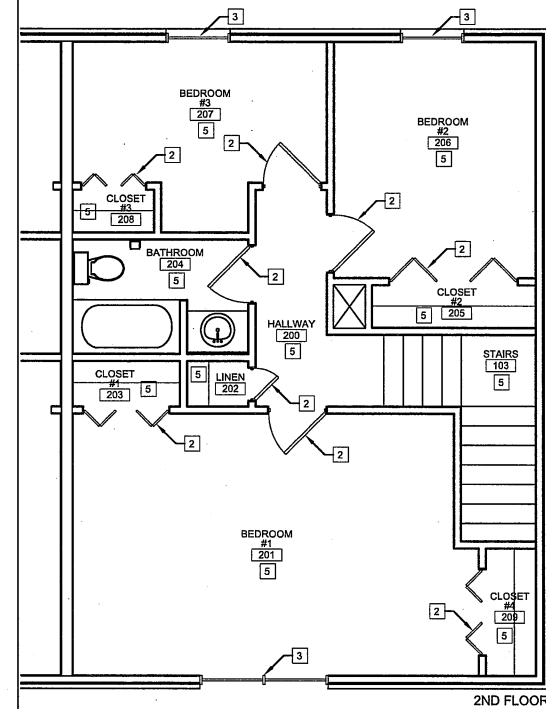
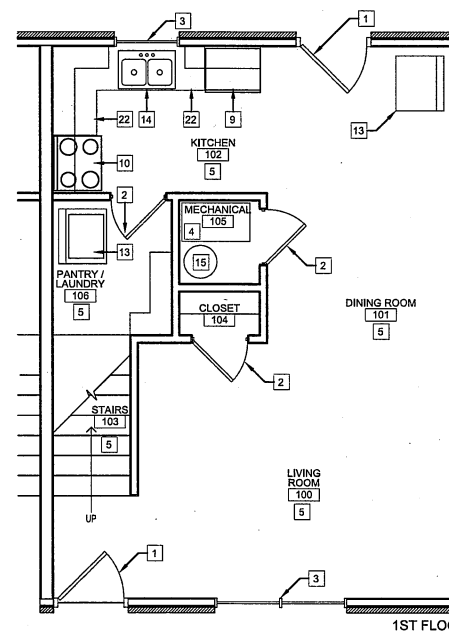
2
A2 DEMO - 2 BEDROOM FLOOR PLAN BLDG."C,G,L,P,R,S,T,U"
1/4"=1'-0"



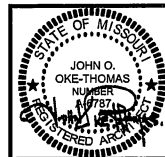
5
A2 DEMO - 2 BEDROOM FLOOR PLAN BLDG. "S2, S3" (ADA UNITS)
1/4"=1'-0"



3
A2 DEMO - 3 BEDROOM FLOORPLAN BLDG."H,I,J,K"
1/4"=1'-0"



4
A2 DEMO - 4 BEDROOM FLOORPLAN BLDG."F,M"
1/4"=1'-0"



REVISIONS	
CD PACKAGE	9-25-2020

OKE-THOMAS + ASSOCIATES, INC.
• ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE: (417) 883-9222 FAX: (417) 883-9222

CEDARBROOK APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE USED ON ANY OTHER PROJECT THAN THAT FOR WHICH IT IS DRAWN WITHOUT LIABILITY.

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A2

Redevelopment Plan

I. Introduction:

BGC Advantage, L.L.C., (“BGC”) has partnered with the Housing Authority of the City of Springfield, Missouri, (“HAS”) and their non-profit, Breckenridge Development Services, Inc. (“Breckenridge”), to develop and rehabilitate affordable housing in the City of Springfield, Missouri. A Partnership has been formed with these entities under the name of Keystone Family Homes, LP. The sites below have been combined and will be financed together in order to make the project financially feasible. There will be 5 units demolished at the Bolivar Road site. The overall project being financed is 297 units. Total development costs, total units, and total funds are impacted by all of the Redevelopment Plans.

SITE NAME	ADDRESS	NO. OF UNITS
Glenwood Apartments	722 E Glenwood	33
Scattered Apartments	1633, 1635, 1639, 1641, 1643, 1645 North Delaware	32
	714, 716, 722, 724, 730, 732, 736, 738 West Edgewood	
	2628, 2630 S Grant Ave.	
	1405, 1407, 1411, 1413, 1417, 1419, 1423, 1424 E High St	
	809, 811, 815, 817, 823, 825, 915, 917 West Sunset	
Circles Apartments	1634, 1636, 1642, 1644, 1648, 1650, 1652, 1654 North Delaware	20
	405, 406, 407, 408, 411, 412, 413, 414, 417, 418, 419, 420 South Weaver Ct	24
Dogwood Square Apartments	800 Block S. Campbell	
	800 Block S. Patton	
	300 Block W. Madison	
Cedarbrook Apartments	811 N. Cedarbrook Ave	80
Villa Marie/Norton Road Apartments	1000 Block E Villa Marie / Norton Rd.	32
Bolivar Road Apartments	2336 N Bolivar Rd & house located at 2301 N Fort	81
	TOTAL UNITS 302	

Keystone Family Homes, LP, a Missouri limited liability company (the "**Developer**"), has prepared the following plan (the "**Redevelopment Plan**") for the redevelopment of 7.60 acres in Springfield, Missouri. The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below), eliminating an existing blighted area built in 1971 and replacing it with an attractive and well-constructed neighborhood development consisting of eighty (80) residential units and one (1) existing non dwelling building, in addition to one (1) non-dwelling community building to be built (the "**Project**"). The Development, located at 811 N. Cedarbrook Ave., will include 22 buildings that serve as an apartment complex and will consist of 80 Units, with the following breakdown: 24-One Bedroom Units, 32-Two Bedroom Units, 16-Three Bedroom Units, and 8-Four Bedroom Units. The project will serve very low-income families with rents based on the residents paying no more than 30% of their adjusted income. The rents will be set by the US Department of Housing and Urban Development. These will be restricted and will have a contract for project-based vouchers as follows:

Unit Type	#of Units	Monthly Rent
1 BR – RAD	24	\$491
2 BR- RAD	32	\$638
3 BR- RAD	3	\$786
3 BR – 110% FMR	13	\$1,106
4 BR – 110% FMR	8	\$1,254

The project will have the appearance of low rise multi family structures through thoughtful design that considers the character of the existing neighborhood. The property is made up of one-story homes and townhouses. The Project will provide housing for approximately 80 families. Real property tax abatement will be utilized to encourage such redevelopment. The Developer will be investing equity projected to be \$2.79 million of the total development cost for this project to redevelop the site. But-for the provision of tax abatement this Project and/or similar development project activity to revitalize this blighted area would not be financially feasible.

II. Background:

There are twenty (20) residential buildings, one (1) existing non dwelling building, and one (1) non dwelling community building to be constructed, in the Redevelopment Area. The existing development was built by HAS. Keystone Family Homes, LP, will acquire the property with HUD’s approval. The project is being renovated, if approved by the City for a Redevelopment through the Rental Assistance Demonstration Program (“RAD”).

A RAD

RAD was created to give public housing authorities (“PHA”) a powerful tool to preserve and improve public housing properties and address the \$26 billion-dollar nationwide backlog of deferred physical needs. RAD also gives public housing authorities the opportunity to enter into long-term contracts that facilitate the financing of improvements. RAD allows public housing agencies to **leverage public and private debt and equity in order to reinvest in the public housing stock**. This is critical given the backlog of public housing capital needs - estimated at over \$35 billion. There is an estimated \$18,281,762 total of physical needs at the Keystone Family Homes of which includes Cedarbrook Apartments Public Housing. In RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed in perpetuity. A Use Agreement is also recorded under RAD further enforcing HUD’s long-term interest. **This ensures that the units remain permanently affordable to low-income households**. Residents benefit from a right of return, a prohibition against re-screening, and robust notification and relocation rights. Residents continue to pay 30% of their adjusted income towards the rent, **maintain the same basic rights** as they possess in the public housing program, and gain a new option to request tenant-based assistance if they wish to subsequently move from the property. RAD **maintains the ongoing public stewardship** of the converted property through clear rules requiring ongoing ownership or control by a public or non-profit entity. HAS will continue to own the ground and lease it to the partnership. The HAS’s nonprofit, Breckenridge Development Services, Inc., is part of the ownership structure and redevelopment effort. HAS has the first right of refusal to own the property after the private investor exits the partnership. RAD is highly cost-effective, **relying on shifting existing levels of public housing funds to the Section 8 accounts** as properties convert.

B PILOT and PRIVATE INVESTMENT

HAS has had a cooperation agreement that allowed for a Payment in Lieu of Taxes (PILOT); however, in order to leverage the private investment to the property, HAS must take several actions to address the inadequate funds that have led to the backlog of physical needs and blight. To address rehabilitation and deferred maintenance needs, HAS entered HUD's RAD program which authorizes a conversion of the properties federal funding from one form to another (Section 8), removing any impediments to private capital investments. Resources available under the Section 8 platform include Low-Income Housing Tax Credits (LIHTC), tax exempt bonds, HOME funding, Housing Trust Funds and other sources specifically geared toward the rehabilitation, acquisition, and new construction of affordable housing units. These resources make it economically feasible to upgrade older housing units or invest in efficiencies and quality of life that would otherwise not be possible. Projects awarded LIHTC must be owned by a "single-asset entity," typically made up of a general partner and a limited partner who provides equity for project development in exchange for tax credits. Under the tax credit platform, HAS retains ownership interest in the single-asset entity via a partnership agreement, maintains ownership of the land upon which the affordable rental units are located, holds a right of first refusal to the real estate and actively participates in the day to day operation of the business. With this structure, HAS units remain earmarked for affordable housing, with layer funding via Federal, State, and Local sources which were previously unavailable to the authority. This ownership structure would cause the PILOT to cease and no longer be available to this property. The Chapter 99 abatement incentive results in a reduction to a project owner's annual local property tax liability, thus, creating cashflow that can make a marginal project economically feasible or allow an even larger development to be financed that might otherwise not be possible without the Chapter 99 abatement incentive. The organizational structure is such that net cash flow generated will be available primarily to HAS. The project is now in need of the tax abatement assistance through the LCRA to keep the rents low and make the project financially feasible.

III. Description of the Project

A Boundaries of the Redevelopment Area

The area being redeveloped contains approximately 7.60 acres and is situated on 811 North Cedarbrook Avenue in the City of Springfield, Missouri (the "**Redevelopment Area**"). A map identifying the Redevelopment Area is attached hereto and incorporated herein as Exhibit "A," and the Redevelopment Area is legally described on Exhibit "B," which is attached hereto and incorporated herein.

B Need for Redevelopment

i. THE CITY OF SPRINGFIELD, CONSOLIDATED PLAN, FISCAL YEARS 2020-2024 (DRAFT)

This plan recognizes that the demand for affordable housing is expected to continue, which

analysis is based on four indicators: (a) the population statistics show that the lower income cohort is increasing, (b) Public Housing waiting lists, (c) the low vacancy rates of HUD assisted units, and (d) the number of LIHTC applicants that want to develop in the Springfield market. As a part of the Consolidated Plan, based on the market studies by LIHTC applicants and HUD's LMISD data and the number of foreclosed and vacant housing units, there is an increasing need for decent affordable housing. This is expected to grow at a moderate increase for the next 5 years of over 4,000 households with current population and growth trends and unemployment at very low levels; and therefore, the City foresees a continued need for housing for the whole range of income levels from 30% AMI to 120% AMI over the planning period. The City expects that the rehabilitation of older units located outside of the target area will continue as the residents and owners stay in place and as the home-remodeling companies continue to promote cost-effective rehabilitation. The City continues to encourage rehabilitation or redevelopment of older housing stock as it is close to schools, services, and vital public transit lines.

Certification of Consistency with the Consolidated Plan was issued by Brendan Griesemer, AICP, on February 10, 2020. City of Springfield Resolution No. 2219 was adopted March 20, 2020, approving submission of the Five-Year Plan and Annual Plan and PHA Certifications of Compliance with the PHA Plans and related regulations.

**Certification of Consistency
with the Consolidated Plan**

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
Type or clearly print the following information:)

Applicant Name: The Housing Authority of Springfield

Project Name: Bolivar Road Apartments & Glenwood Apartments

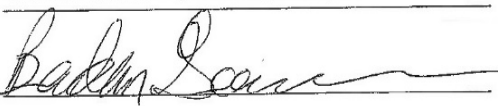
Location of the Project: 2336 N Bolivar Road 722 E Glenwood Street
Springfield, MO Springfield, MO

Name of the Federal
Program to which the
applicant is applying: Low Income Housing Tax Credits

Name of
Certifying Jurisdiction: City of Springfield, Missouri

Certifying Official
of the Jurisdiction
Name: Brendan Griesemer, AICP

Title: Assistant Director Planning and Development Department

Signature: 

Date: 2-10-2020

ii. HAS ANNUAL PUBLIC HOUSING PLAN

The PHA Plan is a comprehensive guide to PHA policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5-Year Plan, which each PHA submits to HUD once every 5th PHA fiscal year, and the Annual Plan, which is submitted to HUD every year by non-qualified agencies. HAS submits an annual Public Housing Plan to HUD each year that residents and the community provide input and comments. The 2019-2020 Plan outlines the need for RAD and the investment need for rehabilitation at Cedarbrook Apartments Public Housing Redevelopment Area.

C Current Condition of Redevelopment Area.

As discussed in the preceding Blight Report, notwithstanding the Housing Authority's reasonable efforts to maintain the Redevelopment Area, the Redevelopment Area suffers from much physical deterioration, insanitary and unsafe conditions, and is afflicted by conditions which may endanger life or property. HUD has not provided enough annual funding to cover the backlog of physical needs. The annual Capital Funds are approximately \$1,200 per unit per year and the average backlog of physical needs is \$25,000. Therefore, the redevelopment area is in gross need of leveraged funding to address the physical needs and make the development sustainable for the next twenty years.

Substantial capital investment will be needed to fully rehabilitate and revitalize the Redevelopment Area, which further compounds the economic obsolescence of the Redevelopment Area. The Developer will be investing an estimated \$12,608,775 of equity into a project with a total development costs of \$43 million. The sources of funding include:

SUMMARY INFORMATION

Keystone Family Homes

(Bolivar Road Apartments, Glenwood Apartments, Cedarbrook Apartments, Circles Apartments, Scattered Apartments, Dogwood Square Apartments, Villa Marie/Norton Road Apartments)

DEVELOPMENT BUDGET

ACQUISITION	10,440,000
SITE IMPROVEMENTS	0
CONSTRUCTION	23,242,328
PROFESSIONAL FEES	4,634,850
BOND COSTS	370,000
CONSTRUCTION FINANCE COSTS	1,917,200
PERMANENT FINANCE COSTS	84,000
SOFT COSTS	1,403,836
RESERVES	1,810,852

TOTAL USES	43,903,066
------------	------------

SOURCES OF FUNDS

1ST MORTGAGE	20,000,000
--------------	------------

2ND MORTGAGE	0
CASH FLOW FROM OPERATIONS	750,000
SELLER MORTGAGE	9,258,590
PHA CASH FLOW	400,000
DEF. DEVELOPER FEE	885,700
TAX CREDIT EQUITY	12,608,775
 TOTAL SOURCES	 43,903,066

The insanitary/unsafe site conditions present in the Redevelopment Area, pose a serious menace to public safety and health – especially considering the fact that the Cedarbrook Apartments Public Housing serve a vulnerable population of residents at 30% or below the area median income. Each of these factors contribute to the economic and social liability created by the area in that they cause a risk of physical injury to the City’s citizens and damage to surrounding property. Furthermore, the downtrodden and deteriorated site conditions and underutilization of the Redevelopment Area diminish the public morale and welfare with respect to the perception of this portion of the City.

Comprehensive redevelopment of the Redevelopment Area is necessary to foster additional economic activity and contribute to the growth of the City. Remediating all of the issues discussed above is economically infeasible, since the likely costs of the repairs far exceed what the HAS gets annually from HUD. Due to the age of development and dwelling units they are becoming functionally obsolete. Without systematic rehabilitation the units will not be sustainable as a way to provide housing to the very low income.

Due to the condition and layout of the Redevelopment Area, substantial capital investment will be necessary to rehabilitate the remaining structures, build a new center, and generally redevelop the area. Without such an investment, the Redevelopment Area will further deteriorate. The units will continue to decline and become an even greater liability to the economic independence of the City. The unsafe conditions in the Redevelopment Area hampers the economic vitality of the City by failing to generate private and public partnership investment opportunity for the City. If the Cedarbrook Apartments Public Housing Redevelopment Area is not addressed to its full potential, it may significantly limit the number of people who can reside in the Redevelopment Area.

D. Redevelopment Plan Objectives and Strategies

Affordable housing is needed in the Redevelopment Area. In order to have safe, sanitary, livable units, blight must be removed, and the area redeveloped as affordable housing serving the very low income. The Redevelopment provides affordable housing opportunities in the larger community, removes barriers to furthering fair housing through the addition of ADA and Section 504 units, and assists in preventing homelessness. The Project involves the rehabilitation of a neighborhood consisting of 80 residential units and one residential service buildings. The bedroom mix and rents are as follows:

Unit Type	#of Units	Monthly Rent
1 BR – RAD	24	\$491
2 BR- RAD	32	\$638
3 BR- RAD	3	\$786
3 BR – 110% FMR	13	\$1,106
4 BR – 110% FMR	8	\$1,254

Each building has a unit dedicated to a family dwelling. The appearance of the structures through thoughtful redesign and preservation is key. In total, the project will accommodate up to approximately 80 families. The Project will also provide on-site parking and will utilize outdoor lighting as needed with the intent to create a safe living environment for the residents. There will be front door and back door lights at every unit. There will be a fencing system in place to add to enhanced security efforts. The Project will include landscaping and architectural/design elements and will incorporate updated design features such as a front porch columns and a new community building.

IV. Land Use Plan:

A Former and Existing Land Use

The Redevelopment Area currently consists of 21 buildings, 20 dwelling and 1 non dwelling on 7.60 acres. The development was built in 1971. The acreage is 7.60.

B Proposed Land Use

The proposed land use for the Redevelopment Area is as a rehabilitated neighborhood consisting of 80 residential units. The Development located at 811 N. Cedarbrook Avenue, will include 22 buildings that serves as an apartment complex and consists of 80 Units, with the following breakdown: 24-One Bedroom Units, 32-Two Bedroom Units, 16-Three Bedroom Units, and 8-Four Bedroom Units. The land will remain the same. There will be a newly constructed community building in order to provide self-sufficiency and resident services. See the local resident services commitments that were not possible without a larger building to house the programs. (Please see Exhibit “I” Service Enrichment Letters of Support.)

All of the living space will be on the ground floor except for one (1) to two (2) bedrooms and one (1) bathroom on the second floor in the townhome style units. There will be 5% ADA handicapped units and 2% of the units available for hearing and seeing impaired. The sidewalks and streets will be updated so units to the extent feasible will be visitable. The new community center will be handicapped accessible. A preliminary site plan reflecting the proposed land use in Redevelopment Area is attached as Exhibit “C” and incorporated herein.

C Existing and Proposed Zoning

The existing zoning for the Redevelopment Area is, according to the City of Springfield, zoned R-MD, Medium-Density Multifamily Residential District. The subject is a legal, conforming use. The Redevelopment Plan conforms with the City's Comprehensive Plan.

D. Regulations and Controls

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances, including the District Regulations. HUD will have restricted covenants on the land use and affordability of the units. MHDC will also have land use restrictions governing affordability and ownership.

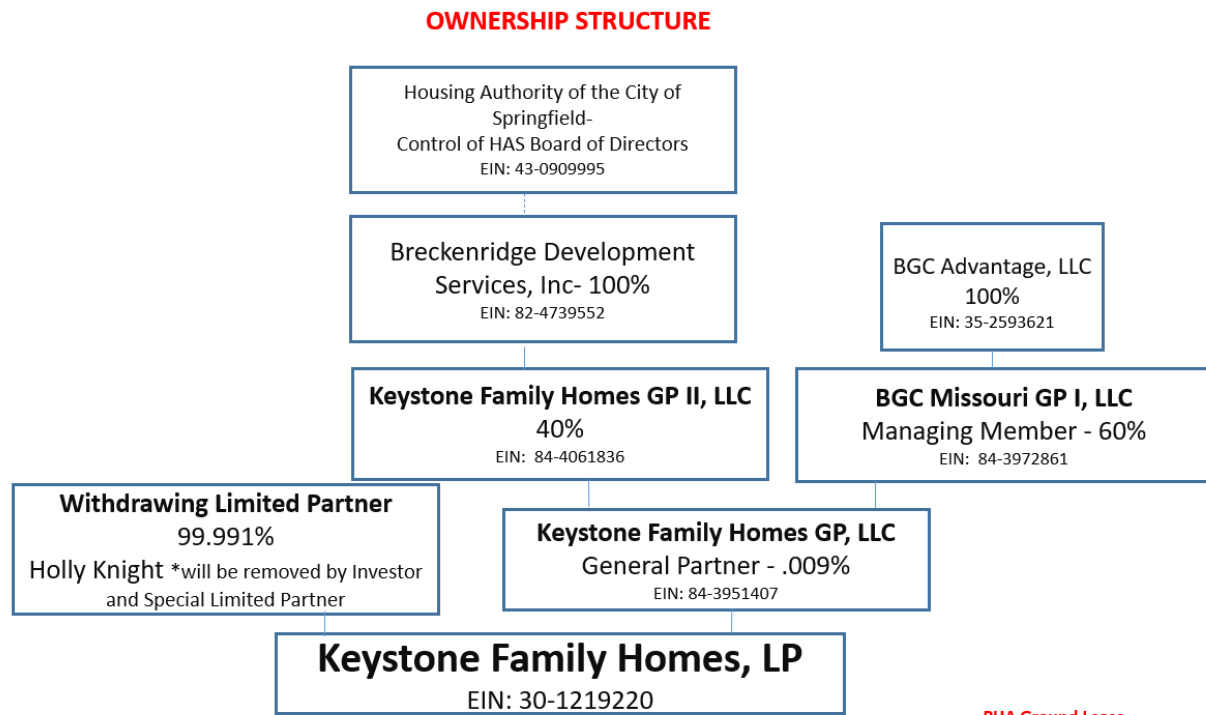
V. Execution of the Project:

A Execution

The Developer or its successors in interest shall be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B Land Acquisition

There will be no land acquisition required to implement the Redevelopment Plan, as the Developer partner, HAS, owns the land within the Redevelopment Area.



PHA Ground Lease

C Financing

The Developer is utilizing conventional financing to finance the Project along with LIHTC. Sources and Uses are referenced below, as well as, referenced in “Exhibit E” attached.

SUMMARY INFORMATION

Keystone Family Homes

(Bolivar Road Apartments, Glenwood Apartments, Cedarbrook Apartments, Circles Apartments, Scattered Apartments, Dogwood Square Apartments, Villa Marie/Norton Road Apartments)

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PHA CASH FLOW	400,000
DEF. DEVELOPER FEE	885,700
TAX CREDIT EQUITY	12,608,775

TOTAL SOURCES	43,903,066
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D. Disposition of Property

No land is proposed to be disposed of within the Redevelopment Area.

E. Plan for Relocation Assistance

The development will provide for all temporary relocation. The Keystone project has accumulated approximately 80 vacancies across the sites. Families will be relocated within the public housing/Keystone sites through temporary relocation in accordance with HUD's RAD relocation Notice, URA, and MHDC. All expenses will be paid for by the project. No original RAD residents will be displaced or rescreened for suitability. (Please see Exhibit "G" HUD's approved relocation plan.)

F. Redevelopment Schedule and Estimated Dates of Completion

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

- Pre-Construction (Inspections/Permits): Completed by November/December 2020
- Rehabilitation of units: Completed by July 2022
- Re-occupancy of site and new lease up completed by August 2022

G. Taxation

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

H. Covenants

The Redevelopment Plan shall run with the land and require the Developer and any successors in interest to redevelop the real property within the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

VI. Other Provisions:

A. Compliance with General Plans

The Redevelopment Plan for the Redevelopment Area conforms to the rules and the regulations of the City of Springfield, Missouri.

B. Compliance with Workable Program

Pursuant to Section 40-13(a)(1) of Article II of Chapter 40 of the Springfield City Code (the “Code”) the Project described in this Redevelopment Plan would not be financially feasible “But-for” the allowance of tax abatement. The City of Springfield’s *Economic Development Incentives Policy Manual* states under its General Policies that requests for discretionary incentives, such as partial real property tax abatement shall meet the “but for” test. There must be a finding by the City Council that the project would not occur, or would only occur at a significantly smaller scale, or will not be financially feasible or stable, or that public benefit will not occur if the incentive is not provided.” The Policy Manual also mentions that such incentives may be granted if the City Council finds there to be an overriding public benefit or a reduction in costs that would otherwise be paid by the City. Exhibit E contains two 10-year project pro forma financial statements (one with tax abatement, one without) provided by the Developer, each providing yearly cash flows and cash-on-cash return analyses. The cash-on-cash return is a measure of the annual rate of return made on the developer’s equity or cash invested the project. This calculation is one method of determining whether a project can provide a return on investment necessary to attract developer capital. The projections provided within these statements indicate that partial real property tax abatement is necessary in order for the project to proceed. Exhibit E also includes an amortization schedule and additional information that supports the conclusion that “but for” the tax abatement provided to the Project that the development of this high quality and attractive neighborhood providing housing for 80 families that are at or below 60% Area Median

income that eliminates existing blight would not be feasible. Exhibit “F” contains a project budget supporting the estimates of the Developer and appraisal. The Developer here is making a significant contribution of equity to support this Project at levels that make it financially feasible for a private public partnership to attract the needed financing sources.

The Project will be subject to the property taxes due to the Greene County Assessor based upon their assessed valuation of the completed Project using the Net Operating Income Approach. The developer has provided a tax impact analysis comparing the estimated property tax revenues with redevelopment and partial real property tax abatement to those without redevelopment and abatement. According to the tax impact analysis, while the potential tax revenue over the next 10 years would be reduced by approximately \$255,690 the affected taxing jurisdictions would see a net positive impact of \$13,640 in the cumulative receipt of property tax revenue over the next 10 years if the redevelopment occurs and tax abatement is authorized, as opposed to the redevelopment not occurring and tax abatement not being authorized.

C Compliance with State and Local Law

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law. The Redevelopment Plan is also in compliance with HUD, MHDC, and the Springfield Housing Authority Public Housing Annual and 5 Year Plan. The Redevelopment Plan conforms with the City's Comprehensive Plan.

D Compliance with Redevelopment Agreement

Prior to application for Certificate of Qualification for Tax Abatement (the “Certificate”) issued in connection with this Project, a redevelopment Agreement must be executed between the applicant for the Certificate and the City. The provisions of the Redevelopment Agreement between the City and the applicant are essential provisions of the Redevelopment Plan and violations of the Redevelopment Agreement shall also constitute violations of the Redevelopment Plan. The Redevelopment Agreement shall, at a minimum, address the requirements specified in Section 4-14 of the Code.

E Population Density

The Project will provide 80 housing units on a 7.60-acre site. In total, the Project will provide housing for 80 families.

F Public Facilities

It is not anticipated at this time that the Project will require any additional utilities other than the upgrades needed to address code and the blight concerns. There will be a resident community center constructed to address the social services needed for enhanced resident opportunities. (Please see Exhibit “I” Service Enrichment Letters of Support.)

VII. Procedure for Changes or Modification of Plan

Upon application by the Developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment

or modification.

Exhibit A

Map of Redevelopment Area

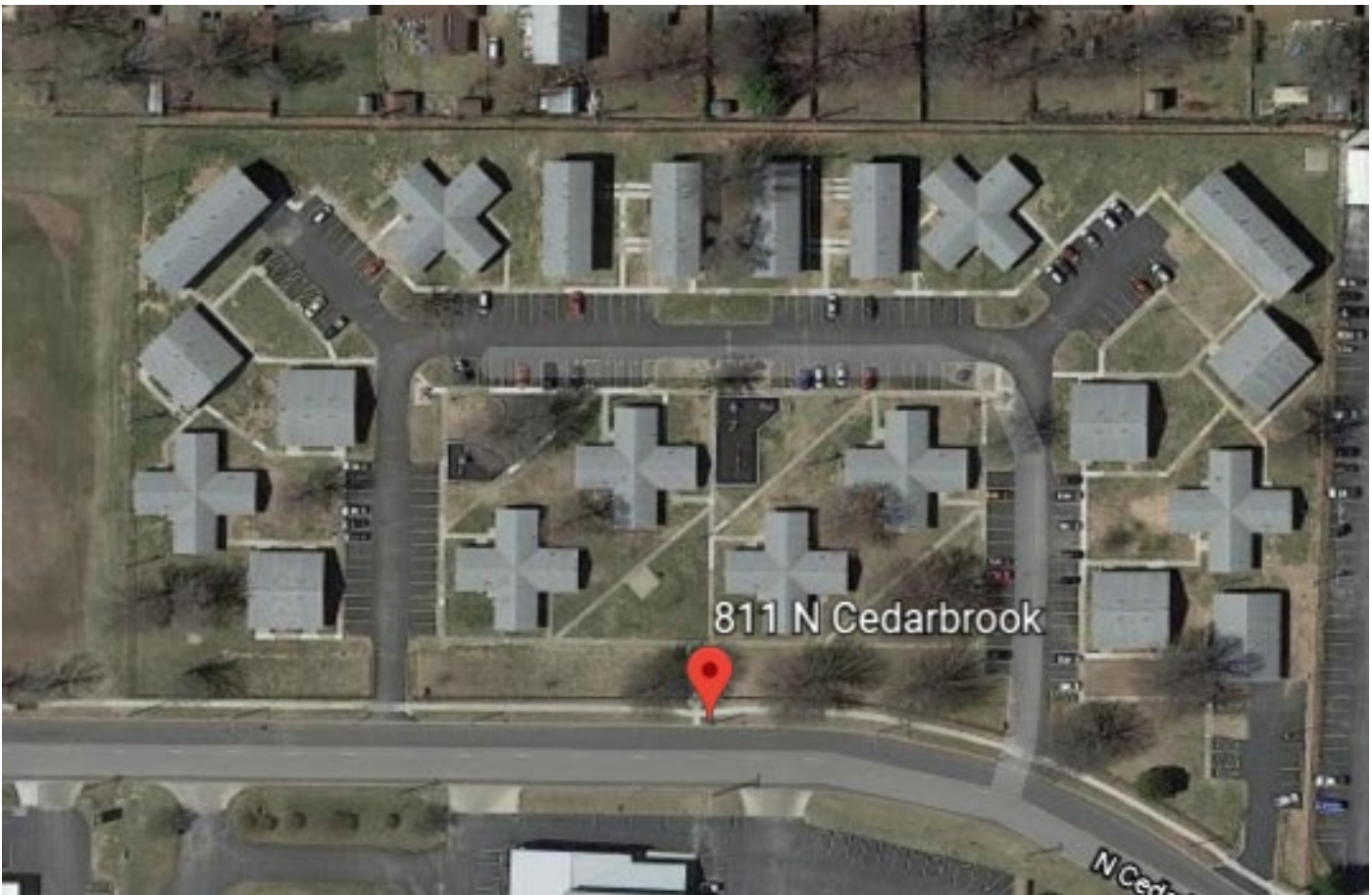


Exhibit B

Legal Description of Redevelopment Area

Legal Description:

TRACT X: (811 N. Cedarbrook Ave)

ALL OF LOTS ONE (1), TWO (2), THREE (3), AND FOUR (4), SPRINGFIELD INDUSTRIAL PARK
THIRD ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

Addresses:

811 N. Cedarbrook Ave., Springfield, MO 65802



Land Clearance for Redevelopment Authority Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo

Property Address: 800 Block S. Campbell, 800 Block S. Patton, and 300 Block W. Madison
Springfield, MO. 65807

Redevelopment Area: Dogwood Square Public Housing Redevelopment Area

Developer Name: Keystone Family Homes

Contact Person: Holly Knight

Mailing Address: 1910 Farmerville Highway, Ruston, LA. 71270

Telephone: 318-224-2997

Fax: _____

Email: Jcroxton@bgcadvantage.com

Does Applicant Own or Lease the Property? Lease

Signature: _____

A handwritten signature in blue ink, appearing to read 'Holly Knight', written over a horizontal line.

Date: 03-22-2022

Printed Name: Holly Knight

Required Attachments:

- Legal description of project
- \$451 application fee
- Ten (10) hard copies and one electronic (.pdf) copy of the following:
 - Narrative identifying the scope of the proposed project
 - Site plan and floor plans
 - Concept plan and/or renderings, if available
 - Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- If property is located in the *Downtown Redevelopment Area*, please note additional requirements on page 2 of this application.

PROJECT NARRATIVE

Dogwood Square Public Housing Redevelopment Area

Dogwood Square (current RAD project)

Dogwood Square is located at South Campbell, South Patton, and West Madison, Springfield, MO - 24 one bedrooms, totaling 24 residential housing community homes. There will be 6 one-bedroom PBV units at this site.

Units will receive interior updates to the kitchens, bathrooms, HVAC systems, hot water heaters, upgraded flooring, and better accessibility features. Higher efficiency lighting, water, and HVAC will be included. Exterior upgrades will be planned as well.

Legal Description:

TRACT VIII: (S. Campbell, S. Patton, W. Madison)
ALL OF TRACTS B, C, AND D FINAL PLAT OF GRANT AVENUE PLAYGROUND SECOND
ADDITION, IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

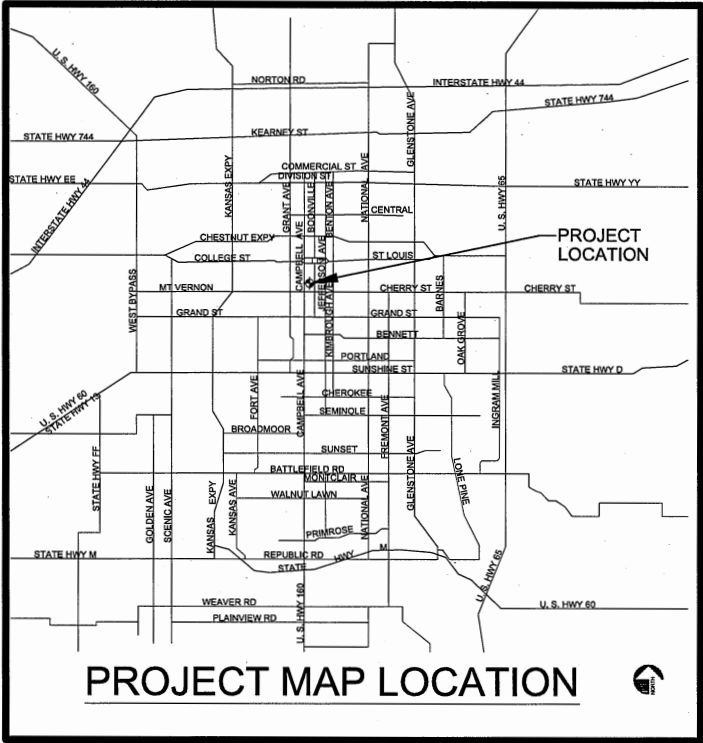
Addresses:

800 Block S. Campbell, Springfield, MO 65806
800 Block S. Patton, Springfield, MO 65806
300 Block W. Madison, Springfield, MO 65806

DOGWOOD APARTMENTS RENOVATION PROJECT

FOR HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MISSOURI



GENERAL NOTES

1. THE CONTRACTOR SHALL CONDUCT A COMPLETE ON-SITE INSPECTION TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT.
2. ALL WORK IN THIS CONTRACT SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS, ESTABLISHED GOOD CONSTRUCTION PRACTICES AND ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES THAT MAY APPLY.
3. THE CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS (EXCEPT BUILDING PERMITS) AS REQUIRED TO COMPLETE THIS PROJECT, INCLUDING SUB-CONTRACTORS INSPECTIONS, UTILITY HOOK-UPS, DEPOSITS, ETC.
4. THE CONTRACTOR SHALL FURNISH A LIST OF SUB-CONTRACTORS PRIOR TO THE COMMENCEMENT OF THE WORK.
5. SHOP DRAWINGS SHALL BE REQUIRED FOR ALL EQUIPMENT, (I.E., MECHANICAL, ELECTRICAL, PLUMBING, DOORS, GLASS, ETC.)
6. THE CONTRACTOR SHALL PROVIDE PERIODIC AND FINAL CLEAN-UP TO KEEP THE PROJECT CLEAN AND SHALL PROVIDE TRASH PICK-UP SERVICE SEPARATE FROM ANY OTHER EXISTING SERVICE.
7. THE GENERAL CONTRACTOR FOR THIS PROJECT IS RESPONSIBLE FOR CARRYING THE BUILDERS RISK INSURANCE. THE INSURANCE POLICY SHALL NOT ONLY NAME THE GENERAL CONTRACTOR, BUT ALSO ALL SUB-CONTRACTORS. THE OWNER, THE ARCHITECT AND THE PROJECT ENGINEERS AS ADDITIONAL INSURED UNDER THE BUILDERS RISK POLICY PURCHASED FOR THIS PROJECT.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND PROTECTING ANY AND ALL UTILITIES ON-SITE PRIOR TO AND DURING CONSTRUCTION.
9. THIS ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS DURING OR AFTER CONSTRUCTION WITHOUT PRIOR WRITTEN APPROVAL FROM THIS ARCHITECT.
10. WHERE CONFLICT MAY OCCUR IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF THE APPARENT CONFLICT PRIOR TO CONSTRUCTION OF ITEMS WHICH MAY BE CONTRARY TO THE INTENT OF THE PLANS.
11. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS INCLUDING, PRE-FABRICATED MATERIALS, CONFLICTS BETWEEN DIFFERENT SUB-CONTRACTORS, TRADES OR NEW AND EXISTING CONDITIONS.
12. NO ADDITIONAL CHARGES OR COMPENSATION WILL BE ALLOWED AS A RESULT OF FAILURE TO VERIFY DIMENSIONS OR TO NOTIFY THE ARCHITECT OF APPARENT CONFLICTS IN THE PLANS AND SPECIFICATIONS PRIOR TO ORDERING MATERIALS OR FABRICATING OF CONSTRUCTION ITEMS.
13. ALL NEW WOOD FRAMING SHALL BE FIRE BLOCKED.

SCOPE OF WORK

1. REMOVE / REPLACE KITCHEN CABINETS AND BATHROOM VANITIES PER THE DRAWINGS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
2. INSULATE ALL BUILDING ATTIC SPACES UP TO R43.
3. SIDING: REMOVE ALL EXISTING EXTERIOR SIDING. REPLACE WITH PAINTED FIBER CEMENT BOARD AND BATTEN SIDING SYSTEM. PAINT SELECTION BY OWNER.
4. REMOVE / REPLACE FRONT ENTRY DOORS INCLUDING ENTRY STORM DOORS AND INTERIOR DOORS. DO NOT REPLACE STORM DOORS.
5. PREP AND PAINT ALL UNITS.
6. REUSE EXISTING APPLIANCES IN ALL STANDARD APARTMENTS. SEE HVAC ACCESSIBLE UNITS FOR NEW SPECIFIED WASHER & DRYERS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS. ALL ADA APARTMENTS SHALL RECEIVE NEW ADA COMPLIANT APPLIANCES.
7. REMOVE / REPLACE ALL BLINDS AND / OR SHADES IN ALL UNITS.
8. REMOVE / REPLACE EXISTING FLOORING AND CARPET IN ALL UNITS AS NOTED ON INTERIOR FINISH SCHEDULE.
9. PLUMBING: REMOVE AND REPLACE EXISTING APPLIANCES IN ALL STANDARD APARTMENTS. SEE INTERIOR SCHEDULE FOR SPECIFIC UNITS TO BE REPLACED. REMOVE AND REPLACE EXISTING KITCHEN SINKS, FAUCETS, WATER HEATERS AND LAVATORIES IN ALL ADA APARTMENTS. SEE INTERIOR FINISH SCHEDULE FOR SPECIFIC LOCATIONS.
10. HVAC: (ALL UNITS) INSTALL NEW HEAT PUMPS, (HEAT & AIR) 14 SEER AND INSTALL PROGRAMMABLE THERMOSTATS.
11. ELECTRICAL: INSTALL NEW SMOKE DETECTORS WIRED IN SERIES WITH BATTERY BACKUP. INSTALL NEW ENERGY EFFICIENT LIGHT FIXTURES, NEW SITE LIGHTS. INSTALL NEW ELECTRICAL PANELS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS. EXISTING EXTERIOR ENTRY DOOR LIGHTS TO REMAIN AT ALL UNITS.
12. ROADS & PARKING AREAS: PROVIDE CHIP & SEAL ON EXISTING PARKING LOT. SEE EACH SITE LOCATIONS FOR SPECIFIC PARKING REQUIRING NEW WORK.
13. CONTRACTOR SHALL INCLUDE ALLOWANCE OF \$800.00 PER APARTMENT UNIT FOR LANDSCAPING.
14. REMOVE & REPLACE EXISTING SHINGLE ROOF SYSTEM AND ASPHALT FELT IN ALL BUILDINGS. PROVIDE ICE AND WATER SHIELD, NEW #15 ASPHALT FELT AND ASPHALT SHINGLE SYSTEM. COLOR BY OWNER.
15. REMOVE ALL MEDICINE CABINETS IN BATHROOMS. (TYPICAL IN ALL UNITS) PATCH WALLS, PAINT AND INSTALL PLAT PANE MIRROR AS REQUIRED.
16. PROVIDE (10) SURVEILLANCE CAMERAS AS PART OF THE BID PACKAGE. FINAL LOCATIONS SHALL BE COORDINATED DURING THE SHOP DRAWING PHASE.
17. REMOVE INTERIOR ELECTRICAL METERS (TYP.) PATCH WALLS AS REQUIRED.
18. POWER WASH ALL EXISTING GUTTERS, DOWNSPOUTS, FASCIA, EAVES, BRICK VENEER AND CONCRETE STEPS IN THEIR ENTIRETY.
19. REFER TO THE ASBESTOS INSPECTION REPORT IN THE SPECIFICATIONS FOR ASBESTOS ABATEMENT LOCATIONS.
20. PROVIDE NEW MONUMENT SIGN.
21. PAINT ALL EXTERIOR ADA RAMP HANDRAILS.

ARCHITECTURAL SHEETS

- CV COVER PAGE
A2.1 MOUNTING HEIGHTS
C1.0 SURVEY
C1.1 SITE PLAN
C2.2 SITE DETAILS
D1.1 DEMOLITION PLAN
A1.1 BUILDING TYPE PLANS
A1.2 MODIFIED 1 BEDROOM UNIT A TYP
A1.3 MODIFIED 1 BEDROOM UNIT B TYP
A2.1 EXTERIOR ELEVATIONS
A6.1 CASEWORK SECTIONS
A8.1 FINISH SCHEDULE BLDG A-851, 853, 857A
A8.2 FINISH SCHEDULE BLDG A-857B, 852D, 852C
A8.3 FINISH SCHEDULE BLDG A-852B, 852A, 848
A8.4 FINISH SCHEDULE BLDG A-846, 844, 842
A8.5 FINISH SCHEDULE BLDG A-838, 836, 830A
A8.6 FINISH SCHEDULE BLDG A-830B, 836, 834
A8.7 FINISH SCHEDULE BLDG A-830A, 830B, 841
A8.8 FINISH SCHEDULE BLDG A-843, 845, 847

PLUMBING SHEETS

- P1 NOTES & DETAILS
P2 PLUMBING PLAN

MECHANICAL SHEETS

- M1 NOTES & DETAILS
M2 HVAC PLAN

ELECTRICAL SHEETS

- E1 NOTES, DETAILS, & SCHEDULES
E2 POWER AND SMOKE DETECTOR PLAN
E3 PANEL SCHEDULES

BUILDING TYPES

- BUILDING "A" - (1) BEDROOM UNITS (TYP)
BUILDING "B" - (1) BEDROOM UNITS (ADA)

BUILDING SCHEDULE

- BUILDING "A" - (20) 1 BEDROOM UNITS
BUILDING "B" - (4) 1 BEDROOM UNITS (ADA)
TOTAL: (24) UNITS

UNIT SQUARE FOOTAGE

- BUILDING "A" - (20) 1 BEDROOM UNITS570 SQ.FT
BUILDING "B" - (4) 1 BEDROOM UNITS (ADA).....570 SQ.FT



JOHN OKE-THOMAS - ARCHITECT
NO. 8 A6787
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #

REVISIONS

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OKE-THOMAS + ASSOCIATES, INC.
ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY
SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-6282
FAX: (417) 863-9222

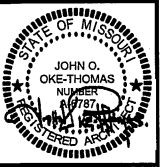
DOGWOOD APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
CV

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MO # 84787
OKE-THOMAS + ASSOCIATES, INC.
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1972 EAST CHESTNUT EXPRESSWAY
SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-6282
FAX: (417) 863-3222



DOGWOOD APARTMENTS FOR HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65480
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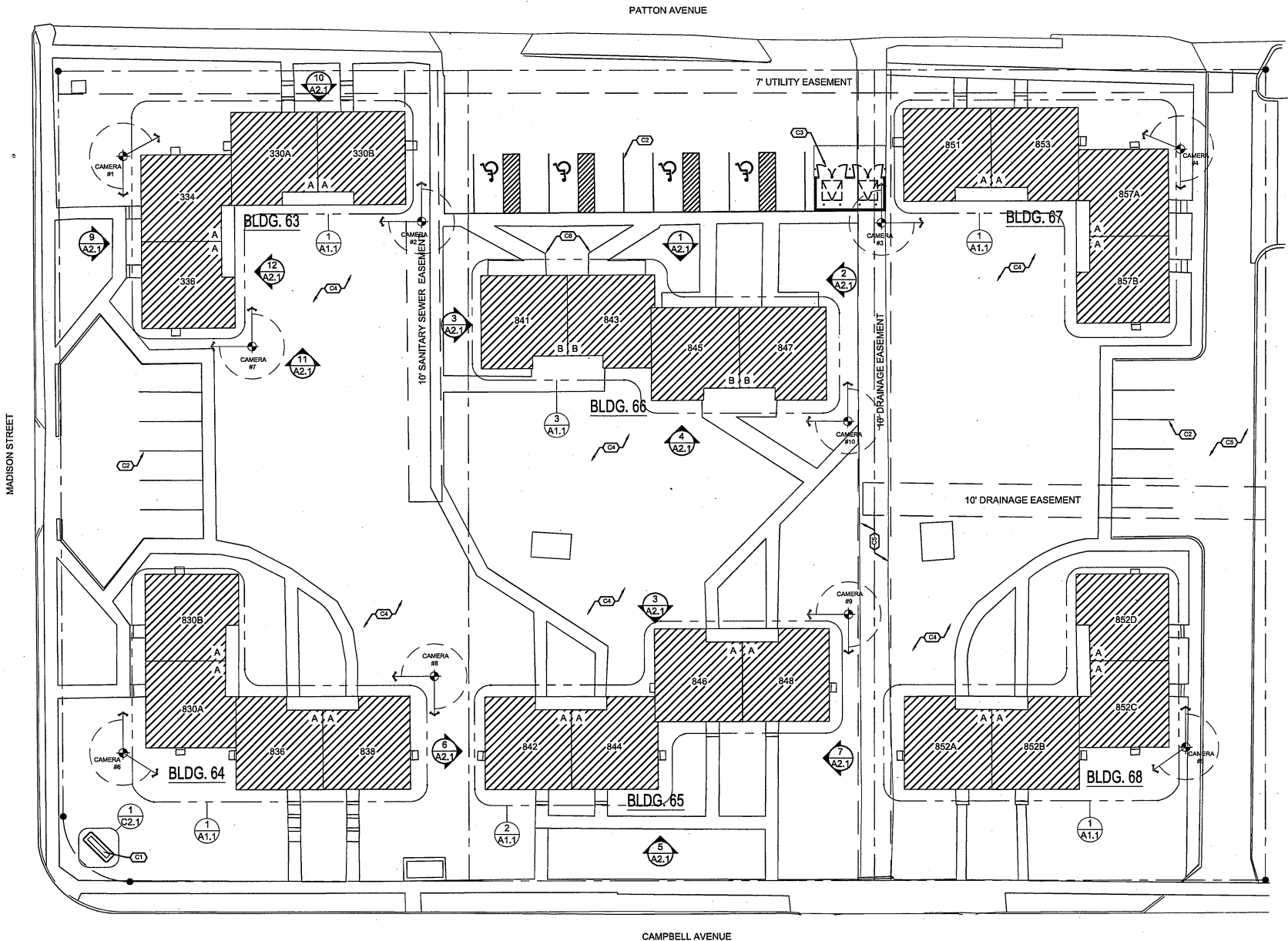
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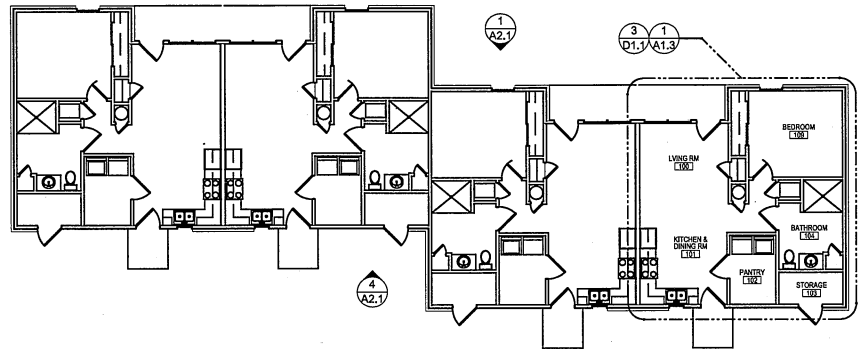
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C1.1

SITE PLAN KEYNOTES

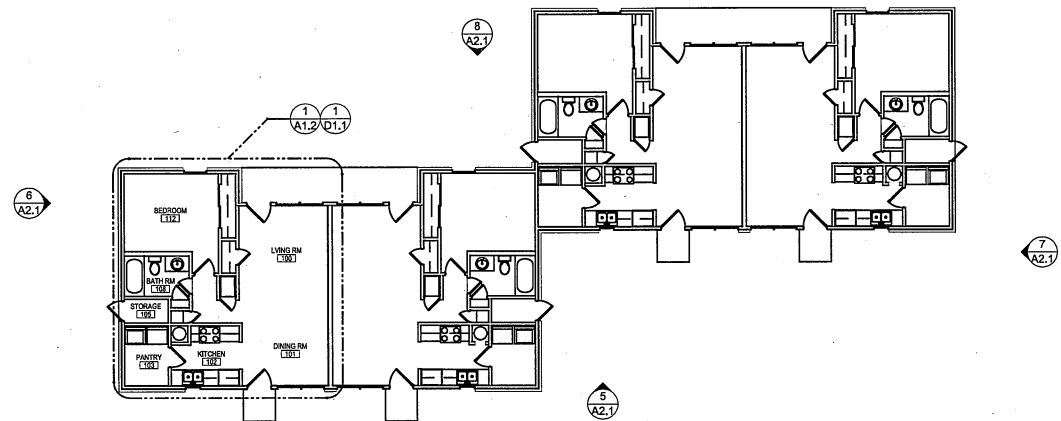
- C1 PROVIDE NEW MONUMENT SIGN. SEE DETAILS 1/C2.1, 2/C2.1 & 3/C2.1
- C2 REMOVE EXISTING PARKING STRIPPING AND RE-STRIPE PER SITE PLAN
- C3 PROVIDE NEW TRASH DUMPSTER ENCLOSURE. SEE DETAIL 11/C2.1
- C4 DEMOLISH ALL EXISTING CLOTHES LINES, STEEL POSTS AND SUBSEQUENT CONCRETE FOOTING IN THEIR ENTIRETY. BACKFILL AND COMPACT FOOTING VOID WITH APPROPRIATE SOILS AND THEN SEED AND STRAW AFFECTED AREA
- C5 CHIP AND SEAL EXISTING ASPHALT
- C6 PAINT ALL EXTERIOR ADA RAMP HANDRAILS TYP.



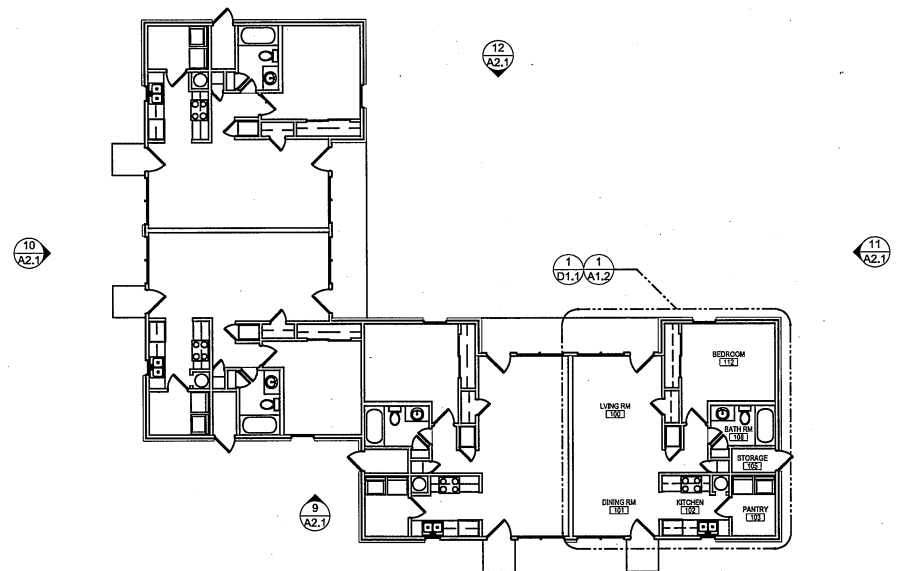
1 SITE PLAN
1" = 20'-0"



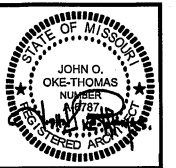
3
A1.1 | EXISTING 1 BEDROOM UNIT B TYP (ADA)
3/32"=1'-0"



2
A1.1 | EXISTING 1 BEDROOM UNIT A SIM
3/32"=1'-0"



1
A1.1 | EXISTING 1 BEDROOM UNIT A TYP
3/32"=1'-0"



JOHN OKE-THOMAS - ARCHITECT
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ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY
SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-6262
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DOGWOOD APARTMENTS
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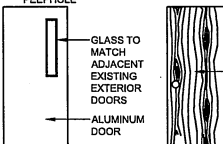
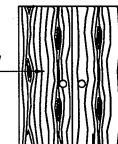
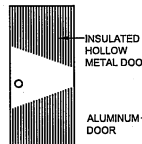
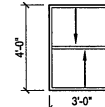
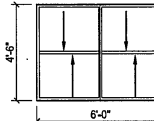
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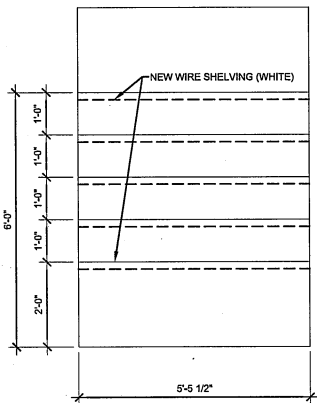
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A1.1

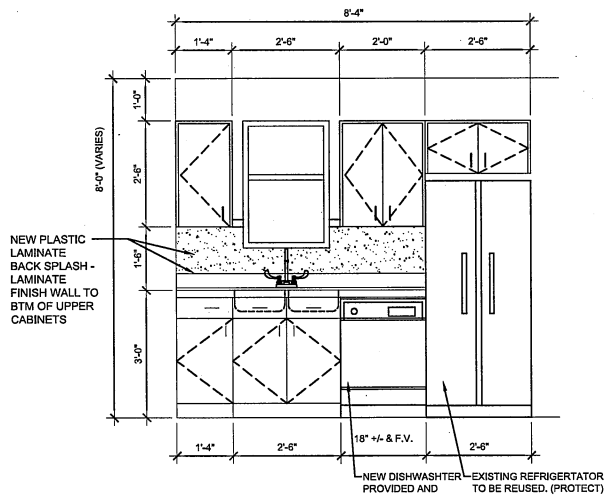
HARDWARE GROUPS AND DOORS & WINDOW TYPES													
H-1	EACH DOOR TO HAVE: (3) HINGES, LEVER HANDLE OPERATION, ENTRANCE LOCKSET & DEADBOLT WALL MOUNTED STOP, PEEPHOLE		H-2	EACH DOOR TO HAVE: (3) HINGES, PRIVACY LOCKSET, LEVER HANDLE OPERATION, WALL STOP		H-3	EACH DOOR TO HAVE: (3) HINGES, ONE PASSAGE LOCKSET, WALL STOP, LEVER HANDLE OPERATION		H-4	EACH DOOR TO HAVE: (3) HINGES, ENTRANCE LOCKSET, WALL STOP, LEVER HANDLE OPERATION			
													
													
DOOR 'D'1'			DOOR 'D'2'			DOOR 'D'3'			DOOR 'D'4'				
						WINDOW 'A'			WINDOW 'B'				
									WINDOW 'C'				
WINDOW SCHEDULE													
MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	LINTEL	STOOL	SILL HEIGHT	REMARKS			
		WIDTH	HEIGHT	WIDTH	HEIGHT								
A	DOUBLE HUNG VINYL INSULATED WINDOW	3'-0" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.			
B	DOUBLE HUNG VINYL INSULATED WINDOW	2'-0" +/-	3'-0" +/-	EXIST.	EXIST.	INSUL. LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2			
C	DOUBLE HUNG VINYL INSULATED WINDOW	6'-0" +/-	4'-6" +/-	EXIST.	EXIST.	INSUL. LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2			
WINDOW NOTE: 1. REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS. VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE. 2. CAULK CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.													

INTERIOR FINISH NOTES:

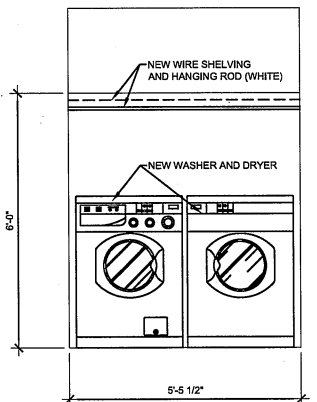
- TAPE, MUD AND SAND ALL NEW AND REPAIRED GYP. BOARD WALLS AND APPLY (1) COAT OF PRIMER PAINT AND TWO (2) COATS OF SEMI-GLOSS PAINT.
- CLEAN EXIST. GYP. BOARD WALL AND APPLY (1) COAT OF FINISH SEMI-GLOSS PAINT.
- INSTALL REDUCER STRIP AT THE TRANSITION BETWEEN TWO DISSIMILAR FLOOR COVERING.
- REPAIR, CLEAN AND PAINT EXIST. GYP. BD. CLG. AS REQ'D
- SEAL EXIST CONCRETE SLAB.



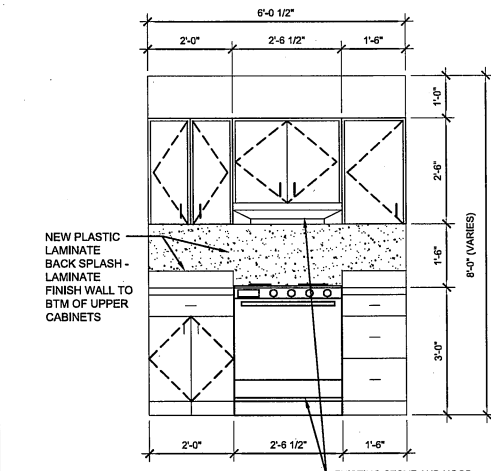
5 TYP LAUNDRY / PANTRY MILLWORK
1/2"=1'-0"



3 TYP KITCHEN MILLWORK ELEVATION
1/2"=1'-0"



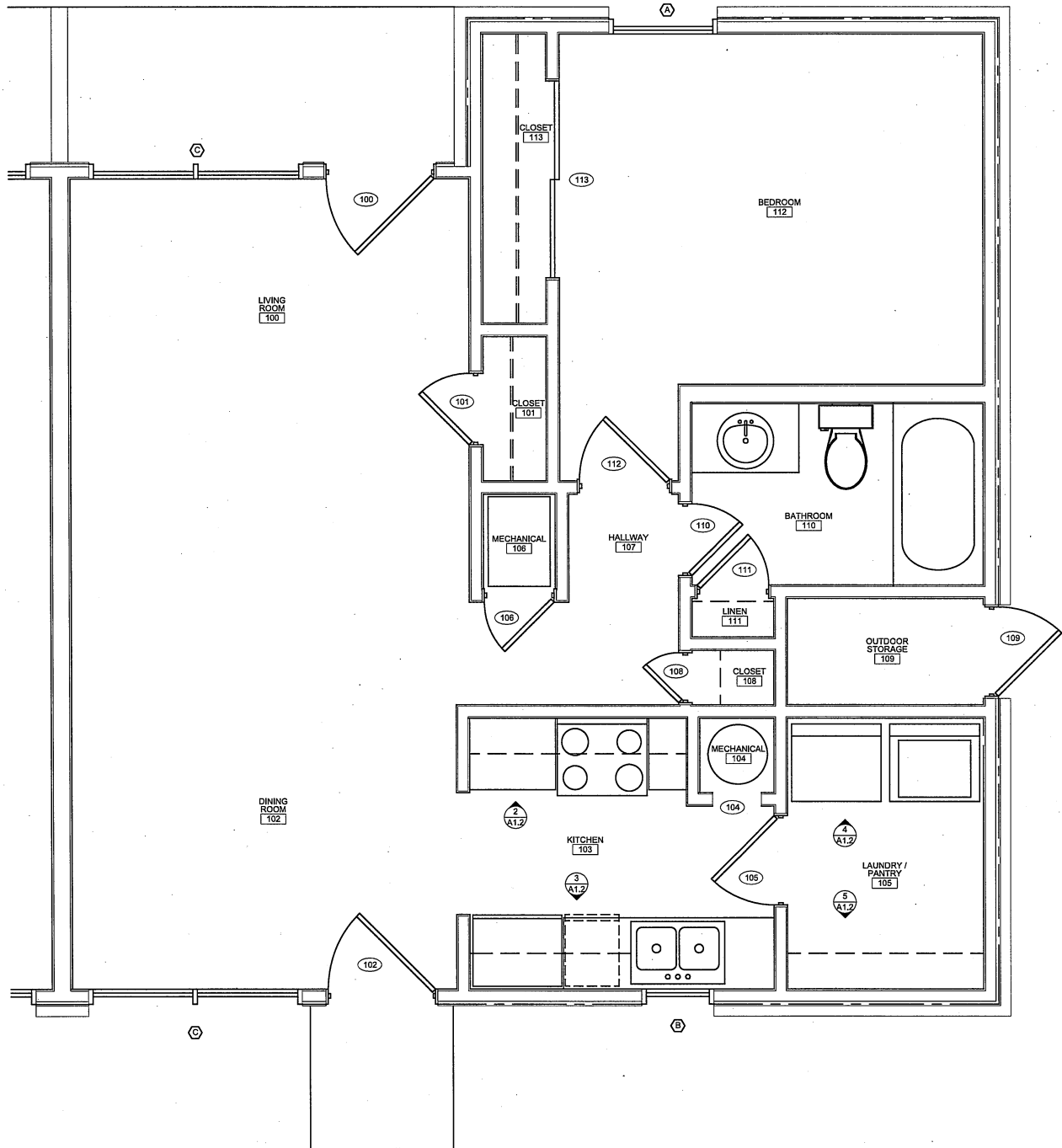
4 TYP LAUNDRY / PANTRY MILLWORK
1/2"=1'-0"



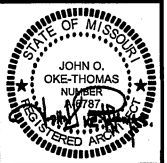
2 TYP KITCHEN MILLWORK ELEVATION
1/2"=1'-0"

DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING	THRESHOLD	LABEL	DETAIL		HARDWARE GROUP	REMARKS
	WIDTH	HEIGHT	WIDTH	HEIGHT				DOOR			HEAD	JAMB		
100	3'-0"	6'-8"	EXIST.	EXIST.	1 3/4"	D1	EXIST. WD	YES	YES	NONE			H-1	NEW INSULATED ENTRY DOOR
101	2'-6"				1 3/4"	D2		NO	NO				H-3	NEW HOLLOW CORE WOOD DOOR
102	3'-0"				1 3/4"	D5			YES				H-1	NEW INSULATED PATIO DOOR
104	1'-4"				1 3/8"	D2			NO				H-3	NEW HOLLOW CORE WOOD DOOR
106	2'-6"				1 3/8"	D2			NO				H-3	NEW HOLLOW CORE WOOD DOOR
108	2'-0"				1 3/8"	D2			NO				H-3	NEW HOLLOW CORE WOOD DOOR
109	1'-4"				1 3/8"	D2			NO				H-3	NEW HOLLOW CORE WOOD DOOR
110	3'-0"				1 3/8"	D4			YES				H-3	INSULATED HOLLOW METAL DOOR
111	2'-0"				1 3/8"	D2			NO				H-2	NEW HOLLOW CORE WOOD DOOR
112	2'-6"				1 3/8"	D2			NO				H-2	NEW HOLLOW CORE WOOD DOOR
113	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.			EXIST.	SLIDING DOOR TO REMAIN



1 MODIFIED - 1 BEDROOM UNIT TYP (STD)
1/2"=1'-0"



JOHN OKE-THOMAS - ARCHITECT
MO # 65802
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
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REVISIONS

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ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY
SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-4262
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DOGWOOD APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

SPRINGFIELD, MO 65490

DATE
SEPTEMBER 25, 2020

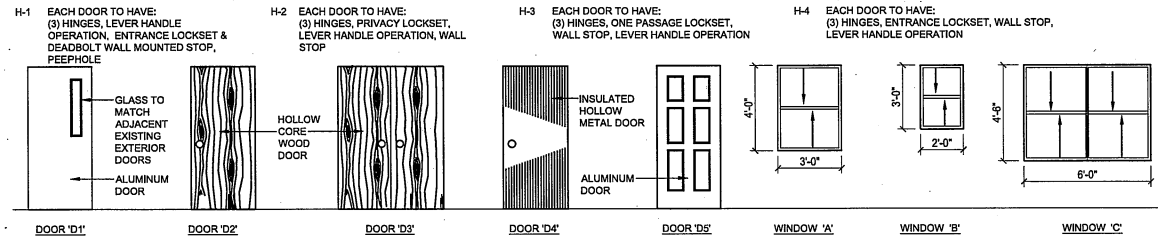
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A1.2

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HARDWARE GROUPS AND DOORS & WINDOW TYPES



WINDOW SCHEDULE

MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	LINTEL	STOOL	SILL HEIGHT	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
A	DOUBLE HUNG VINYL INSULATED WINDOW	3'-0" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.
B	DOUBLE HUNG VINYL INSULATED WINDOW	2'-0" +/-	3'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.
C	DOUBLE HUNG VINYL INSULATED WINDOW	6'-0" +/-	4'-6" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.

WINDOW NOTE: 1. REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS.
VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.

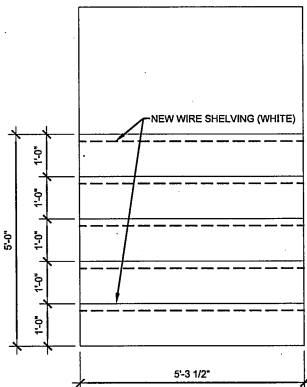
2. CAULK CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.

ACCESSIBLE KITCHEN NOTES:

- COUNTER HEIGHT SHALL BE 34" A.F.F.
- EXTEND VINYL FLOORING BENEATH SINK SPACE AND THE 30" WORKSPACE BESIDE THE REFRIGERATOR.
- TOE KICK SPACE @ BOTTOM OF BASE CABINETS SHALL REMAIN 4" MIN. (STANDARD)
- ADD SEPARATE 3-WAY WALL SWITCHES FOR RANGE HOOD FAN AND RANGE HOOD LIGHT (SEE ELECTRICAL PLANS)
- ADD SWITCHES UNDER SINK (3-WAY) & CHANGE WALL SWITCH TO 3-WAY FOR CONTROL OF LIGHT OVER SINK & GARBAGE DISPOSAL.
- SWITCHES & OUTLETS IN KITCHEN ABOVE BASE CABINETS SHALL BE 34" A.F.F. TO BOTTOM OF SWITCH PLATE SO AS NOT TO INTERFERE WITH WALL CABINET.
- INSULATE EXPOSED PIPING BELOW KITCHEN SINK W/ "TRAP WRAP" BY BROCAR PRODUCTS, INC. OR EQUAL.

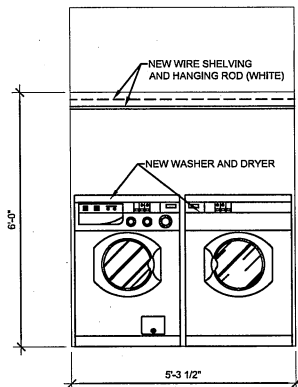
INTERIOR FINISH NOTES:

- TAPE, MUD AND SAND ALL NEW AND REPAIRED GYP. BOARD WALLS AND APPLY (1) COAT OF PRIMER PAINT AND TWO (2) COATS OF SEMI-GLOSS PAINT.
- CLEAN EXIST. GYP. BOARD WALL AND APPLY (1) COAT OF FINISH SEMI-GLOSS PAINT.
- INSTALL REDUCER STRIP AT THE TRANSITION BETWEEN TWO DISSIMILAR FLOOR COVERING.
- REPAIR, CLEAN AND PAINT EXIST. GYP. BD. CLG. AS REQ'D
- SEAL EXIST CONCRETE SLAB.



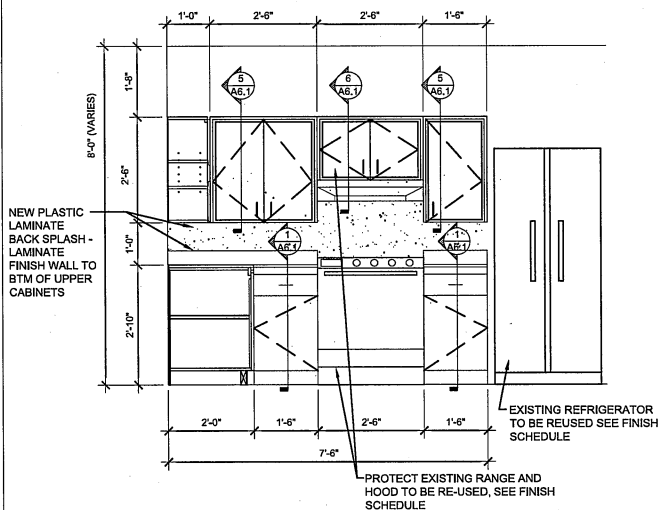
5 LAUNDRY / PANTRY ELEVATION

A1.3 1/2"=1'-0"



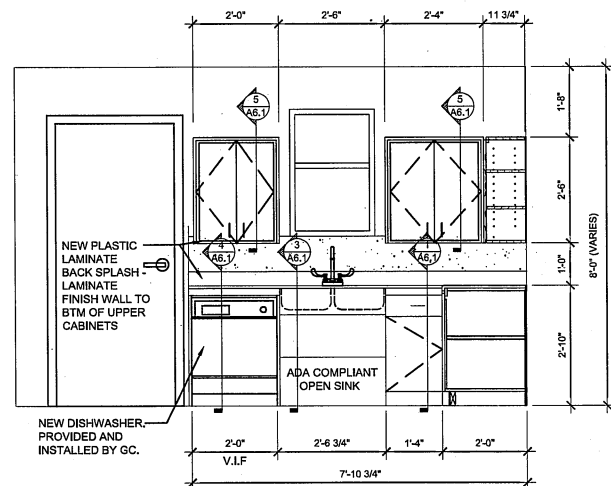
4 LAUNDRY / PANTRY ELEVATION

A1.3 1/2"=1'-0"



3 KITCHEN TYP MILLWORK ELEVATION

A1.3 1/2"=1'-0"

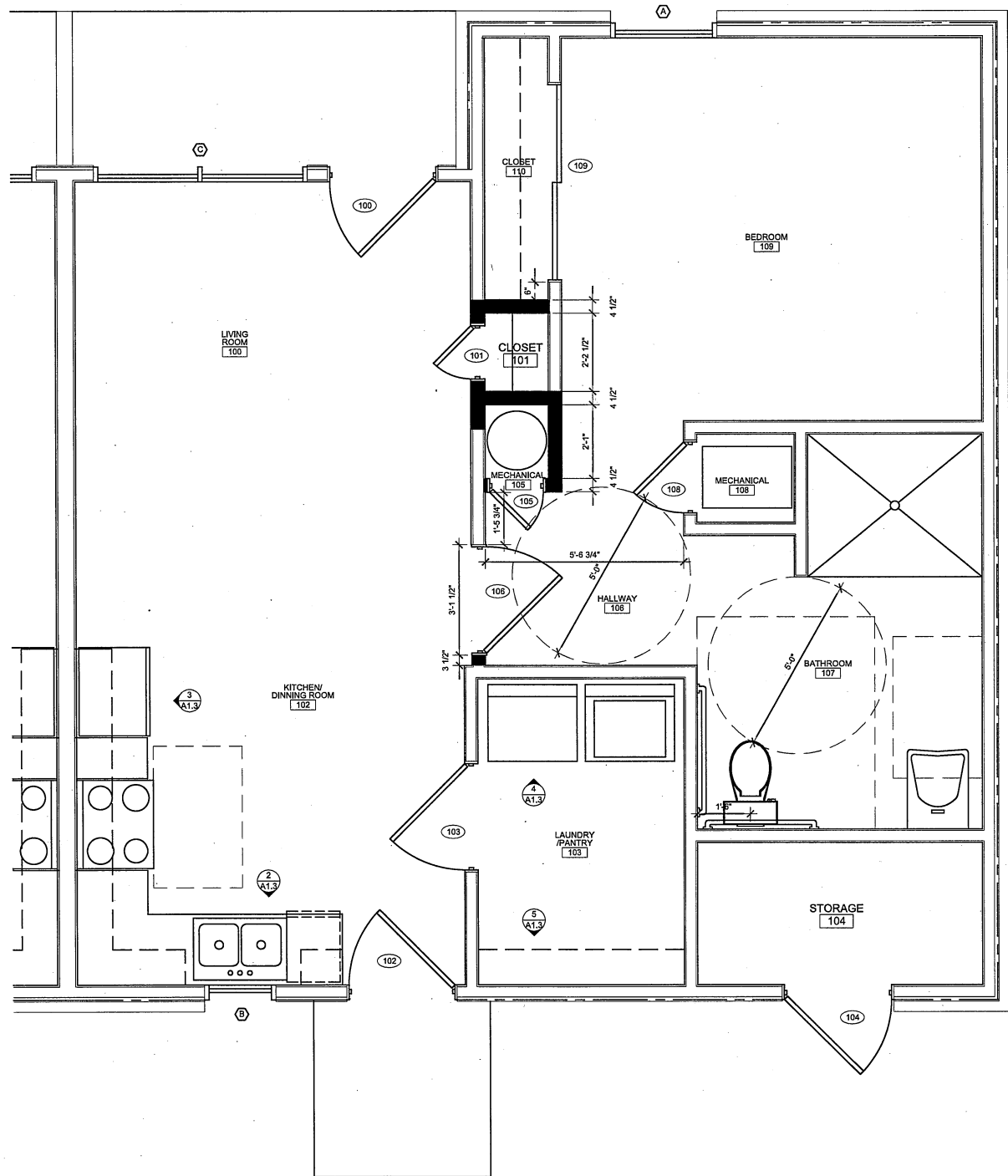


2 KITCHEN TYP MILLWORK ELEVATION

A1.3 1/2"=1'-0"

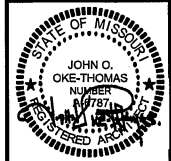
DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HOWR GROUP	REMARKS
	WIDTH	HEIGHT	WIDTH	HEIGHT				DOOR	TRANSOM			H	J		
100	3'-0"	6'-8"	EXIST.	EXIST.	1 3/4"	D1	EXIST. WD	YES	NO	YES	NONE			H-1	NEW INSUL. ENTRY DOOR
101	1'-6"				1 3/4"	D2		NO		NONE				H-3	NEW HOLLOW CORE WOOD DOOR
102	3'-0"				1 3/4"	D1		YES						H-1	NEW INSUL. PATIO DOOR
103	3'-0"				1 3/8"	D2		NO						H-3	NEW HOLLOW CORE WD. DOOR
104	3'-0"				1 3/8"	D5								H-4	NEW METAL DOOR W/ METAL FRAME
105	1'-6"				1 3/8"	D2								H-3	NEW HOLLOW CORE WD. DOOR
106	3'-0"				1 3/8"	D2								H-2	NEW HOLLOW CORE WD. DOOR
108	2'-0"				1 3/8"	D2								H-3	NEW HOLLOW CORE WD. DOOR
109	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.			EXIST.	SLIDING DOOR TO REMAIN



1 ADA MODIFIED 1 BEDROOM UNIT FLOOR PLAN

A1.3 1/2"=1'-0"



JOHN OKE-THOMAS - ARCHITECT
MO # 48787
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #

REVISIONS

CD PACKAGE	9-25-2020

OKE-THOMAS + ASSOCIATES, INC.
ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY
SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-6962
FAX: (417) 863-9222



DOGWOOD APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

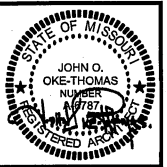
SPRINGFIELD, MO 65480

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A1.3

THIS DRAWING IS AN INSTRUMENT OF SERVICE AND REMAINS THE PROPERTY OF THE ARCHITECT. IT IS NOT TO BE USED ON ANY OTHER PROJECT THAN THAT FOR WHICH IT IS DRAWN WITHOUT LIABILITY.



JOHN O. OKE-THOMAS - ARCHITECT
MO # 65802
OKE-THOMAS + ASSOCIATES, INC.
MISSOURI STATE CERTIFICATION
OF AUTHORITY #

REVISIONS

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1972 EAST CHESTNUT EXPRESSWAY
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TELEPHONE: (417) 863-0882
FAX: (417) 863-9222



DOGWOOD APARTMENTS

FOR
HOUSING AUTHORITY OF SPRINGFIELD

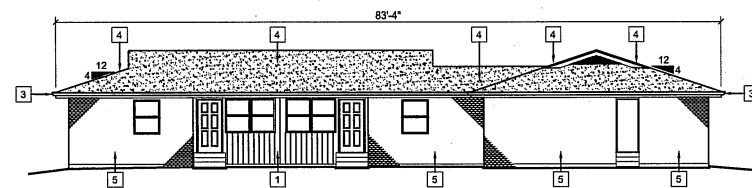
SPRINGFIELD, MO 65480

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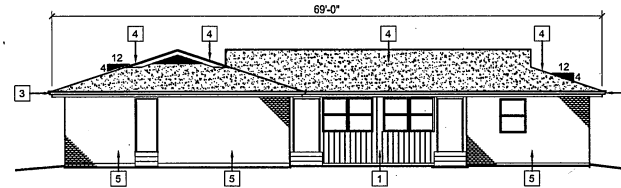
DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

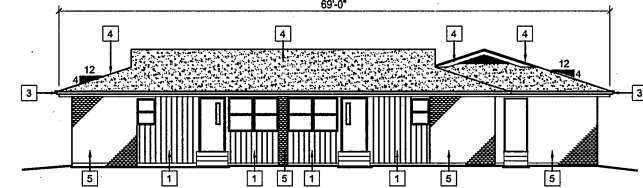
SHEET NO.
A2.1



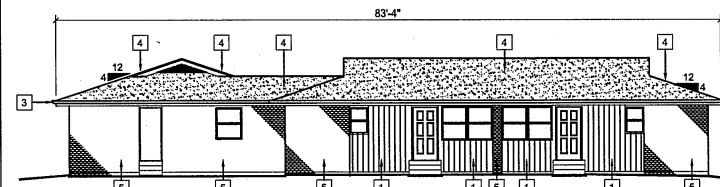
12
A2.1
EXISTING 1 BEDROOM UNIT A - REAR ELEVATION
3/32"=1'-0"



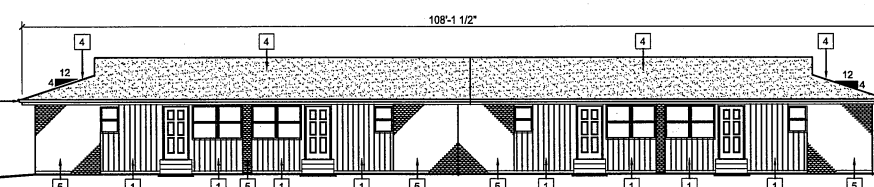
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EXISTING 1 BEDROOM UNIT A - REAR ELEVATION
3/32"=1'-0"



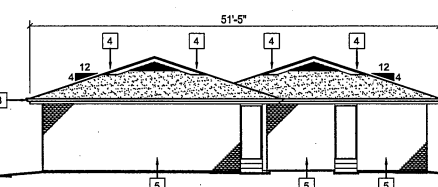
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A2.1
EXISTING 1 BEDROOM UNIT A - FRONT ELEVATION
3/32"=1'-0"



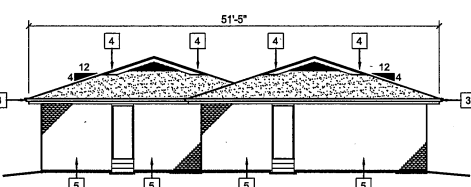
9
A2.1
EXISTING 1 BEDROOM UNIT A - FRONT ELEVATION
3/32"=1'-0"



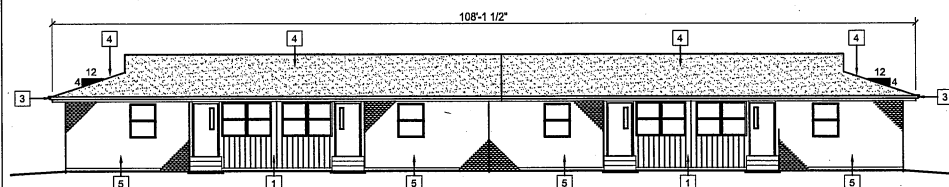
8
A2.1
EXISTING 1 BEDROOM UNIT A (SIM) - REAR ELEVATION
3/32"=1'-0"



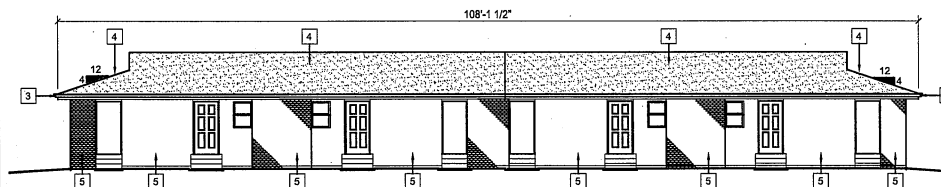
7
A2.1
EXIST. 1 BDRM UNIT A (SIM)
LEFT SIDE ELEV.
3/32"=1'-0"



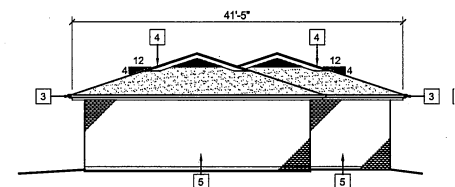
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A2.1
EXISTING 1 BEDROOM UNIT A (SIM)
RIGHT SIDE ELEVATION
3/32"=1'-0"



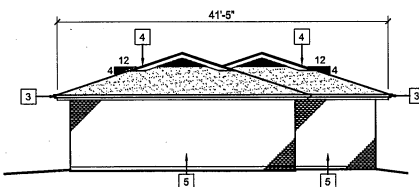
5
A2.1
EXISTING 1 BEDROOM UNIT A (SIM) - FRONT ELEVATION
3/32"=1'-0"



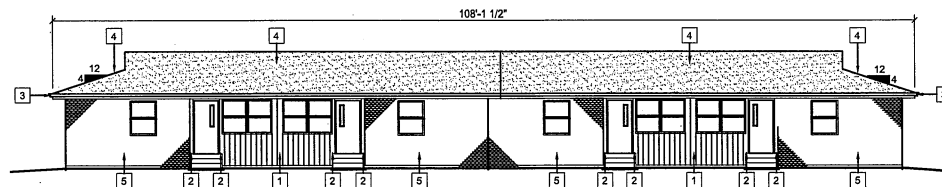
4
A2.1
EXISTING 1 BEDROOM UNIT B - REAR ELEVATION
3/32"=1'-0"



3
A2.1
EXISTING 1 BEDROOM UNIT B - RIGHT SIDE ELEVATION
3/32"=1'-0"



2
A2.1
EXISTING 1 BEDROOM UNIT B - LEFT SIDE ELEVATION
3/32"=1'-0"



1
A2.1
EXISTING 1 BEDROOM UNIT B - FRONT ELEVATION
3/32"=1'-0"

EXTERIOR ELEVATION KEY NOTES:

- 1 REMOVE ALL EXISTING EXTERIOR SIDING, REPLACE WITH (PRE-PAINTED) FIBER CEMENT BOARD AND BATTEN SIDING SYSTEM. ARCHITECT TO SELECT COLOR.
- 2 PAINT ALL EXTERIOR HANDRAILS AT ALL ADA UNITS. ARCHITECT TO SELECT COLOR.
- 3 REMOVE AND REPLACE EXISTING DAMAGED GUTTER AND DOWNSPOUT SYSTEMS, MATCH EXISTING COLOR.
- 4 REMOVE EXISTING ASPHALT SHINGLE ROOF SYSTEM AND EXISTING #15 ASPHALT ROOFING PAPER DOWN TO THE EXISTING WOOD SHEATHING. REPLACE WITH NEW ARCHITECTURAL GRADE ASPHALT SHINGLE SYSTEM OVER #15 ASPHALT ROOFING PAPER AND ICE AND WATER SHIELD AT ALL RIDGES, VALLEYS AND EAVE LOCATIONS PER STANDARD INSTALLATION PRACTICES.
- 5 EXISTING BRICK VENEER TO REMAIN. (PROTECT DURING CONSTRUCTION)

Redevelopment Plan

I. Introduction:

BGC Advantage, LLC, (“BGC”) has partnered with the Housing Authority of the City of Springfield, Missouri, (“HAS”) and their non-profit, Breckenridge Development Services, Inc. (“Breckenridge”), to develop and rehabilitate affordable housing in the City of Springfield, Missouri. A Partnership has been formed with these entities under the name of Keystone Family Homes, LP. The sites below have been combined and will be financed together in order to make the project financially feasible. There will be 5 units demolished at the Bolivar Road site. The overall project being financed is 297 units. Total development costs, total units, and total funds are impacted by all of the Redevelopment Plans.

SITE NAME	ADDRESS	NO. OF UNITS
Glenwood Apartments	722 E Glenwood	33
Scattered Apartments	1633, 1635, 1639, 1641, 1643, 1645 North Delaware	32
	714, 716, 722, 724, 730, 732, 736, 738 West Edgewood	
	2628, 2630 S Grant Ave.	
	1405, 1407, 1411, 1413, 1417, 1419, 1423, 1424 E High St	
	809, 811, 815, 817, 823, 825, 915, 917 West Sunset	
Circles Apartments	1634, 1636, 1642, 1644, 1648, 1650, 1652, 1654 North Delaware	20
	405, 406, 407, 408, 411, 412, 413, 414, 417, 418, 419, 420 South Weaver Ct	24
Dogwood Square Apartments	800 Block S. Campbell	
	800 Block S. Patton	
	300 Block W. Madison	
Cedarbrook Apartments	811 N. Cedarbrook Ave	80
Villa Marie/Norton Road Apartments	1000 Block E Villa Marie / Norton Rd.	32
Bolivar Road Apartments	2336 N Bolivar Rd & house located at 2301 N Fort	81
TOTAL UNITS 302		

Keystone Family Homes, LP, a Missouri limited liability company (the "**Developer**"), has prepared the following plan (the "**Redevelopment Plan**") for the redevelopment of 1.89 acres in Springfield, Missouri. The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below), eliminating an existing blighted area built in 1982 and replacing it with an attractive and well-constructed neighborhood development consisting of 24 residential units (the "**Project**"). The Development located at 800 Block S. Campbell, 800 Block S. Patton, and 300 Block W. Madison, Springfield, Missouri, will include 6 buildings that serve as an apartment complex and consists of 24 units, with the following breakdown: 24-one bedroom units. The project will serve very low income families with rents based on the residents paying no more than 30% of their adjusted income. The rents will be set by the US Department of Housing and Urban Development (“HUD”). These will be restricted and will have a contract for project based vouchers as follows:

Dogwood Square Apartments Rents		
24	1 BR – RAD	\$494

The project will have the appearance of low rise multi family structures through thoughtful design that considers the character of the existing neighborhood. The property is made up of one-story homes. The Project will provide housing for 24 families. Real property tax abatement will be utilized to encourage such redevelopment. The Developer will be investing equity projected to be \$1.59 million of the total development cost for this project to redevelop the site. But-for the provision of tax abatement this Project and/or similar development project activity to revitalize this blighted area would not be financially feasible.

II. Background:

There are 6 residential buildings in the Redevelopment Area. The development was built by HAS. The Developer, Keystone Family Homes, LP, will acquire the property with HUD's approval. The project will be renovated if approved by HUD for a Redevelopment through the Rental Assistance Demonstration Program ("RAD").

A RAD

RAD was created in order to give Public Housing Authorities ("PHA") a powerful tool to preserve and improve public housing properties and address the \$26 billion nationwide backlog of deferred physical needs. RAD also gives public housing authorities the opportunity to enter into long-term contracts that facilitate the financing of improvements. RAD allows public housing agencies to **leverage public and private debt and equity in order to reinvest in the public housing stock**. This is critical given the backlog of public housing capital needs - estimated at over \$35 billion. There is an estimated \$18,281,762 total of physical needs at Keystone Family Homes of which includes Dogwood Square Apartments. In RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed in perpetuity. A Use Agreement is also recorded under RAD further enforcing HUD's long-term interest. **This ensures that the units remain permanently affordable to low-income households**. Residents benefit from a right of return, a prohibition against re-screening, and robust notification and relocation rights. Residents continue to pay 30% of their adjusted income towards the rent, **maintain the same basic rights** as they possess in the public housing program, and gain a new option to request tenant-based assistance if they wish to subsequently move from the property. **RAD maintains the ongoing public stewardship** of the converted property through clear rules requiring ongoing ownership or control by a public or non-profit entity. HAS will continue to own the ground and lease it to the Partnership. The HAS's nonprofit, Breckenridge Development Services, Inc. is part of the ownership structure and redevelopment effort. HAS has the first right of refusal to own the property after the private investor exits the partnership. RAD is highly cost-effective, **relying on shifting existing levels of public housing funds to the Section 8 accounts** as properties convert.

B PILOT and PRIVATE INVESTMENT

HAS has had a cooperation agreement that allowed for a Payment in Lieu of Taxes (PILOT); however, in order to leverage the private investment to the property, HAS must take several actions to address the inadequate funds that have led to the backlog of physical needs and blight. To address rehabilitation and deferred maintenance needs, HAS entered HUD's RAD program which authorizes a conversion of the properties federal funding from one form to another (Section 8), removing any impediments to private capital investments. Resources available under the Section 8 platform include Low-Income Housing Tax Credits (LIHTC), tax exempt bonds, HOME funding, Housing Trust Funds and other sources specifically geared toward the rehabilitation, acquisition, and new construction of affordable housing units. These resources make it economically feasible to upgrade older housing units or invest in efficiencies and quality of life that would otherwise not be possible. Projects awarded LIHTC must be owned by a "single-asset entity," typically made up of a general partner and a limited partner who provides equity for project development in exchange for tax credits. Under the tax credit platform, HAS retains ownership interest in the single-asset entity via a partnership agreement, maintains ownership of the land upon which the affordable rental units are located, holds a right of first refusal to the real estate and actively participates in the day to day operation of the business. With this structure, HAS units remain earmarked for affordable housing, with layer funding via Federal, State, and Local sources which were previously unavailable to the authority. This ownership structure would cause the PILOT to cease and no longer be available to this property. The Chapter 99 abatement incentive results in a reduction to a project owner's annual local property tax liability, thus, creating cashflow that can make a marginal project economically feasible or allow an even larger development to be financed that might otherwise not be possible without the Chapter 99 abatement incentive. The organizational structure is such that net cash flow generated will be available primarily to HAS. The project is now in need of the tax abatement assistance through the LCRA to keep the rents low and make the project financially feasible.

III. Description of the Project

A Boundaries of the Redevelopment Area

The area being redeveloped contains approximately 1.89 acres and is situated on 800 Block South Campbell, 800 Block S. Patton, and 300 Block W. Madison, in the City of Springfield, Missouri (the "***Redevelopment Area***"). A map identifying the Redevelopment Area is attached hereto and incorporated herein as Exhibit "A," and the Redevelopment Area is legally described on Exhibit "B," which is attached hereto and incorporated herein.

B Need for Redevelopment

i. THE CITY OF SPRINGFIELD, CONSOLIDATED PLAN, FISCAL YEARS 2020-2024 (DRAFT)

This plan recognizes that the demand for affordable housing is expected to continue, which analysis is based on four indicators: (a) the population statistics show that the lower income cohort is increasing, (b) Public Housing waiting lists, (c) the low vacancy rates of HUD assisted units, and (d) the number of LIHTC applicants that want to develop in the Springfield market. As a part of the Consolidated Plan, based on the market studies by LIHTC applicants and HUD's LMISD data and the number of foreclosed and vacant housing units, there is an increasing need for decent affordable housing. This is expected to grow at a moderate increase for the next 5 years of over

4,000 households with current population and growth trends and unemployment at very low levels; and therefore, the City foresees a continued need for housing for the whole range of income levels from 30% AMI to 120% AMI over the planning period. The City expects that the rehabilitation of older units located outside of the target area will continue as the residents and owners stay in place and as the home-remodeling companies continue to promote cost-effective rehabilitation. The City continues to encourage rehabilitation or redevelopment of older housing stock as it is close to schools, services, and vital public transit lines.

Certification of Consistency with the Consolidated Plan was issued by Brendan Griesemer, AICP, on February 10, 2020. City of Springfield Resolution No. 2219 was adopted March 20, 2020, approving submission of the Five Year Plan and Annual Plan and PHA Certifications of Compliance with the PHA Plans and related regulations.

**Certification of Consistency
with the Consolidated Plan**

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
(Type or clearly print the following information:)

Applicant Name: The Housing Authority of Springfield

Project Name: Bolivar Road Apartments & Glenwood Apartments

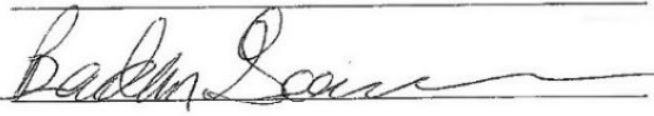
Location of the Project: 2336 N Bolivar Road 722 E Glenwood Street
Springfield, MO Springfield, MO

Name of the Federal
Program to which the
applicant is applying: Low Income Housing Tax Credits

Name of
Certifying Jurisdiction: City of Springfield, Missouri

Certifying Official
of the Jurisdiction
Name: Brendan Griesemer, AICP

Title: Assistant Director Planning and Development Department

Signature: 

Date: 2-10-2020

ii. HAS ANNUAL PUBLIC HOUSING PLAN

The PHA Plan is a comprehensive guide to PHA policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5-Year Plan, which each PHA submits to HUD once every 5th PHA fiscal year, and the Annual Plan, which is submitted to HUD every year by non-qualified agencies. HAS submits an annual Public Housing Plan to HUD each year that residents and the community provide input and comments. The 2019-2020 Plan outlines the need for RAD and the investment need for rehabilitation at Dogwood Square Public Housing Redevelopment Area.

C. Current Condition of Redevelopment Area.

As discussed in the preceding Blight Report, notwithstanding the Housing Authority's reasonable efforts to maintain the Redevelopment Area, the Redevelopment Area suffers from much physical deterioration, insanitary and unsafe conditions, and is afflicted by conditions which may endanger life or property. HUD has not provided enough annual funding to cover the backlog of physical needs. The annual Capital Funds are approximately \$1,200 per unit per year and the average backlog of physical needs is \$25,000. Therefore, the redevelopment area is in gross need of leveraged funding to address the physical needs and make the development sustainable for the next twenty years.

Substantial capital investment will be needed to fully rehabilitate and revitalize the Redevelopment Area, which further compounds the economic obsolescence of the Redevelopment Area. The Developer will facilitate the investment of an estimated \$12,608,775 of equity into the project with a total development costs of \$43 million. The sources of funding include:

SUMMARY INFORMATION

Keystone Family Homes

(Bolivar Road Apartments, Glenwood Apartments, Cedarbrook Apartments, Circles Apartments, Scattered Apartments, Dogwood Square Apartments, Villa Marie/Norton Road Apartments)

DEVELOPMENT BUDGET

ACQUISITION	10,440,000
SITE IMPROVEMENTS	-
CONSTRUCTION	23,242,328
PROFESSIONAL FEES	4,634,850
BOND COSTS	370,000
CONSTRUCTION FINANCE COSTS	1,917,200
PERMANENT FINANCE COSTS	84,000
SOFT COSTS	1,403,836
RESERVES	1,810,852
 TOTAL USES	 43,903,066

SOURCES OF FUNDS

1ST MORTGAGE	20,000,000
2ND MORTGAGE	-
CASH FLOW FROM OPERATIONS	750,000

SELLER MORTGAGE	9,258,590
PHA CASH FLOW	400,000
DEF. DEVELOPER FEE	885,700
TAX CREDIT EQUITY	12,608,775

TOTAL SOURCES	43,903,066
---------------	------------

The insanitary/unsafe site conditions present in the Redevelopment Area, pose a serious menace to public safety and health – especially considering the fact that the Dogwood Square Public Housing serve a vulnerable population of residents at 30% or below the area median income. Each of these factors contribute to the economic and social liability created by the area in that they cause a risk of physical injury to the City’s citizens and damage to surrounding property. Furthermore, the downtrodden and deteriorated site conditions and underutilization of the Redevelopment Area diminish the public morale and welfare with respect to the perception of this portion of the City.

Comprehensive redevelopment of the Redevelopment Area is necessary to foster additional economic activity and contribute to the growth of the City. Remediating all of the issues discussed above is economically infeasible, since the likely costs of the repairs far exceed what HAS gets annually from HUD. Due to the age of development and dwelling units they are becoming functionally obsolete. Without systematic rehabilitation the units will not be sustainable as a way to provide housing to the very low income.

Due to the condition of the units in the Redevelopment Area, substantial capital investment will be necessary to rehabilitate the structures and generally redevelop the area. Without such an investment, the Redevelopment Area will further deteriorate. The units will continue to decline and become an even greater liability to the economic independence of the City. The unsafe conditions in the Redevelopment Area hampers the economic vitality of the City by failing to generate private and public partnership investment opportunity for the City. If the Dogwood Square Public Housing Redevelopment Area is not addressed to its full potential, it may significantly limit the number of people who can reside in the Redevelopment Area.

D. Redevelopment Plan Objectives and Strategies

Affordable housing is needed in the Redevelopment Area. In order to have safe, sanitary, livable units, blight must be removed and the area redeveloped as affordable housing serving the very low income. The Redevelopment provides affordable housing opportunities in the larger community, removes barriers to furthering fair housing through the addition of ADA and Section 504 units, and assists in preventing homelessness. The Project involves the rehabilitation of a neighborhood consisting of 24 residential units and one residential services building. The bedroom mix and rents are:

Dogwood Square Apartments Rents		
24	1 BR – RAD	\$494

Each building has a unit dedicated to a family dwelling. The appearance of the structures through thoughtful redesign and preservation is key. In total, the project will accommodate up to

approximately 24 families. The Project will also provide on-site parking and will utilize outdoor lighting as needed with the intent to create a safe living environment for the residents. There will be front door and back door lights at every unit. There will be a fencing system in place to add to enhanced security efforts. The Project will include landscaping, architectural/design elements and will incorporate updated design features such as a front porch columns.

IV. Land Use Plan:

A Former and Existing Land Use

The Redevelopment Area currently consists of 6 dwelling buildings on 1.89 acres. The development was built in 1982.

B Proposed Land Use

The proposed land use for the Redevelopment Area is as a rehabilitated neighborhood consisting of 24 residential units (24 – 1BR). The land will remain the same.

All the living space will be on the ground floor. There will be 5% ADA handicapped units and 2% of the units available for hearing and seeing impaired. The sidewalks and streets will be updated so units to the extent feasible will be visitable. A preliminary site plan reflecting the proposed land use in Redevelopment Area is attached as Exhibit “C” and incorporated herein.

C Existing and Proposed Zoning

The existing zoning for the Redevelopment Area is zoned R-HD, High-Density Multifamily Residential District. The subject is a legal, conforming use. The Redevelopment Plan conforms with the City's Comprehensive Plan.

D Regulations and Controls

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances, including the District Regulations. HUD will have restricted covenants on the land use and affordability of the units. MHDC will also have land use restrictions governing affordability and ownership.

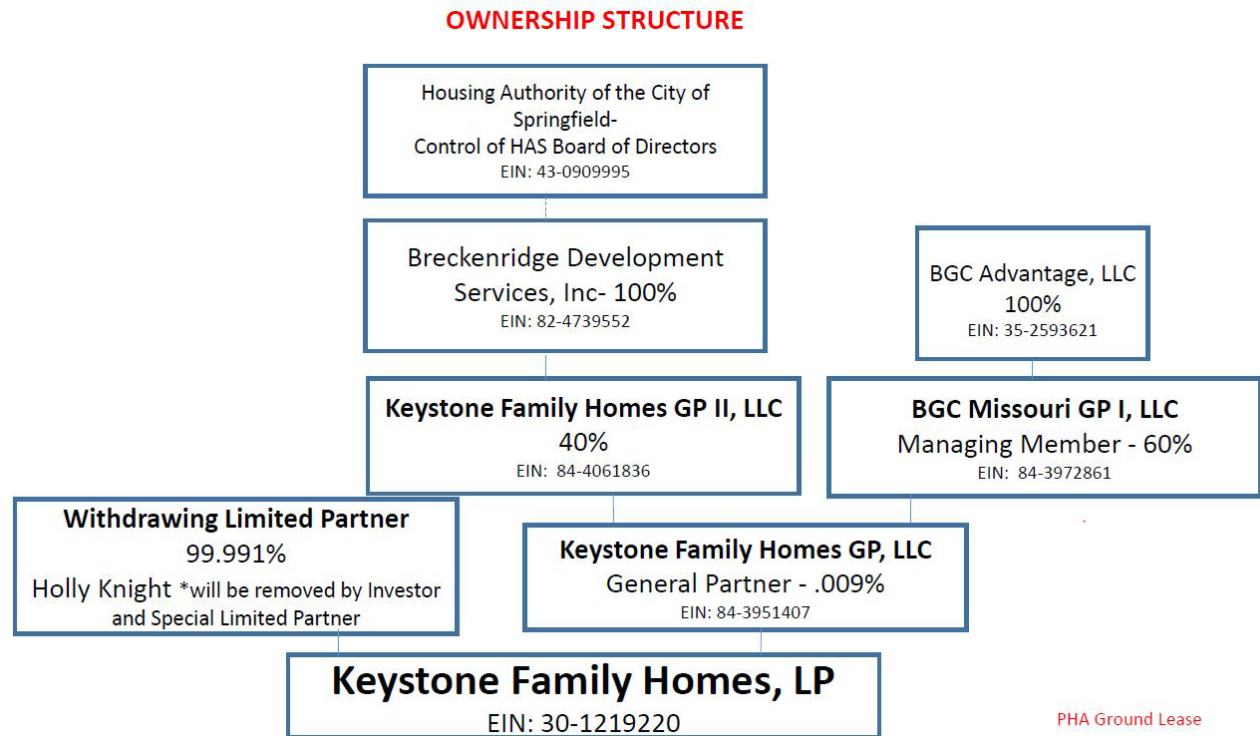
V. Execution of the Project:

A Execution

The Developer or its successors in interest shall be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B Land Acquisition

There will be no land acquisition required to implement the Redevelopment Plan, as the Developer partner, HAS, owns the land within the Redevelopment Area.



C Financing

The Developer is utilizing conventional financing to finance the Project along with LIHTC. See sources and uses below for the entire Keystone Family Homes project, as well as Exhibit “E” attached which includes the Development Budget and Sources of Funds for Dogwood Square Apartments.

SUMMARY INFORMATION

Keystone Family Homes

(Bolivar Road Apartments, Glenwood Apartments, Cedarbrook Apartments, Circles Apartments, Scattered Apartments, Dogwood Square Apartments, Villa Marie/Norton Road Apartments)

DEVELOPMENT BUDGET

ACQUISITION	10,440,000
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 TOTAL USES	 43,903,066
 SOURCES OF FUNDS	
1ST MORTGAGE	20,000,000
2ND MORTGAGE	-
CASH FLOW FROM OPERATIONS	750,000
SELLER MORTGAGE	9,258,590
PHA CASH FLOW	400,000
DEF. DEVELOPER FEE	885,700
TAX CREDIT EQUITY	12,608,775
 TOTAL SOURCES	 43,903,066

D. Disposition of Property

No land is proposed to be disposed of within the Redevelopment Area.

E. Plan for Relocation Assistance

The development will provide for all temporary relocation. The Keystone project has accumulated approximately 80 vacant units across the sites. Families will be relocated within the public housing/Keystone sites through temporary relocation in accordance with HUD's RAD relocation Notice, URA, and MHDC. All expenses will be paid for by the project. No original RAD residents will be displaced or rescreened for suitability. (Please see Exhibit "G" HUD's approved relocation plan)

F. Redevelopment Schedule and Estimated Dates of Completion

The Developer estimates that each stage of the Project will be completed in accordance with the following schedule:

- Pre-Construction (Inspections/Permits): Completed by December 2020
- Rehabilitation of units: Completed by February 2022
- Re-occupancy of site and new lease up completed by March 2022

G. Taxation

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

H. Covenants

The Redevelopment Plan shall run with the land and require the Developer and any successors in interest to redevelop the real property within the Redevelopment Area in accordance

with the specified uses in the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

VI. Other Provisions:

A Compliance with General Plans

The Redevelopment Plan for the Redevelopment Area conforms to the rules and the regulations of the City of Springfield, Missouri.

B Compliance with Workable Program

Pursuant to Section 40-13(a)(1) of Article II of Chapter 40 of the Springfield City Code (the “Code”) the Project described in this Redevelopment Plan would not be financially feasible “But-for” the allowance of tax abatement. The City of Springfield’s *Economic Development Incentives Policy Manual* states under its General Policies that requests for discretionary incentives, such as partial real property tax abatement shall meet the “but for” test. There must be a finding by the City Council that the project would not occur, or would only occur at a significantly smaller scale, or will not be financially feasible or stable, or that public benefit will not occur if the incentive is not provided. The Policy Manual also mentions that such incentives may be granted if the City Council finds there to be an overriding public benefit or a reduction in costs that would otherwise be paid by the City. Exhibit E contains two 10-year project pro forma financial statements (one with tax abatement, one without) provided by the Developer, each providing yearly cash flows and cash-on-cash return analyses. The cash-on-cash return is a measure of the annual rate of return made on the developer’s equity or cash invested the project. This calculation is one method of determining whether a project can provide a return on investment necessary to attract developer capital. The projections provided within these statements indicate that partial real property tax abatement is necessary in order for the project to proceed. Exhibit E also includes an amortization schedule and additional information that supports the conclusion that “but for” the tax abatement provided to the Project that the development of this high quality and attractive neighborhood providing housing for 24 families that are at or below 60% Area Median income that eliminates existing blight would not be feasible. Exhibit “F” contains a project budget supporting the estimates of the Developer and appraisal. The Developer here is making a significant contribution of equity to support this Project at levels that make it financially feasible for a private public partnership to attract the needed financing sources.

The Project will be subject to the property taxes due to the Greene County Assessor based upon their assessed valuation of the completed Project using the Net Operating Income Approach. The developer has provided a tax impact analysis comparing the estimated property tax revenues with redevelopment and partial real property tax abatement to those without redevelopment and abatement. According to the tax impact analysis, while the tax revenue over the next 10 years would be reduced by approximately \$23,116 the affected taxing jurisdictions would see a net positive impact of \$5,337 in the cumulative receipt of property tax revenue over the next 10 years if the redevelopment occurs and tax abatement is authorized, as opposed to the redevelopment not occurring and tax abatement not being authorized.

C Compliance with State and Local Law

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law. The Redevelopment Plan is also in compliance with HUD, MHDC, and the

HAS Public Housing Annual and 5 Year Plan. The Redevelopment Plan conforms with the City's Comprehensive Plan.

D. Compliance with Redevelopment Agreement

Prior to application for Certificate of Qualification for Tax Abatement (the “Certificate”) issued in connection with this Project, a redevelopment Agreement must be executed between the applicant for the Certificate and the City. The provisions of the Redevelopment Agreement between the City and the applicant are essential provisions of the Redevelopment Plan and violations of the Redevelopment Agreement shall also constitute violations of the Redevelopment Plan. The Redevelopment Agreement shall at a minimum address the requirements specified in Section 4-14 of the Code.

E. Population Density

The Project will provide 24 housing units on a 1.89-acre site. In total, the Project will provide housing for 24 families.

F. Public Facilities

It is not anticipated at this time that the Project will require any additional utilities other than the upgrades needed to address code and the blight concerns.

VII. Procedure for Changes or Modification of Plan

Upon application by the Developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

Exhibit A

MAP OF REDEVELOPMENT AREA – DOGWOOD SQUARE





Land Clearance for Redevelopment Authority
Application for Real Property Tax Abatement

Sections 99.700-99.715, RSMo

Property Address: 1000 East Norton Road, Springfield, MO. 65807

Redevelopment Area: Villa Marie Public Housing Redevelopment Area

Developer Name: Keystone Family Homes

Contact Person: Holly Knight

Mailing Address: 1910 Farmerville Highway, Ruston, LA. 71270

Telephone: 318-224-2997 **Fax:** _____

Email: Jcroxton@bgcadvantage.com

Does Applicant Own or Lease the Property? Lease

Signature:  **Date:** 03/22/2022

Printed Name: Holly Knight

Required Attachments:

- Legal description of project
- \$451 application fee
- Ten (10) hard copies and one electronic (.pdf) copy of the following:
 - Narrative identifying the scope of the proposed project
 - Site plan and floor plans
 - Concept plan and/or renderings, if available
 - Narrative describing relationship of project to the adopted redevelopment or urban renewal plan for the area.
- If property is located in the *Downtown Redevelopment Area*, please note additional requirements on page 2 of this application.

PROJECT NARRATIVE

Villa Marie Public Housing Redevelopment Area

Villa Marie Apartments (current RAD Project)

Villa Marie Apartments are located at 1000 East Norton Road, Springfield, MO - 3 one bedrooms, 15 two bedrooms, 10 three bedrooms, and 4 four bedrooms, totaling 32 residential housing community homes. There will be a total of 8 PBV units at this site which include the following unit mix: 4 three bedrooms and 4 four bedrooms.

Units will receive interior updates to the kitchens, bathrooms, HVAC systems, hot water heaters, upgraded flooring, and better accessibility features. Higher efficiency lighting, water, and HVAC will be included. Exterior upgrades will be planned as well.

Legal Description

TRACT IX: (1000 Block E. Villa Marie/Norton Rd.)

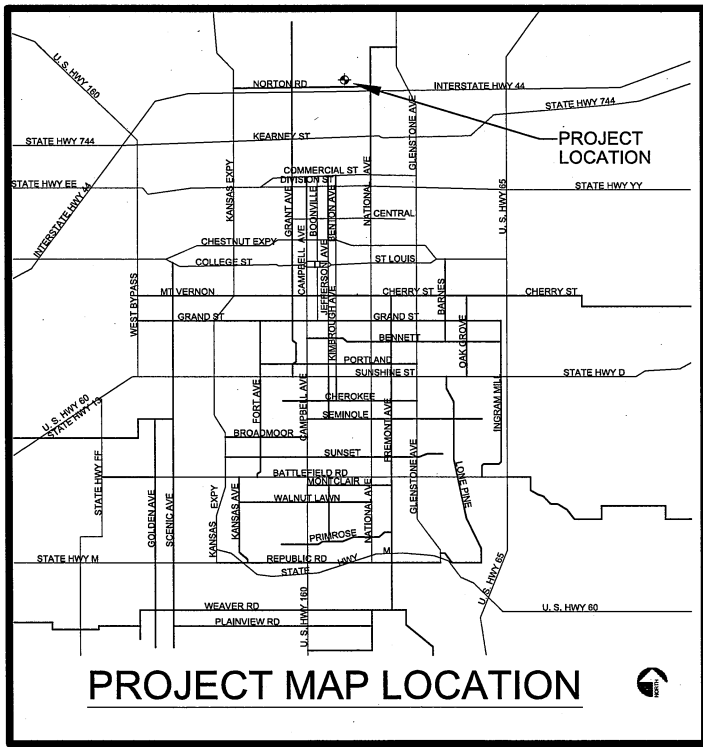
ALL OF LOTS THREE (3), AND FOUR (4) VILLA MARIE 2ND ADDITION, A SUBDIVISION IN THE CITY OF SPRINGFIELD, GREENE COUNTY, MISSOURI.

Addresses:

1000 Block E Villa Marie / Norton Rd., Springfield, MO 65803

VILLA MARIE APARTMENTS RENOVATION PROJECT

FOR
HOUSING AUTHORITY
OF SPRINGFIELD
SPRINGFIELD, MISSOURI



GENERAL NOTES

1. THE CONTRACTOR SHALL CONDUCT A COMPLETE ON-SITE INSPECTION TO FAMILIARIZE HIMSELF WITH ALL EXISTING CONDITIONS PRIOR TO BIDDING THE PROJECT.
2. ALL WORK IN THIS CONTRACT SHALL BE PERFORMED IN ACCORDANCE WITH INDUSTRY STANDARDS, ESTABLISHED GOOD CONSTRUCTION PRACTICES AND ALL NATIONAL, STATE AND LOCAL CODES AND ORDINANCES THAT MAY APPLY.
3. THE CONTRACTOR SHALL PAY FOR ALL FEES AND PERMITS (EXCEPT BUILDING PERMITS) AS REQUIRED TO COMPLETE THIS PROJECT, INCLUDING SUB-CONTRACTORS INSPECTIONS, UTILITY HOOK-UPS, DEPOSITS, ETC.
4. THE CONTRACTOR SHALL FURNISH A LIST OF SUB-CONTRACTORS PRIOR TO THE COMMENCEMENT OF THE WORK.
5. SHOP DRAWINGS SHALL BE REQUIRED FOR ALL EQUIPMENT, (I.E., MECHANICAL, ELECTRICAL, PLUMBING, DOORS, GLASS, ETC.)
6. THE CONTRACTOR SHALL PROVIDE PERIODIC AND FINAL CLEAN-UP TO KEEP THE PROJECT CLEAN AND SHALL PROVIDE TRASH PICK-UP SERVICE SEPARATE FROM ANY OTHER EXISTING SERVICE.
7. THE GENERAL CONTRACTOR FOR THIS PROJECT IS RESPONSIBLE FOR CARRYING BUILDERS RISK INSURANCE. THIS INSURANCE POLICY SHALL NOT ONLY NAME THE GENERAL CONTRACTOR, BUT ALSO ALL SUB-CONTRACTORS, THE OWNER, THE ARCHITECT AND THE PROJECT ENGINEERS AS ADDITIONAL INSURED UNDER THE BUILDERS RISK POLICY PURCHASED FOR THIS PROJECT.
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9. THIS ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY DEVIATIONS FROM THESE PLANS AND SPECIFICATIONS DURING OR AFTER CONSTRUCTION WITHOUT PRIOR WRITTEN APPROVAL FROM THIS ARCHITECT.
10. WHERE CONFLICT MAY OCCUR IN THE PLANS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF THE APPARENT CONFLICT PRIOR TO CONSTRUCTION OF ITEMS WHICH MAY BE CONTRARY TO THE INTENT OF THE PLANS.
11. THE CONTRACTOR SHALL VERIFY ALL MEASUREMENTS INCLUDING, PRE-FABRICATED MATERIALS, CONFLICTS BETWEEN DIFFERENT SUB-CONTRACTORS, TRADES OR NEW AND EXISTING CONDITIONS. NO ADDITIONAL CHARGES OR COMPENSATION WILL BE ALLOWED AS A RESULT OF FAILURE TO VERIFY DIMENSIONS OR TO NOTIFY THE ARCHITECT OF APPARENT CONFLICTS IN THE PLANS AND SPECIFICATIONS PRIOR TO ORDERING MATERIALS OR FABRICATING OF CONSTRUCTION ITEMS.
12. ALL NEW WOOD FRAMING SHALL BE FIRE BLOCKED.

SCOPE OF WORK

1. REMOVE / REPLACE KITCHEN CABINETS AND BATHROOM VANITIES AS REQUIRED, SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
2. INSULATE ALL BUILDING ATTIC SPACES UP TO R43.
3. SIDING: POWER WASH ALL BUILDING UNITS AND REMOVE / REPLACE DAMAGED AREAS OF SIDING. REMOVE AND REPLACE EXISTING SIDING IN ALL ONE STORY BUILDING WITH FIBER CEMENT SIDING. COLOR BY OWNER.
4. REMOVE / REPLACE FRONT ENTRY DOORS INCLUDING ENTRY STORM DOORS AND INTERIOR DOORS. DO NOT REPLACE STORM DOORS. SEE INTERIOR FINISH SCHEDULE AND APPLIANCES FOR SPECIFIC LOCATIONS.
5. PREP AND PAINT ALL UNITS, INCLUDING COMMUNITY BUILDING.
6. REMOVE / REPLACE APPLIANCES AND INSTALL WASHER/DRYER UNITS AND RANGE HOODS. SEE HIC ACCESSIBLE UNITS FOR SPECIFIC WORK. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
7. REMOVE / REPLACE ALL WINDOW BLINDS AND / OR SHADES IN ALL UNITS.
8. REMOVE / REPLACE EXISTING FLOORING IN ALL UNITS AS NOTED ON INTERIOR FINISH SCHEDULE & APPLIANCES.
9. PLUMBING: REMOVE AND REPLACE TUB/SHOWERS, HANDICAP ROLL-IN SHOWERS, KITCHEN SINKS, FAUCETS, WATER HEATERS, LAVATORIES IN SPECIFIC UNITS. SEE INTERIOR FINISH SCHEDULE AND APPLIANCES FOR SPECIFIC LOCATIONS.
10. HVAC: (ALL UNITS) NEW SPLIT UNITS, (HEAT & AIR) 14 SEER AND INSTALL PROGRAMMABLE THERMOSTATS.
11. ELECTRICAL: INSTALL NEW SMOKE DETECTORS WIRED IN SERIES WITH BATTERY BACKUP. INSTALL NEW ENERGY EFFICIENT LIGHT FIXTURES. INSTALL NEW ELECTRICAL PANELS. SEE INTERIOR FINISH SCHEDULE & APPLIANCES FOR SPECIFIC LOCATIONS.
12. ROADS & PARKING AREAS: SEAL EXISTING PARKING LOT. SEE SITE LOCATIONS FOR SPECIFIC PARKING REQUIRING NEW WORK.
13. CONTRACTOR SHALL INCLUDE ALLOWANCE OF \$500.00 PER APARTMENT UNIT FOR LANDSCAPING.
14. INSTALL 6'-0" IRON ROD FENCING WITH GATES AROUND PROPERTY. FENCE & GATE SIMILAR TO EXISTING AT CEDARBROOK AND/OR BOLIVAR ROAD APARTMENTS.
15. REMOVE & REPLACE SHINGLE ROOF IN ALL BUILDINGS. NEW SHINGLE SHALL BE ASPHALT COLOR BY OWNER.
16. REMOVE ALL MEDICINE CABINETS IN BATHROOMS. (TYPICAL IN ALL UNITS) PATCH WALLS AND INSTALL FLAT PANE MIRROR IN LIEU OF.
17. INSTALL METAL FABRICATED AWNING AT ENTRY DOORS OF TWO STORY BUILDINGS. ADD SHUTTERS AT TOP FLOOR WINDOWS.
18. REMOVE AND REPLACE DAMAGED GUTTERS AND DOWNSPOUTS.
19. ADD DUMPSTER ENCLOSURES PER FENCE DETAILS AT EACH LOCATION. SEE SITE PLAN FOR SPECIFIC LOCATIONS.
20. PROVIDE SITE SURVEILLANCE CAMERAS. SURVEILLANCE CONTRACTOR TO COORDINATE WORK AND LOCATIONS OF EACH CAMERA WITH OWNER.
21. PROVIDE MONUMENT SIGN. SEE SITE PLAN FOR SPECIFIC LOCATION AND DETAILS.
22. REMOVE ALL EXISTING CLOTHESLINES ON PROPERTIES.
23. CONTRACTOR TO INSTALL MAILBOXES IN EXISTING OFFICE.
24. REFER TO THE ASBESTOS INSPECTION REPORT IN THE SPECIFICATIONS FOR ASBESTOS ABATEMENT LOCATIONS.

CV COVER SHEET

CIVIL SHEETS

- C1.0 SURVEY
C1.1 SITE PLAN
C2.1 SITE DETAILS

DEMOLITION SHEETS

- D1.1 DEMOLITION PLANS (ADA BLDG.) 1025, 1027, 1033, 1031
D1.2 DEMOLITION PLANS (ADA BLDG.) 1025, 1027, 1033, 1031

ARCHITECTURAL SHEETS

- A0.1 MOUNTING HEIGHTS & SYMBOLS
A1.1 OVERALL BUILDING PLANS
A1.2 4 BEDROOM FLOOR PLAN - ADA UNITS (1031 & 1033)
A1.3 3 BEDROOM FLOOR PLAN - ADA UNITS (1025 & 1027)
A1.4 1 BEDROOM FLOOR PLAN
A1.5 2 BEDROOM FLOOR PLAN
A1.6 3 BEDROOM FLOOR PLAN
A1.7 4 BEDROOM FLOOR PLAN
A2.1 EXTERIOR ELEVATIONS
A6.1 CASEWORK ELEVATIONS
A8.1 FINISH SCHEDULE BUILDING "A" UNIT 1035, 1037, 1039
A8.2 FINISH SCHEDULE BUILDING "A" UNIT 1041, 1043, 1046
A8.3 FINISH SCHEDULE BUILDING "A" UNIT 1048, 1050, 1052
A8.4 FINISH SCHEDULE BUILDING "A" UNIT 1054, 1059, 1057
A8.5 FINISH SCHEDULE BUILDING "A" UNIT 1055, 1053, 1051
A8.6 FINISH SCHEDULE BUILDING "B" UNIT 1010, 1012
A8.7 FINISH SCHEDULE BUILDING "B" UNIT 1014, 1016
A8.8 FINISH SCHEDULE BUILDING "B" UNIT 1018, 1020
A8.9 FINISH SCHEDULE BUILDING "B" UNIT 1025, 1027 (ADA)
A10 FINISH SCHEDULE BUILDING "B" UNIT 1056, 1058
A11 FINISH SCHEDULE BUILDING "B" UNIT 1031, 1033 (ADA)
A12 FINISH SCHEDULE BUILDING "D" UNIT 1051, 1053, 1055
A13 FINISH SCHEDULE BUILDING "B" UNIT 1045, 1047

PLUMBING SHEETS

- P1 NOTES & DETAILS
P2 PLUMBING PLAN 1 BEDROOM & 2 BEDROOM
P3 PLUMBING PLAN 3 BEDROOM & 3 BEDROOM ADA
P4 PLUMBING PLAN 4 BEDROOM & 4 BEDROOM ADA

MECHANICAL SHEETS

- M1 NOTES & DETAILS
M2 MECHANICAL PLAN 1BR & 2 BR
M3 MECHANICAL PLAN 3 BR & 4 BR

ELECTRICAL SHEETS

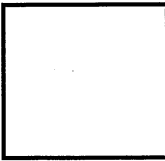
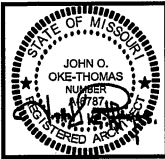
- E1 ELECTRICAL NOTES, DETAILS, SCHEDULES
E2 1 & 2 BEDROOM POWER PLAN
E3 3 BEDROOM POWER PLAN
E4 4 BEDROOM POWER PLAN
E5 4 BEDROOM ADA POWER PLAN
E6 SMOKE DETECTOR PLAN
E7 ADA SMOKE DETECTOR PLANS
E8 PANEL SCHEDULES
E9 PANEL SCHEDULES

BUILDING SCHEDULE :

- BUILDING "A" - (15) TYPICAL 2-BEDROOM UNITS
BUILDING "B" - (8) TYPICAL 3-BEDROOM UNITS
BUILDING "B"ADA - (2) ADA 3-BEDROOM (UNIT 1025, 1027)
BUILDING "B-SIM" - (2) TYPICAL 4-BEDROOM UNITS
BUILDING "B-SIM"ADA - (2) ADA 4-BEDROOM (UNIT 1033, 1031)
BUILDING "C" - (1) COMMUNITY BUILDING
BUILDING "D" - (3) TYPICAL 1 BEDROOM UNITS
TOTAL : 30 UNITS

UNIT SQUARE FOOTAGE

- (3) TYP. ONE BEDROOM UNIT.....667 SQ.FT.
(15) TYP. TWO BEDROOM UNIT.....963 SQ.FT.
(8) TYP. THREE BEDROOM UNIT.....1,014 SQ.FT.
(2) TYP. THREE BEDROOM UNIT (ADA).....1,014 SQ.FT.
(2) TYP. FOUR BEDROOM UNIT.....1,255 SQ.FT.
(2) TYP. FOUR BEDROOM UNIT (ADA).....1,255 SQ.FT.



REVISIONS

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OKE-THOMAS + ASSOCIATES, INC.
• ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-9222
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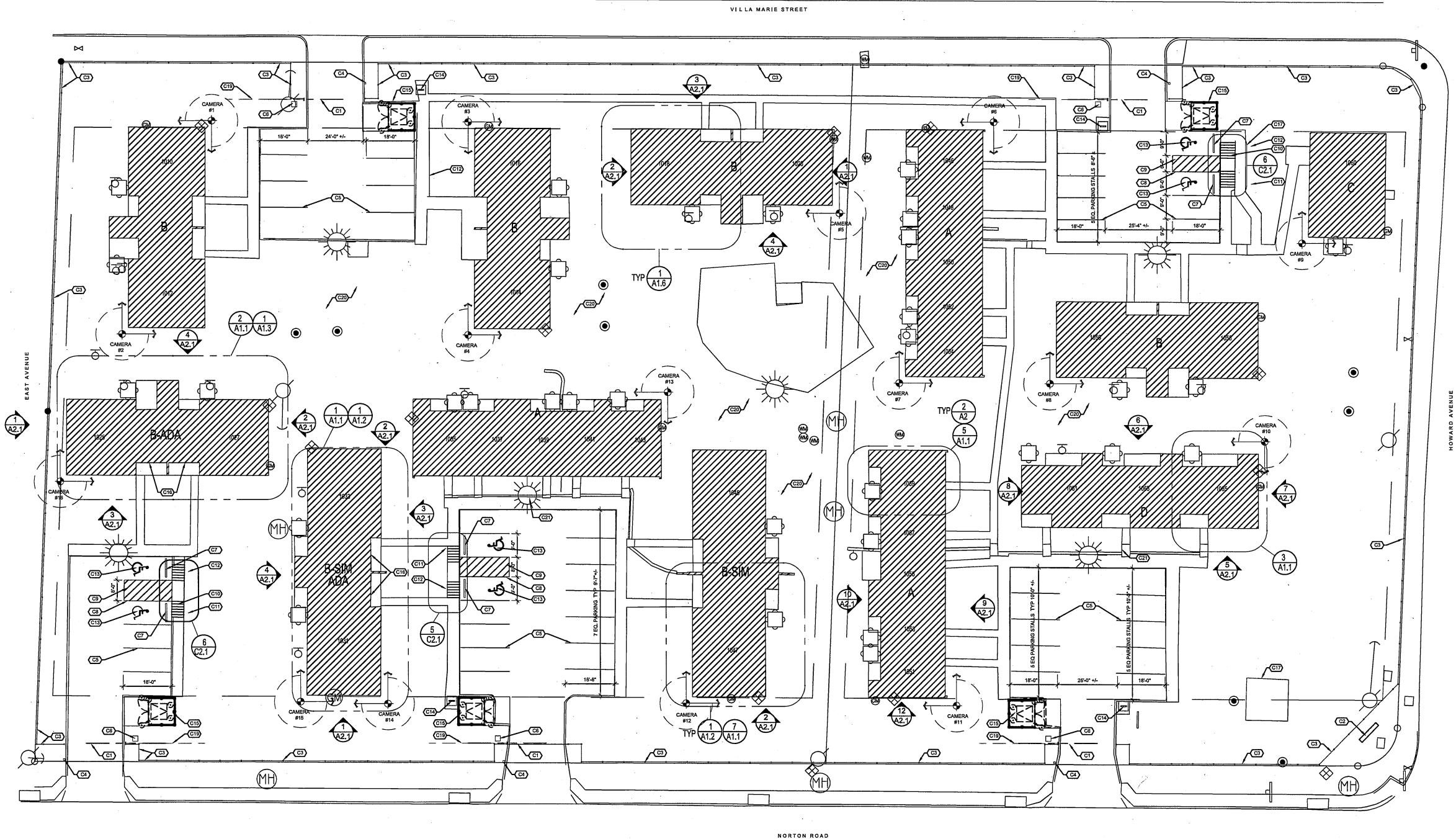
VILLA MARIE APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
CV

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SITE PLAN KEYNOTES

- C11 INSTALL NEW AUTOMATIC SLIDING GATE SYSTEM EQUAL TO CARNAHAN WHITE —
C12 PROVIDE NEW MONUMENT SIGN, SEE DETAILS 1/C2.1, 2/C2.1 & 3/C2.1
C13 INSTALL NEW 6'-0" TALL x 8'-0" WIDE ALUMINUM FENCE PANEL SYSTEM EQUAL TO ALUMIGUARD (MUNICIPAL GRADE)
C14 NEW CARD ACCESS ENTRY SYSTEM BY ATLAS COMMUNICATION
C15 REMOVE EXISTING PARKING STRIPPING AND RESTRIPE PER SITE PLAN
C16 SLIDING GATE CONTROL BOX
C17 INSTALL CONCRETE WHEEL STOP, SEE DETAIL 2/C2.01
C18 PAINT 4" WIDE PARKING LOT STRIPING (WHITE)
C19 PAINT 4" WIDE STRIPES AT 24" O.C. 45° ANGLE, WITH 4" WIDE PERIMETER STRIPE (WHITE)
C20 CONSTRUCT HANDICAP RAMP, SEE DETAIL 10/C2.1
C21 SUPPLY AND INSTALL HANDICAP SIGN WITH POST, SEE DETAIL 12/C2.1
C22 SUPPLY AND INSTALL "VAN ACCESSIBLE" HANDICAP SIGN WITH POST, SEE DETAIL 11/C2.1
C23 PAINT HANDICAP SYMBOL, SEE DETAIL 9/C2.1
C14 EXISTING MAIL BOX SYSTEM TO BE RELOCATED TO EXIST. OFFICE BUILDING
C15 PROVIDE NEW TRASH DUMPSTER ENCLOSURE, SEE DETAIL 11/C2.1
C16 PROVIDE INDIVIDUAL MAILBOXES FOR EACH ADA APARTMENT, MOUNT MAILBOX BESIDE THE ENTRY DOOR.
C17 PAINT THE EXISTING HANDRAIL SYSTEM AT THE EXISTING CONCRETE RAMP
C18 REMOVE AND REPLACE THE EXISTING CONCRETE BASKETBALL COURT, PROVIDE NEW POST, GOAL, BACKBOARD AND NET, PAINT THE FREE THROW LINE.
C19 LINE OF GATE EXTENSION
C20 DEMOLISH ALL EXISTING CLOTHES LINES, STEEL POSTS AND SUBSEQUENT CONCRETE FOOTING IN THEIR ENTIRETY, BACKFILL AND COMPACT FOOTING VOID WITH APPROPRIATE SOILS AND THEN SEED AND STRAW AFFECTED AREA
C21 PAINT EXISTING METAL HANDRAIL SYSTEM

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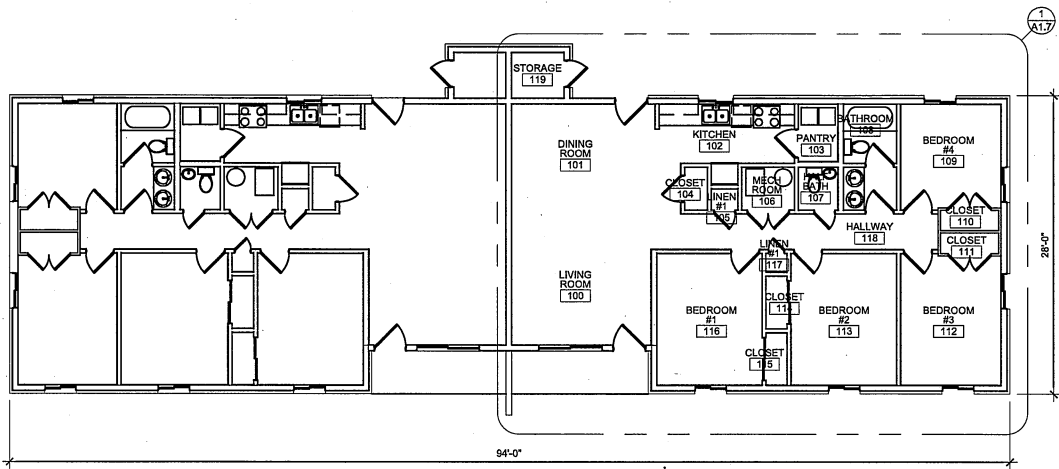
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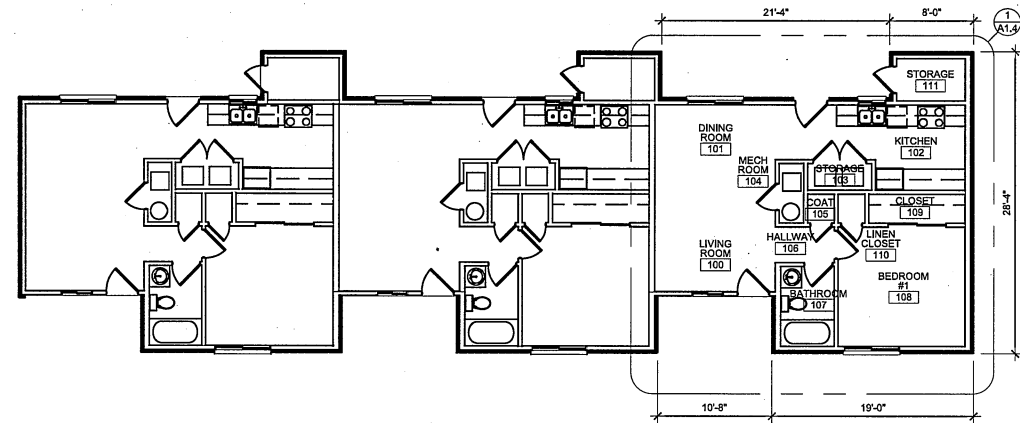
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C1.1

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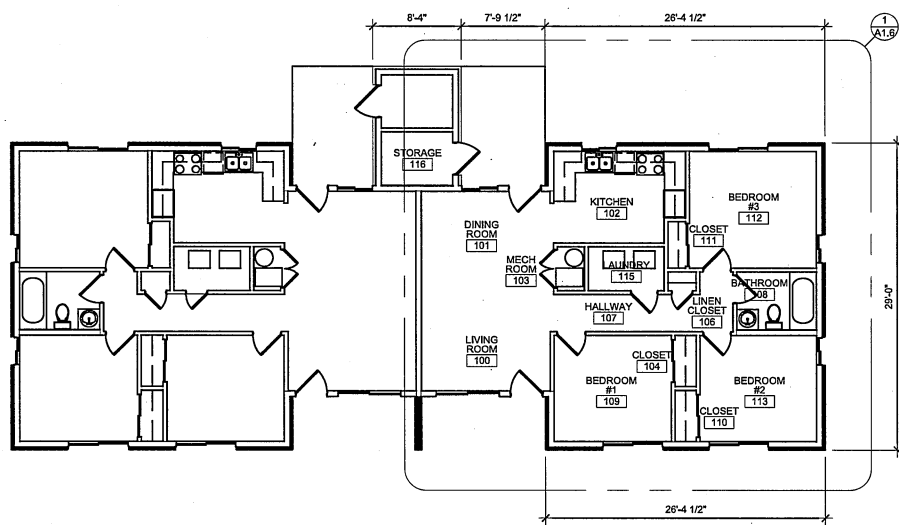
7
A1.1 TYP. 4 BEDROOM FLOOR PLAN
1/8"=1'-0"

BUILDING "B"



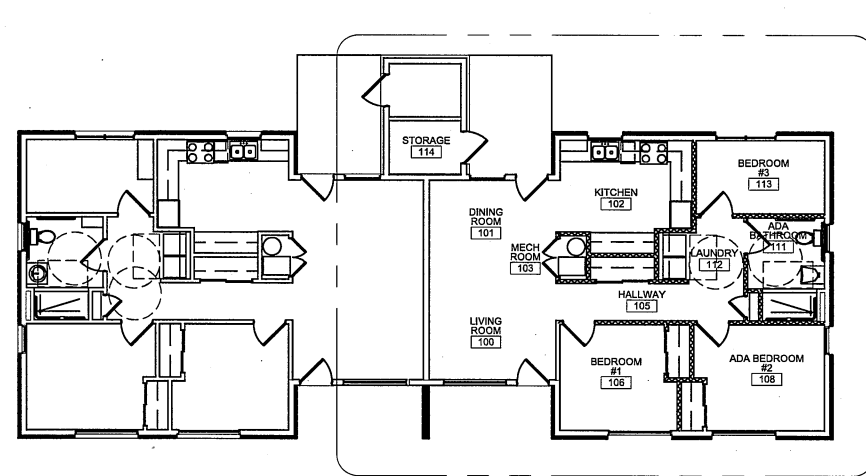
3
A1.1 TYP. 1 BEDROOM FLOOR PLAN
1/8"=1'-0"

BUILDING "D"



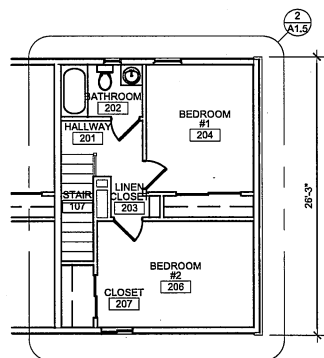
6
A1.1 TYP. 3 BEDROOM FLOOR PLAN
1/8"=1'-0"

BUILDING "B"



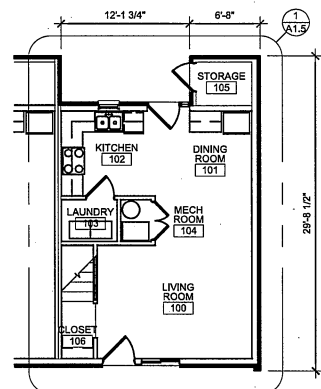
2
A1.1 ADA MODIFIED - 3 BEDROOM FLOOR PLAN - UNITS 1025 AND 1027
1/8"=1'-0"

BUILDING "B"



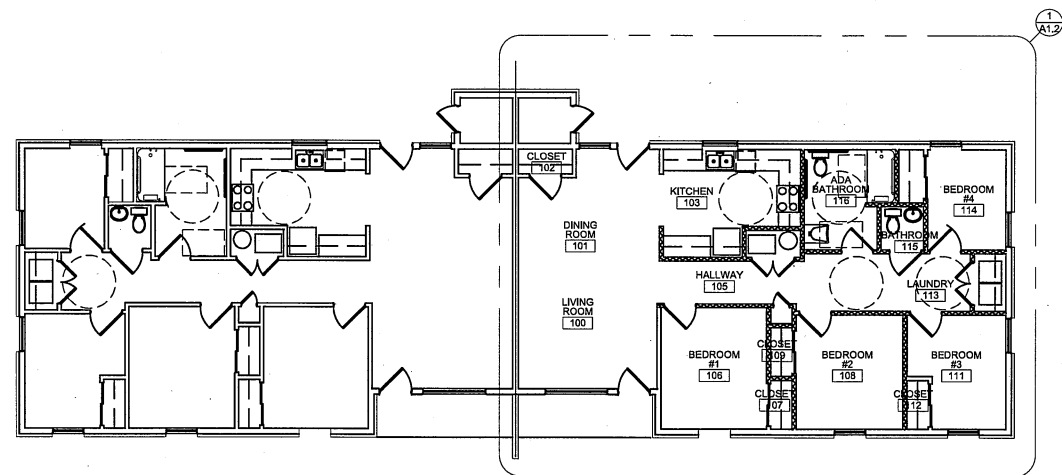
5
A1.1 TYP. 2 BEDROOM FLOOR PLAN (1ST FLOOR)
1/8"=1'-0"

BUILDING "A"



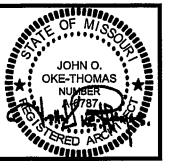
4
A1.1 TYP. 2 BEDROOM FLOOR PLAN (1ST FLOOR)
1/8"=1'-0"

BUILDING "A"



1
A1.1 ADA MODIFIED - 4 BEDROOM FLOOR PLAN - UNITS 1031 AND 1033
1/8"=1'-0"

BUILDING "B"



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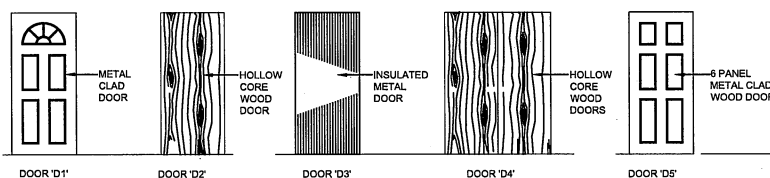
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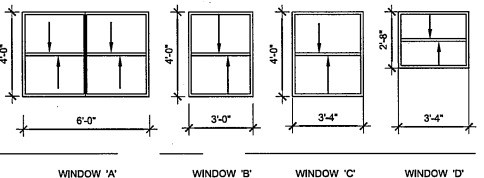
DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HOWR GROUP	REMARKS
	WIDTH	HEIGHT	WIDTH	HEIGHT				DOOR	TRANSOM			H	J		
100	3'-0"	6'-8" +/-	EXIST.	EXIST.	1 3/4"	D1	WOOD	YES	NO	YES	NONE			H-1	NEW METAL CLAD INSULATED ENTRY DOOR
101	3'-0"	6'-8" +/-	EXIST.	EXIST.	1 3/4"	D5	WOOD	NO	NO	YES	NONE			H-2	NEW METAL CLAD INSULATED PATIO DOOR
104	3'-0"	6'-8"	3'-2"	6'-10"	1 3/8"	D2				NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
105	2'-0" PRL	6'-8"	4'-2"		1 3/8"	D4				NONE	NONE			-	SLIDING DOOR SYSTEM
106	2'-0" PRL	6'-8"	4'-2"		1 3/8"	D4				NONE	NONE			-	SLIDING DOOR SYSTEM
107	1'-8"	6'-8"	1'-8"		1 3/8"	D2				NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOOR
108	3'-0"	6'-8"	3'-2"		1 3/8"	D2				NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
109	3'-0"	6'-8"	3'-2"		1 3/8"	D2				NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
110	2'-0" PRL	6'-8"	4'-2"		1 3/8"	D4				NONE	NONE			-	SLIDING DOOR SYSTEM
111	2'-0" PRL	6'-8"	4'-2"		1 3/8"	D4				NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOORS
112	3'-0"	6'-8"	3'-2"		1 3/8"	D2				NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
113	2'-0" PRL	6'-8"	4'-2"		1 3/8"	D4				NONE	NONE			-	SLIDING DOOR SYSTEM
114	3'-0"	6'-8"	3'-2"		1 3/8"	D2				NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
115	3'-0"	6'-8"	3'-2"		1 3/8"	D2				NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
116	2'-0" PRL	6'-8"	4'-2"		1 3/8"	D4				NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOORS
118	3'-0"	6'-8"	3'-2"	6'-10"	1 3/8"	D2				NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOOR
119	2'-8"	6'-8" +/-	EXIST.	EXIST.	1 3/4"	D3	METAL			YES	NONE			H-2	NEW INSULATED METAL DOOR

DOOR TYPES



WINDOW TYPES



WINDOW SCHEDULE

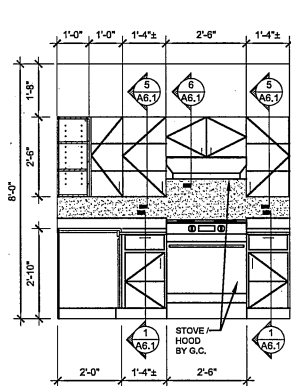
MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	LINTEL	STOOL	SILL HEIGHT	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
A	DOUBLE HUNG VINYL INSULATED WINDOW	6'-0" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1, 2 & 3.
B	DOUBLE HUNG VINYL INSULATED WINDOW	3'-0" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1, 2 & 3.
C	DOUBLE HUNG VINYL INSULATED WINDOW	3'-4" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1, 2 & 3.
D	DOUBLE HUNG VINYL INSULATED WINDOW	3'-4" +/-	2'-8" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1, 2 & 3.

HARDWARE GROUPS

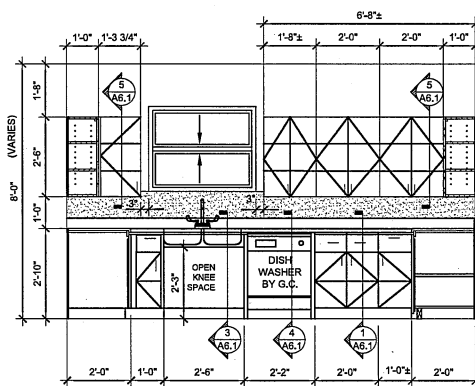
H-1 EACH DOOR TO HAVE:	H-2 EACH DOOR TO HAVE:	H-3 EACH DOOR TO HAVE:	H-4 EACH DOOR TO HAVE:	H-5 EACH DOOR TO HAVE:
(3) HINGES LEVER HANDLE OPERATION ENTRANCE LOCKSET DEADBOLT WALL MOUNTED STOP PEEPHOLE WEATHER STRIPPING	(3) HINGES LEVER HANDLE OPERATION ENTRANCE LOCKSET DEADBOLT WALL MOUNTED STOP PEEPHOLE WEATHER STRIPPING	(3) HINGES LEVER HANDLE OPERATION ONE PRIVACY LOCKSET WALL MOUNTED STOP	(3) HINGES LEVER HANDLE OPERATION ONE PASSAGE LOCKSET WALL MOUNTED STOP	PAIR RECESSED DOOR HANDLE. INSTALL NEW TRACKS AS REQUIRED.

WINDOW NOTE

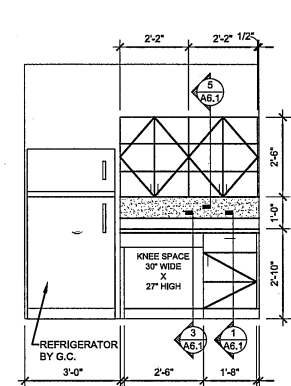
- REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS.
- VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.
- PROVIDE SEALANT CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.



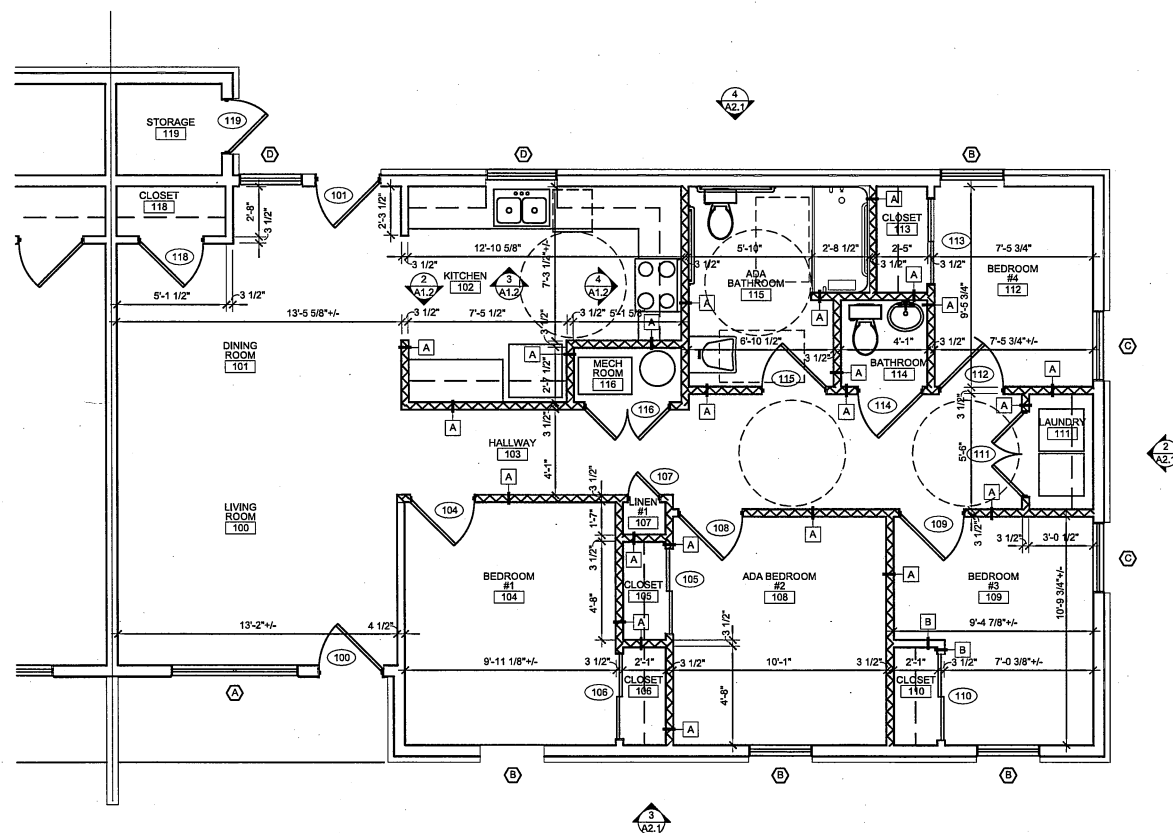
1 CASEWORK ELEVATION
A1.2 3/8"=1'-0"



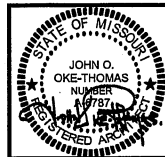
3 CASEWORK ELEVATION
A1.2 3/8"=1'-0"



2 CASEWORK ELEVATION
A1.2 3/8"=1'-0"



1 MODIFIED ADA - 4 BEDROOM FLOOR PLAN - UNITS 1031 AND 1033
A1.2 1/4"=1'-0"



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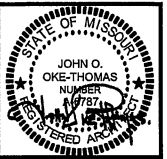
VILLA MARIE APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A1.2

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OKE-THOMAS + ASSOCIATES, INC.

ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-6222
FAX: (417) 863-6222

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SEPTEMBER 25, 2020COMM. NO.
2019-1008

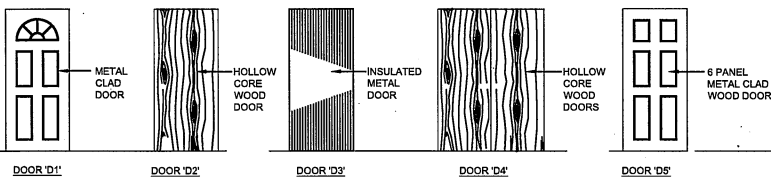
SHEET NO.

A1.3

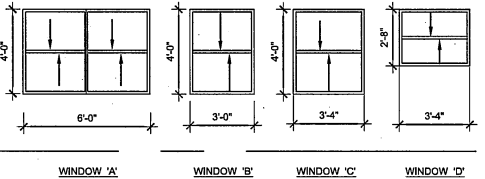
DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HDWR GROUP	REMARKS
	WIDTH	HEIGHT	WIDTH	HEIGHT				DOOR	TRANSOM			H	J		
100	3'-0"	6'-8" +/-	EXIST.	EXIST.	1 3/4"	D1	EXIST.	YES	NONE	YES	NONE			H-1	NEW METAL CLAD INSULATED ENTRY DOOR
101	3'-0"	6'-8" +/-	EXIST.	EXIST.	1 3/4"	D5	EXIST.	NO		YES	NONE			H-1	NEW METAL CLAD INSULATED PATIO DOOR
103	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOOR
104	2'-6"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOOR
105	2'-0"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOOR
106	2'-0" PR	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST.			NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOOR
107	2'-0"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
108A	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
108B	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
109	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
110	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.			NONE	NONE			EXIST.	CLOSET SLIDING DOOR TO REMAIN
111	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.			NONE	NONE			EXIST.	CLOSET SLIDING DOOR TO REMAIN
112	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
113	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
114	EXIST.	EXIST.	EXIST.	EXIST.	1 3/8"	EXIST.	EXIST.			NONE	NONE			EXIST.	CLOSET SLIDING DOOR TO REMAIN
115	EXIST.	EXIST.	EXIST.	EXIST.	1 3/8"	EXIST.	EXIST.			NONE	NONE			EXIST.	CLOSET SLIDING DOOR TO REMAIN
116	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
117	1'-6"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOOR
119	2'-6"	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST.			YES	NONE			H-2	NEW INSULATED METAL DOOR

DOOR TYPES



WINDOW TYPES



WINDOW SCHEDULE

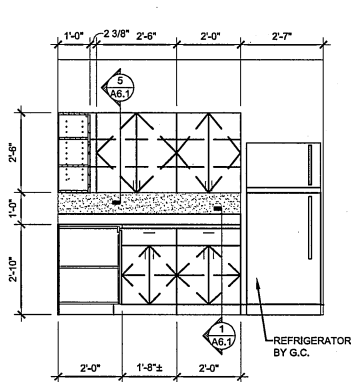
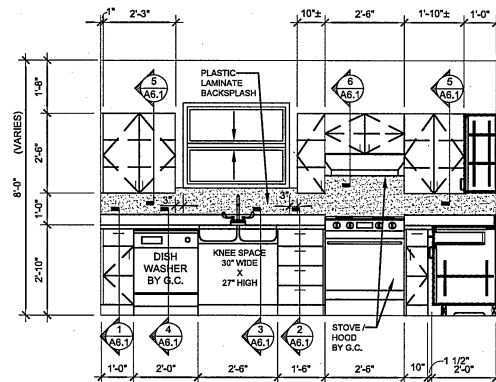
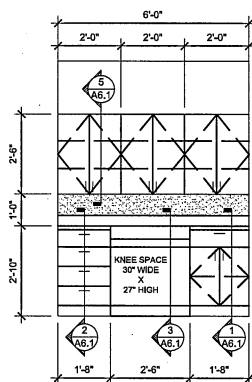
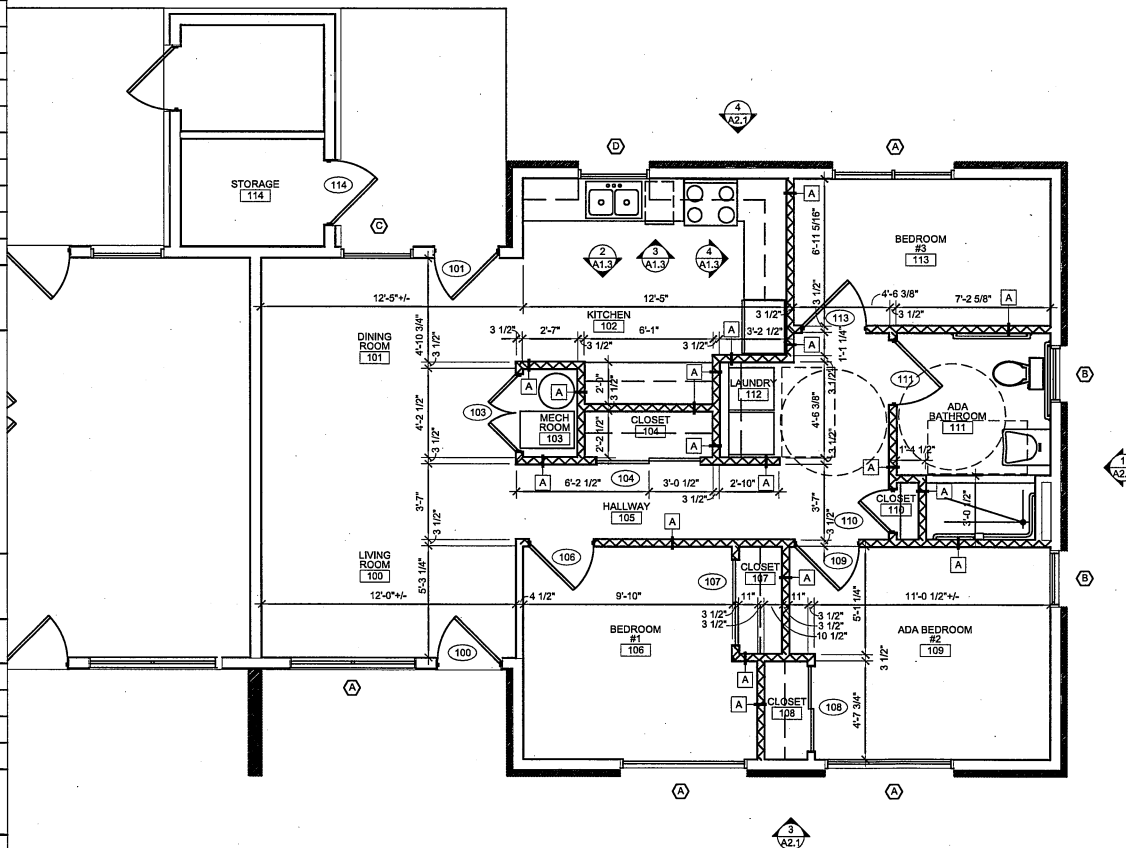
MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	LINTEL	STOOL	SILL HEIGHT	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
A	DOUBLE HUNG VINYL INSULATED WINDOW	6'-0" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1, 2 & 3.
B	DOUBLE HUNG VINYL INSULATED WINDOW	3'-0" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1, 2 & 3.
C	DOUBLE HUNG VINYL INSULATED WINDOW	3'-4" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1, 2 & 3.
D	DOUBLE HUNG VINYL INSULATED WINDOW	3'-4" +/-	2'-8" +/-	EXIST.	EXIST.	INSUL. LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1, 2 & 3.

HARDWARE GROUPS

H-1 EACH DOOR TO HAVE: (3) HINGES LEVER HANDLE OPERATION ENTRANCE LOCKSET DEADBOLT WALL MOUNTED STOP PEEPHOLE WEATHER STRIPPING	H-2 EACH DOOR TO HAVE: (3) HINGES LEVER HANDLE OPERATION ENTRANCE LOCKSET DEADBOLT WALL MOUNTED STOP PEEPHOLE WEATHER STRIPPING	H-3 EACH DOOR TO HAVE: (3) HINGES LEVER HANDLE OPERATION PRIVACY LOCKSET WALL MOUNTED STOP	H-4 EACH DOOR TO HAVE: (3) HINGES LEVER HANDLE OPERATION PASSAGE LOCKSET WALL MOUNTED STOP
--	--	--	--

WINDOW NOTE

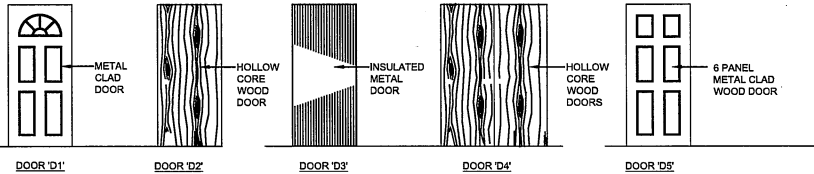
1. REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS.
2. VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.
3. PROVIDE SEALANT CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.

CASEWORK ELEVATION
3/8"=1'-0"CASEWORK ELEVATION
3/8"=1'-0"CASEWORK ELEVATION
3/8"=1'-0"MODIFIED ADA - 3 BEDROOM FLOOR PLAN - UNITS 1025 AND 1027
1/4"=1'-0"

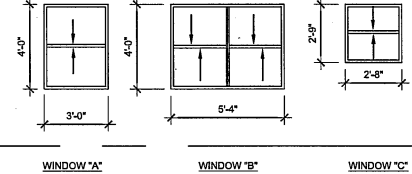
DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HDWR GROUP	REMARKS
	WIDTH	HEIGHT	WIDTH	HEIGHT				DOOR	TRANSOM			H	J		
100	3'-0"	6'-8"	EXIST.	EXIST.	1 3/4"	D1	EXIST. WD	YES	NO	YES	NONE			H-1	NEW METAL CLAD INSULATED ENTRY DOOR
101	3'-0"	6'-8"	EXIST.	EXIST.	1 3/4"	D5		NO	NO	YES	NONE			H-1	NEW METAL CLAD INSULATED PATIO DOOR
103	2'-6" PR	6'-8"	5'-2"	6'-10"	1 3/8"	D4				NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOORS
104	2'-6"	6'-8"	EXIST.	EXIST.	1 3/8"	D2				NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOOR
105	2'-0"	6'-8"	EXIST.	EXIST.	1 3/8"	D2				NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOOR
107	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2				NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
108	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2				NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
109	EXIST	EXIST	EXIST.	EXIST.	EXIST.	EXIST.				NONE	NONE			EXIST	
110	2'-0"	6'-8"	2'-8"	6'-10"	1 3/8"	D2				NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOOR
111	2'-5"	6'-8"	EXIST.	EXIST.	1 3/4"	D3	METAL			YES	NONE			H-2	NEW INSULATED METAL DOOR

DOOR TYPES



WINDOW TYPES



WINDOW SCHEDULE

MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	LINTEL	STOOL	SILL HEIGHT	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
A	DOUBLE HUNG VINYL INSULATED WINDOW	3'-0" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.
B	DOUBLE HUNG VINYL INSULATED WINDOW	5'-4" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.
C	DOUBLE HUNG VINYL INSULATED WINDOW	2'-8" +/-	2'-8" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2.

HARDWARE GROUPS

H-1 EACH DOOR TO HAVE: (3) HINGES LEVER HANDLE OPERATION ENTRANCE LOCKSET DEADBOLT WALL MOUNTED STOP PEEPHOLE WEATHER STRIPPING	H-2 EACH DOOR TO HAVE: (3) HINGES LEVER HANDLE OPERATION ENTRANCE LOCKSET DEADBOLT WALL MOUNTED STOP PEEPHOLE WEATHER STRIPPING	H-3 EACH DOOR TO HAVE: (3) HINGES LEVER HANDLE OPERATION PRIVACY LOCKSET WALL MOUNTED STOP	H-4 EACH DOOR TO HAVE: (3) HINGES LEVER HANDLE OPERATION PASSAGE LOCKSET WALL MOUNTED STOP
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WINDOW NOTE

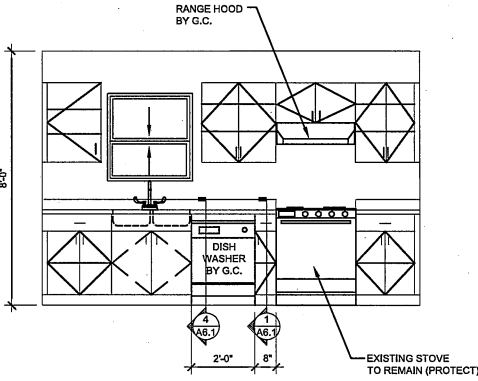
1. REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS.
2. VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.
3. PROVIDE SEALANT CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.

INTERIOR FINISH NOTES

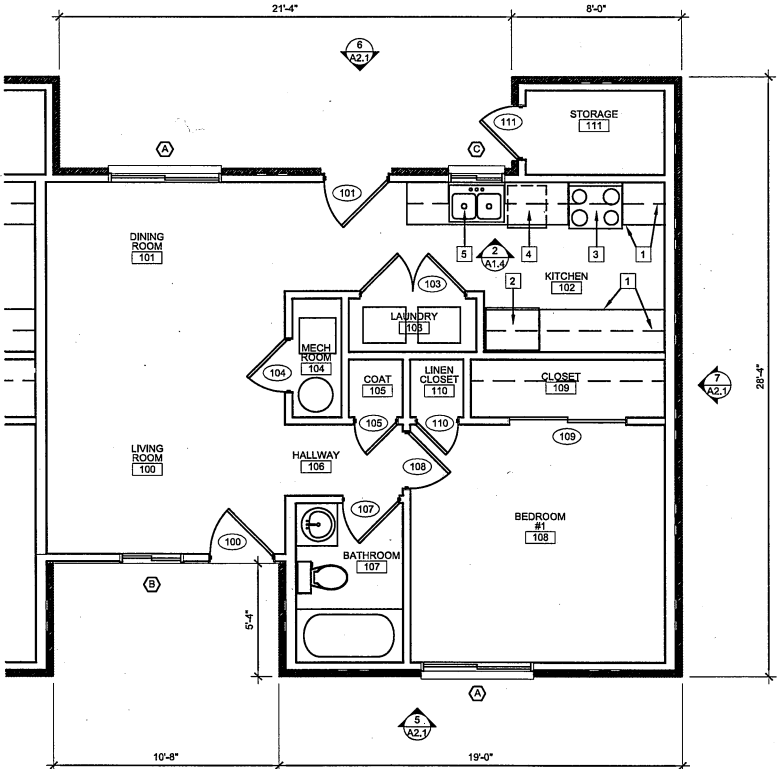
1. TAPE, MUD AND SAND ALL NEW AND REPAIRED GYP. BOARD WALLS AND CEILING. APPLY ONE (1) COAT OF PRIMER AND TWO (2) COATS OF SEMI-GLOSS PAINT.
2. CLEAN EXISTING GYP. BOARD WALL AND APPLY ONE (1) COAT OF FINISH SEMI-GLOSS PAINT.
3. INSTALL REDUCER STRIPS AT TRANSITION BETWEEN TWO DISSIMILAR FLOOR COVERINGS.
4. INSTALL 5/8" TYPE 'C' GYP. BOARD ON ALL EXISTING CEILINGS. TEXTURE AND PAINT WITH ONE (1) COAT PRIMER AND ONE (1) COAT FINISH.
5. MATCH NEW FLOOR BASE TO THE EXISTING FLOOR BASE AS REQUIRED.

GENERAL NOTES

1. SEE INTERIOR FINISH SCHEDULE FOR SPECIFIC SCOPE OF WORK AT INDIVIDUAL UNIT.
2. SEE DRAWING A8 FOR MILLWORK NOTES AND DETAILS.



2 CASEWORK ELEVATION
A1.4 3/8"=1'-0"



FLOOR PLAN KEY NOTES

- 1 EXISTING CASEWORK TO REMAIN (PROTECT)
- 2 EXISTING REFRIGERATOR TO REMAIN (PROTECT)
- 3 EXISTING STOVE TO REMAIN (PROTECT)
- 4 REMOVE A PORTION OF THE LOWER CABINET TO ALLOW FOR EITHER A 24" STANDARD DISHWASHER OR AN 18" DEPENDING ON THE SPECIFIC UNIT CASEWORK CONDITIONS
- 5 EXISTING SINK TO REMAIN. PROVIDE NEW FAUCET AND GARBAGE DISPOSAL PER INTERIOR FINISH SCHEDULE

1 TYP. 1 BEDROOM FLOOR PLAN
A1.4 1/4"=1'-0"



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OKE-THOMAS + ASSOCIATES, INC.
• ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE (417) 863-9262 FAX (417) 863-9222



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FOR
HOUSING AUTHORITY OF SPRINGFIELD

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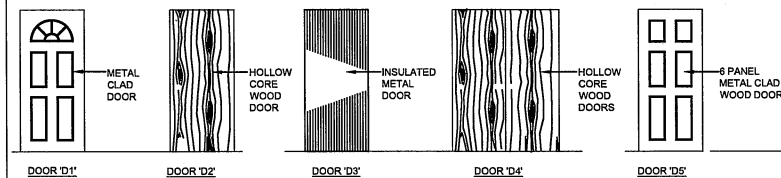
FLOOR PLAN KEY NOTES

- EXISTING CASEWORK TO REMAIN (PROTECT)
- EXISTING REFRIGERATOR TO REMAIN (PROTECT)
- EXISTING STOVE TO REMAIN (PROTECT)
- REMOVE A PORTION OF THE LOWER CABINET TO ALLOW FOR EITHER A 24" STANDARD DISHWASHER OR AN 18" DEPENDING ON THE SPECIFIC UNIT CASEWORK CONDITIONS
- EXISTING SINK TO REMAIN, PROVIDE NEW FAUCET AND GARBAGE DISPOSAL PER INTERIOR FINISH SCHEDULE

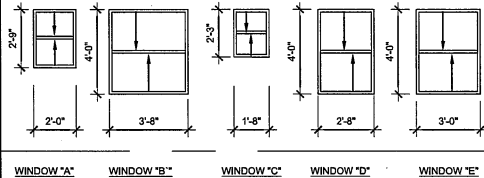
DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HWR GROUP	REMARKS
	WIDTH	HEIGHT	WIDTH	HEIGHT				DOOR	TRANSOM			H	J		
100	3'-0"	6'-8"	EXIST.	EXIST.	1 3/4"	D1	EXIST. WD	YES	NONE	YES	NONE			H-1	NEW METAL CLAD INSULATED ENTRY DOOR
101	3'-0"	6'-8"	EXIST.	EXIST.	1 3/4"	D5		NONE	NONE	NONE	NONE			H-1	NEW METAL CLAD INSULATED PATIO DOOR
103	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2		NONE	NONE	NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOOR
104	PR 1'-10"	6'-8"	EXIST.	EXIST.	1 3/8"	D4		NONE	NONE	NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOORS
105	3'-0"	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST. MTL	NONE	NONE	YES	NONE			H-2	NEW INSULATED METAL DOOR
202	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST. WD	NONE	NONE	NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
204	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2		NONE	NONE	NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
205	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.		NONE	NONE	NONE	NONE			EXIST	EXIST SLIDING DOOR TO REMAIN
206	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2		NONE	NONE	NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
207	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.		NONE	NONE	NONE	NONE			EXIST	EXIST SLIDING DOOR TO REMAIN

DOOR TYPES



WINDOW TYPES



WINDOW SCHEDULE

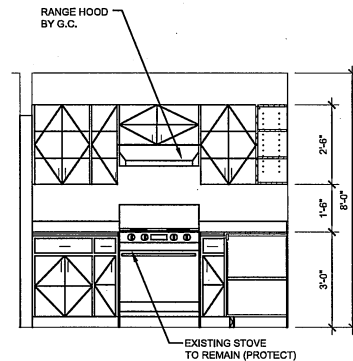
MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	LINTEL	STOOL	SILL HEIGHT	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
A	DOUBLE HUNG VINYL INSULATED WINDOW	2'-0" +/-	2'-9" +/-	EXIST.	EXIST.	INSUL. LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2
B	DOUBLE HUNG VINYL INSULATED WINDOW	3'-8" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2
C	DOUBLE HUNG VINYL INSULATED WINDOW	1'-8" +/-	2'-3" +/-	EXIST.	EXIST.	INSUL. LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2
D	DOUBLE HUNG VINYL INSULATED WINDOW	2'-8" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2
E	DOUBLE HUNG VINYL INSULATED WINDOW	3'-0" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1 & 2

HARDWARE GROUPS

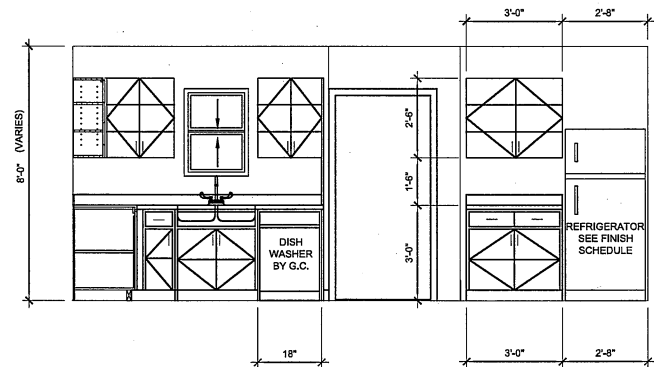
H-1 EACH DOOR TO HAVE: (3) HINGES LEVER HANDLE OPERATION ENTRANCE LOCKSET DEADBOLT WALL MOUNTED STOP PEEPHOLE WEATHER STRIPPING	H-2 EACH DOOR TO HAVE: (3) HINGES LEVER HANDLE OPERATION ENTRANCE LOCKSET DEADBOLT WALL MOUNTED STOP PEEPHOLE WEATHER STRIPPING	H-3 EACH DOOR TO HAVE: (3) HINGES LEVER HANDLE OPERATION PRIVACY LOCKSET WALL MOUNTED STOP	H-4 EACH DOOR TO HAVE: (3) HINGES LEVER HANDLE OPERATION PASSAGE LOCKSET WALL MOUNTED STOP
--	--	--	--

WINDOW NOTE

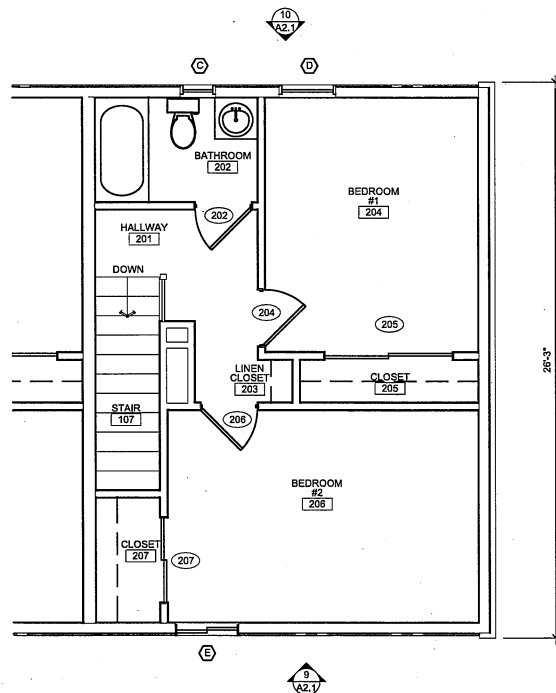
- REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS.
- VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.
- PROVIDE SEALANT CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.



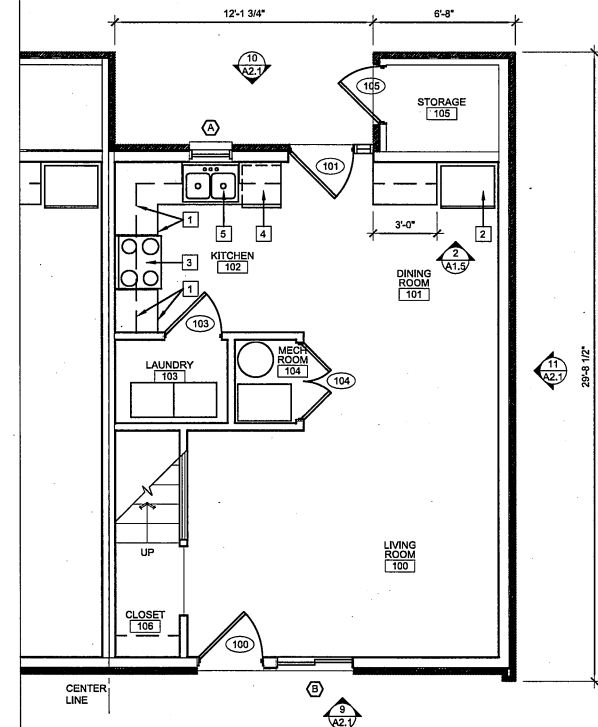
4 CASEWORK ELEVATION
A1.5 3/8"=1'-0"



3 CASEWORK ELEVATION
A1.5 3/8"=1'-0"



2 TYP. 2 BEDROOM FLOOR PLAN - 2ND FLOOR
A1.5 1/4"=1'-0"

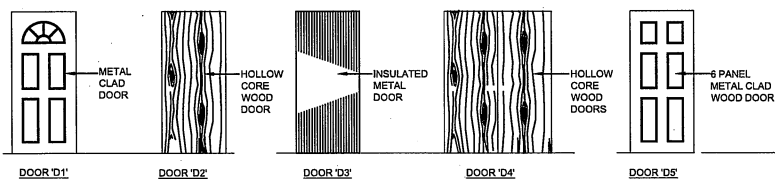


1 TYP. 2 BEDROOM FLOOR PLAN - 1ST FLOOR
A1.5 1/4"=1'-0"

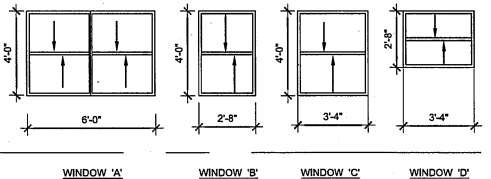
DOOR SCHEDULE

[illegible]

DOOR TYPES



WINDOW TYPES



WINDOW SCHEDULE

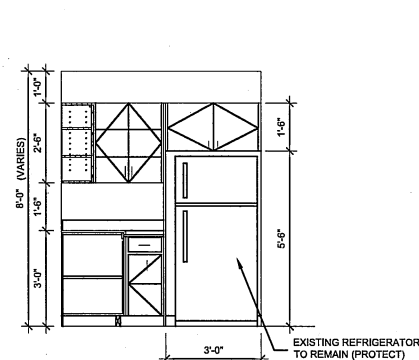
MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	LINTEL	STOOL	SILL HEIGHT	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
(A)	DOUBLE HUNG VINYL INSULATED WINDOW	8'-0" +/-	6'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1, 2 & 3.
(B)	DOUBLE HUNG VINYL INSULATED WINDOW	2'-8" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1, 2 & 3.
(C)	DOUBLE HUNG VINYL INSULATED WINDOW	3'-4" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1, 2 & 3.
(D)	DOUBLE HUNG VINYL INSULATED WINDOW	3'-4" +/-	2'-8" +/-	EXIST.	EXIST.	INSUL. LOW E	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1, 2 & 3.

HARDWARE GROUPS

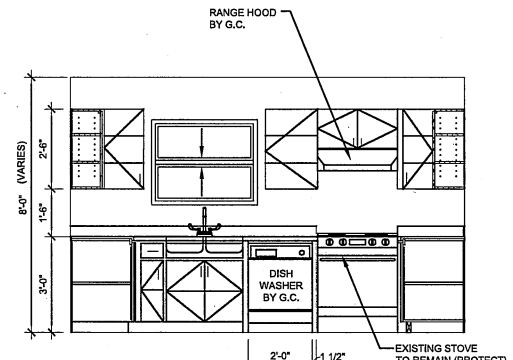
H-1	<u>EACH DOOR TO HAVE:</u>	H-2	<u>EACH DOOR TO HAVE:</u>	H-3	<u>EACH DOOR TO HAVE:</u>	H-4	<u>EACH DOOR TO HAVE:</u>
(3) HINGES LEVER HANDLE OPERATION ENTRANCE LOCKSET DEADBOLT WALL MOUNTED STOP PEEPHOLE WEATHER STRIPPING	(3) HINGES LEVER HANDLE OPERATION ENTRANCE LOCKSET DEADBOLT WALL MOUNTED STOP PEEPHOLE WEATHER STRIPPING	(3) HINGES LEVER HANDLE OPERATION ENTRANCE LOCKSET DEADBOLT WALL MOUNTED STOP PEEPHOLE WEATHER STRIPPING	(3) HINGES LEVER HANDLE OPERATION PRIVACY LOCKSET WALL MOUNTED STOP	(3) HINGES LEVER HANDLE OPERATION PASSAGE LOCKSET WALL MOUNTED STOP			

WINDOW NOTE

1. REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS.
2. VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.
3. PROVIDE SEALANT CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.



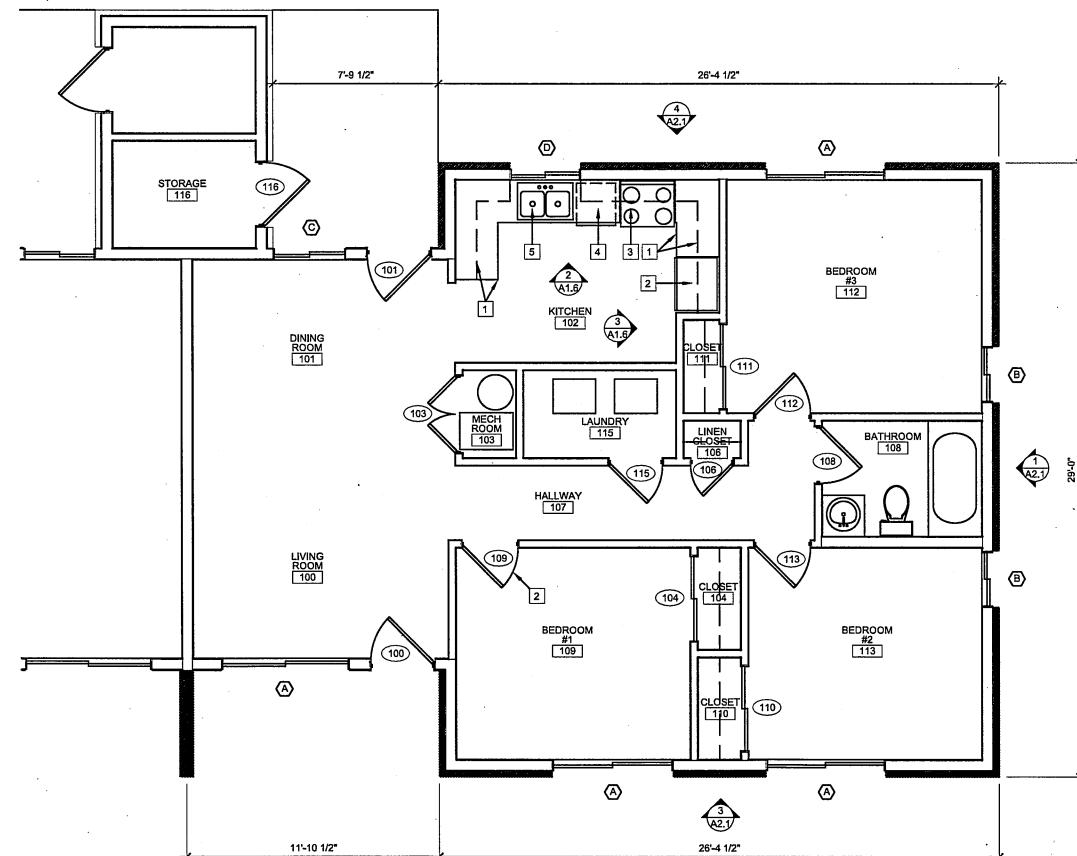
23
A1.6 CASEWORK ELEVATION
3/8"=1'-0"



2
A1.6

FLOOR PLAN KEY NOTES

- 1 EXISTING CASEWORK TO REMAIN (PROTECT)
- 2 EXISTING REFRIGERATOR TO REMAIN (PROTECT)
- 3 EXISTING STOVE TO REMAIN (PROTECT)
- 4 REMOVE A PORTION OF THE LOWER CABINET TO ALLOW FOR EITHER A 24" STANDARD DISHWASHER OR AN 18" DEPENDING ON THE SPECIFIC UNIT CASEWORK CONDITIONS
- 5 EXISTING SINK TO REMAIN, PROVIDE NEW FAUCET AND GARBAGE DISPOSAL PER INTERIOR FINISH SCHEDULE



1
A1.6



REVISIONS

CD PACKAGE	9-25-2020

OKE-THOMAS + ASSOCIATES, INC.
• ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1975 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-6262 FAX: (417) 863-9222



VILLA MARIE APARTMENTS
FOR
HOUSING AUTHORITY OF SPRINGFIELD

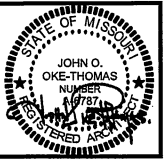
SPRINGFIELD, MO 65802

DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.

A1.6



REVISIONS	
CD PACKAGE	9-25-2020

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TELEPHONE: (417) 863-3222 FAX: (417) 863-3222



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DATE
SEPTEMBER 25, 2020

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2019-1008

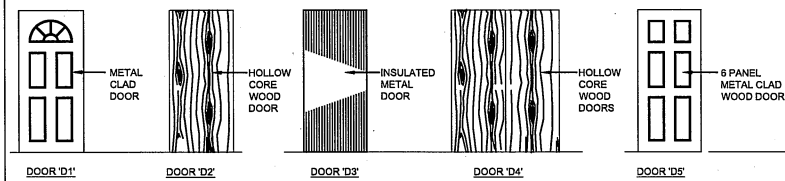
SHEET NO.

A1.7

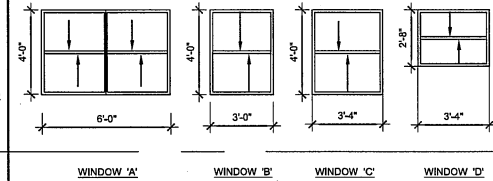
DOOR SCHEDULE

MK	DOOR OPENING		OPENING DIMENSION		THICKNESS	TYPE	FRAME	GLAZING		THRESHOLD	LABEL	DETAIL		HDWR GROUP	REMARKS
	WIDTH	HEIGHT	WIDTH	HEIGHT				DOOR	TRANSOM			H	J		
100	3'-0"	6'-8" +/-	EXIST.	EXIST.	1 3/4"	D1	EXIST.	YES	NONE	YES	NONE			H-1	NEW METAL CLAD INSULATED ENTRY DOOR
101	3'-0"	6'-8" +/-	EXIST.	EXIST.	1 3/4"	D5	EXIST.	NO		YES	NONE			H-1	NEW METAL CLAD INSULATED PATIO DOOR
103	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOOR
104	2'-6"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOOR
105	2'-0"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOOR
106	2'-0" PR	6'-8"	EXIST.	EXIST.	1 3/8"	D4	EXIST.			NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOOR
107	2'-0"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
108A	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
108B	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
109	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
110	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.			NONE	NONE			EXIST.	CLOSET SLIDING DOOR TO REMAIN
111	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.	EXIST.			NONE	NONE			EXIST.	CLOSET SLIDING DOOR TO REMAIN
112	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
113	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
114	EXIST.	EXIST.	EXIST.	EXIST.	1 3/8"	EXIST.	EXIST.			NONE	NONE			EXIST.	CLOSET SLIDING DOOR TO REMAIN
115	EXIST.	EXIST.	EXIST.	EXIST.	1 3/8"	EXIST.	EXIST.			NONE	NONE			EXIST.	CLOSET SLIDING DOOR TO REMAIN
116	2'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-3	NEW HOLLOW CORE WOOD DOOR
117	1'-8"	6'-8"	EXIST.	EXIST.	1 3/8"	D2	EXIST.			NONE	NONE			H-4	NEW HOLLOW CORE WOOD DOOR
119	2'-6"	6'-8"	EXIST.	EXIST.	1 3/4"	D3	EXIST.			YES	NONE			H-2	NEW INSULATED METAL DOOR

DOOR TYPES



WINDOW TYPES



WINDOW SCHEDULE

MARK	DESCRIPTION	WINDOW OPENING		OPENING DIMENSION		GLAZING	LINTEL	STOOL	SILL HEIGHT	REMARKS
		WIDTH	HEIGHT	WIDTH	HEIGHT					
A	DOUBLE HUNG VINYL INSULATED WINDOW	6'-0" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1, 2 & 3.
B	DOUBLE HUNG VINYL INSULATED WINDOW	3'-0" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1, 2 & 3.
C	DOUBLE HUNG VINYL INSULATED WINDOW	3'-4" +/-	4'-0" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1, 2 & 3.
D	DOUBLE HUNG VINYL INSULATED WINDOW	3'-4" +/-	2'-8" +/-	EXIST.	EXIST.	INSUL. LOW E.	EXIST.	EXIST.	EXIST.	SEE WINDOW NOTE 1, 2 & 3.

HARDWARE GROUPS

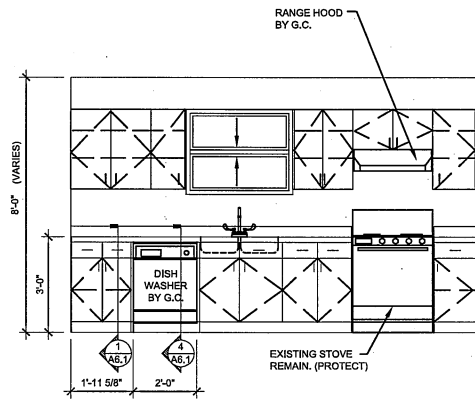
H-1 EACH DOOR TO HAVE: (3) HINGES LEVER HANDLE OPERATION ENTRANCE LOCKSET DEADBOLT WALL MOUNTED STOP PEEPHOLE WEATHER STRIPPING	H-2 EACH DOOR TO HAVE: (3) HINGES LEVER HANDLE OPERATION ENTRANCE LOCKSET DEADBOLT WALL MOUNTED STOP PEEPHOLE WEATHER STRIPPING	H-3 EACH DOOR TO HAVE: (3) HINGES LEVER HANDLE OPERATION PRIVACY LOCKSET WALL MOUNTED STOP	H-4 EACH DOOR TO HAVE: (3) HINGES LEVER HANDLE OPERATION PASSAGE LOCKSET WALL MOUNTED STOP
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WINDOW NOTE

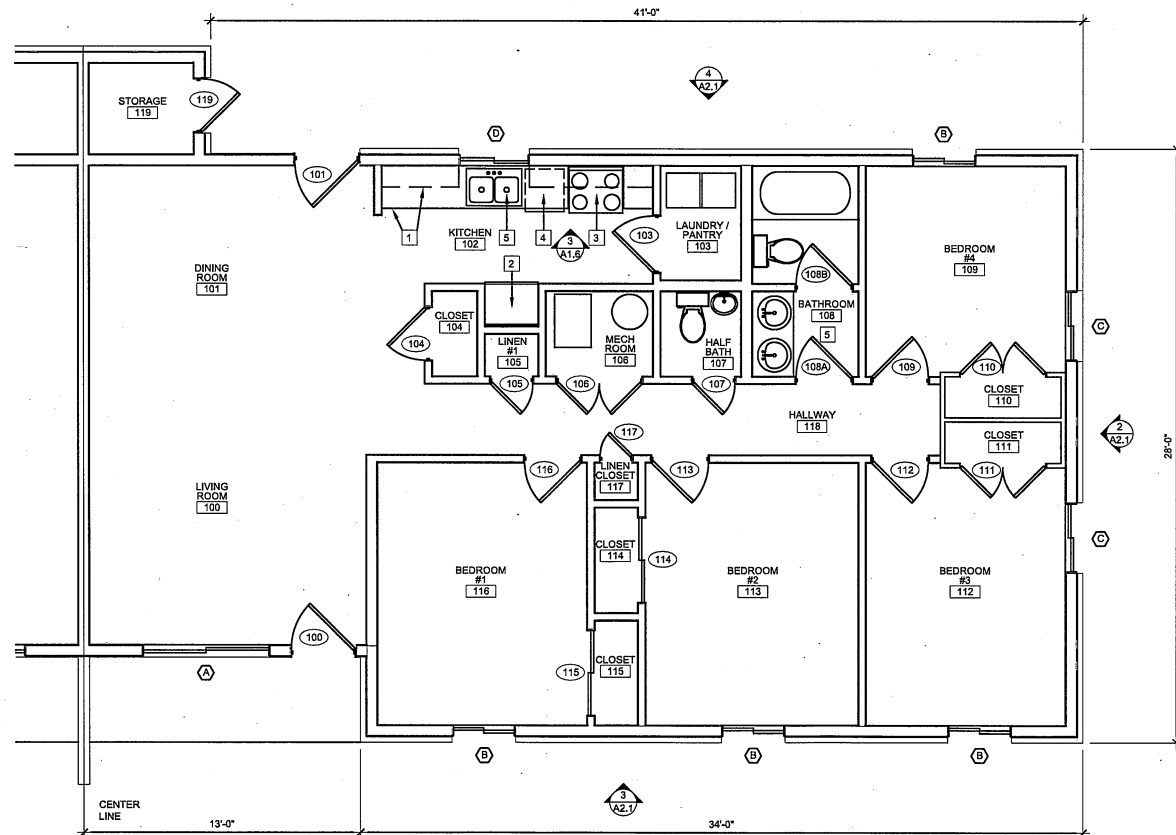
1. REMOVE EXISTING WINDOWS AND REPLACE WITH NEW LOW E INSUL. VINYL WINDOWS.
2. VERIFY THE SIZES OF EXISTING OPENINGS AT THE JOB SITE.
3. PROVIDE SEALANT CONT. AROUND WINDOW FRAMES ON THE EXTERIOR.

FLOOR PLAN KEY NOTES

- 1 EXISTING CASEWORK TO REMAIN (PROTECT)
- 2 EXISTING REFRIGERATOR TO REMAIN (PROTECT)
- 3 EXISTING STOVE TO REMAIN (PROTECT)
- 4 REMOVE A PORTION OF THE LOWER CABINET TO ALLOW FOR EITHER A 24" STANDARD DISHWASHER OR AN 18" DEPENDING ON THE SPECIFIC UNIT CASEWORK CONDITIONS
- 5 EXISTING SINK TO REMAIN. PROVIDE NEW FAUCET AND GARBAGE DISPOSAL PER INTERIOR FINISH SCHEDULE



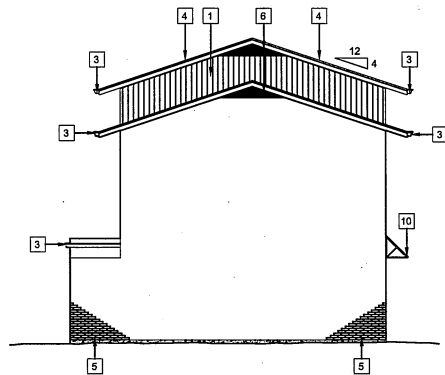
2 CASEWORK ELEVATION
A1.7 3/8"=1'-0"



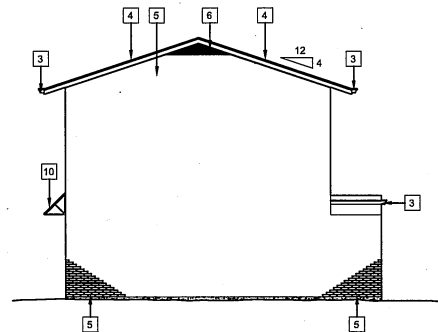
1 4 BEDROOM FLOOR PLAN
A1.7 1/4"=1'-0"

ELEVATION KEY NOTES

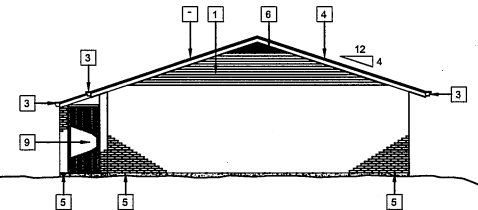
- 1 REMOVE ALL EXISTING EXTERIOR SIDING, REPLACE WITH (PRE-PAINTED) FIBER CEMENT BOARD AND BATTEN SIDING SYSTEM. ARCHITECT TO SELECT COLOR.
- 2 PAINT ALL EXTERIOR HANDRAILS AT ALL ADA UNITS. ARCHITECT TO SELECT COLOR.
- 3 REMOVE AND REPLACE EXISTING DAMAGED GUTTER AND DOWNSPOUT SYSTEMS. MATCH EXISTING COLOR.
- 4 REMOVE EXISTING ASPHALT SHINGLE ROOF SYSTEM AND EXISTING #15 ASPHALT ROOFING PAPER DOWN TO THE EXISTING WOOD SHEATHING. REPLACE WITH NEW ARCHITECTURAL GRADE ASPHALT SHINGLE SYSTEM OVER #15 ASPHALT ROOFING PAPER AND ICE AND WATER SHIELD AT ALL RIDGES, VALLEYS, VERTICAL TRANSITIONS AND EAVE LOCATIONS PER STANDARD INSTALLATION PRACTICES.
- 5 EXISTING BRICK VENEER TO REMAIN, (PROTECT)
- 6 REMOVE ALL EXISTING ATTIC VENT SYSTEMS. REPLACE WITH PREFINISHED ALUMINUM VENT SYSTEMS. COLOR BY ARCHITECT.
- 7 REMOVE AND REPLACE THE EXISTING ENTRY DOOR WITH NEW paneled door INDICATED ON UNIT FLOOR PLAN. SEE DOOR SCHEDULE.
- 8 REMOVE AND REPLACE EXISTING ALUMINUM WINDOWS WITH NEW INSULATED VINYL WINDOWS.
- 9 REMOVE AND REPLACE EXISTING INSULATED METAL DOOR, FRAME AND HARDWARE WITH NEW INSULATED METAL DOOR, NEW HARDWARE AND NEW METAL FRAME.
- 10 METAL AWNING EQUAL TO AWNTech HOUSTONIAN H22 (24"x24"x96") COLOR BY ARCHITECT.
- 11 LOUVERED EXTERIOR VINYL SHUTTERS (~ 5'-0"x18")



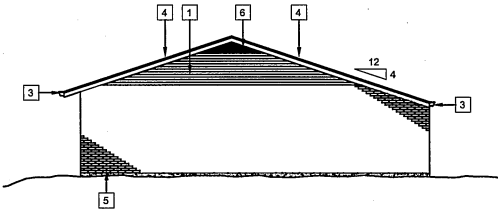
12
A2.1
EXIST. TYP. BLDG "A" SIDE ELEVATION
1/8"=1'-0"



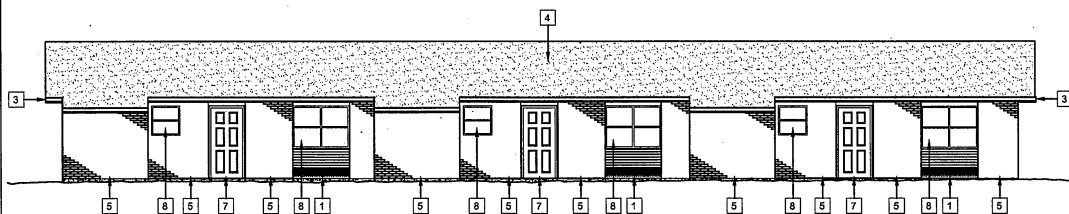
11
A2.1
EXIST. TYP. BLDG "A" SIDE ELEVATION
1/8"=1'-0"



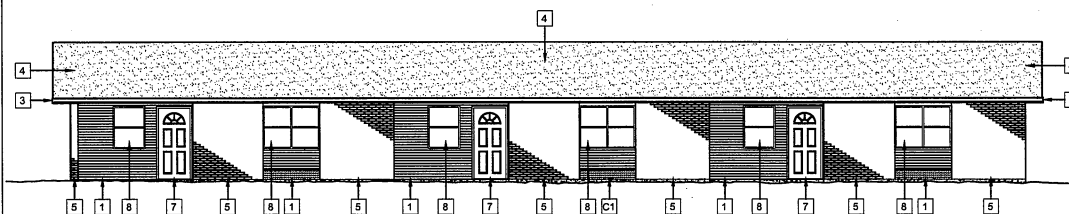
8
A2.1
EXISTING TYP. BUILDING "D" SIDE ELEVATION
1/8"=1'-0"



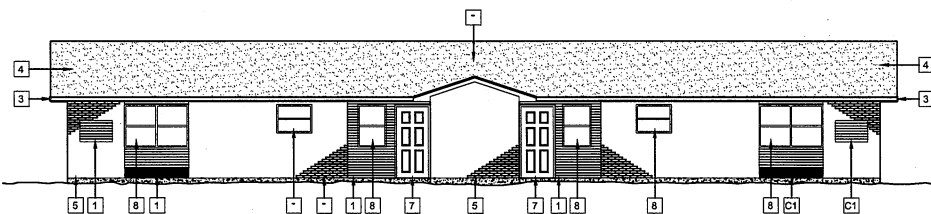
7
A2.1
EXISTING TYP. BUILDING "D" SIDE ELEVATION
1/8"=1'-0"



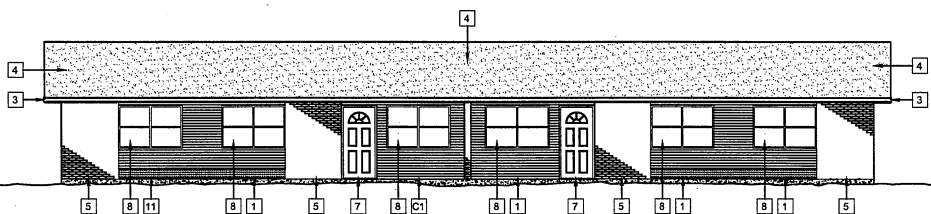
6
A2.1
EXISTING TYP. BUILDING "D" REAR ELEVATION
1/8"=1'-0"



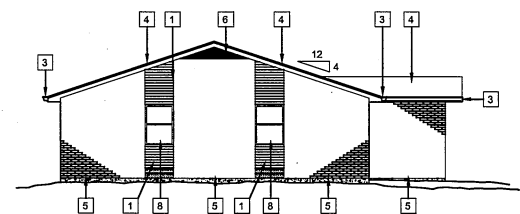
5
A2.1
EXISTING TYP. BUILDING "D" FRONT ELEVATION
1/8"=1'-0"



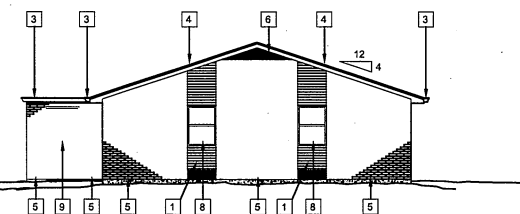
4
A2.1
EXISTING TYP. BUILDING "B" REAR ELEVATION
1/8"=1'-0"



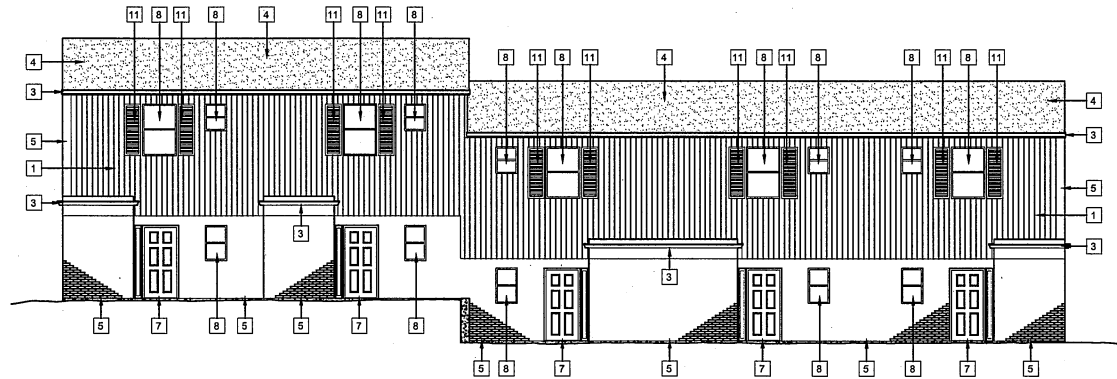
3
A2.1
EXISTING TYP. BUILDING "B" FRONT ELEVATION
1/8"=1'-0"



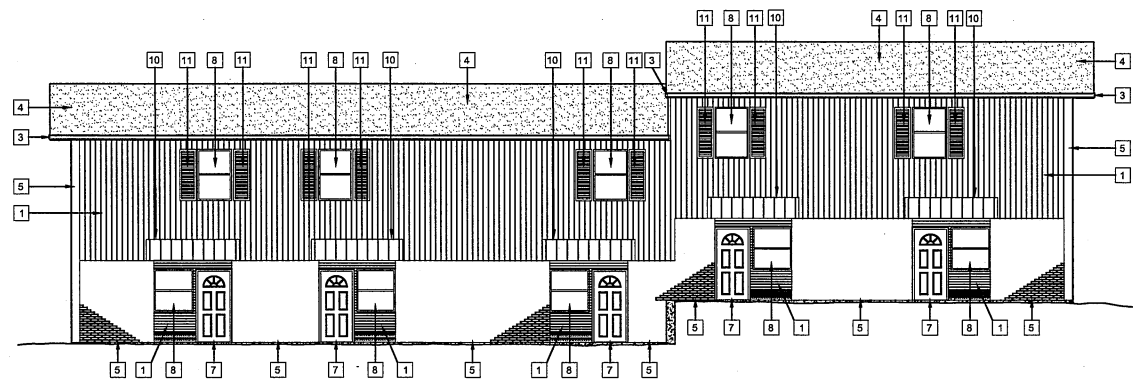
2
A2.1
EXISTING TYP. BUILDING "B" SIDE ELEVATION
1/8"=1'-0"



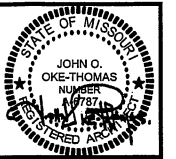
1
A2.1
EXIST. TYP. BUILDING "B" (SIM) SIDE ELEV.
1/8"=1'-0"



10
A2.1
EXISTING TYP. BUILDING "A" FRONT ELEVATION
1/8"=1'-0"



9
A2.1
EXISTING TYP. BUILDING "A" REAR ELEVATION
1/8"=1'-0"



REVISIONS

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ARCHITECTS • PLANNERS • MANAGERS • CONTRACTORS
1972 EAST CHESTNUT EXPRESSWAY • SPRINGFIELD, MO 65802
TELEPHONE: (417) 863-6262 FAX: (417) 863-6262



VILLA MARIE APARTMENTS

FOR
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DATE
SEPTEMBER 25, 2020

COMM. NO.
2019-1008

SHEET NO.
A2.1

Redevelopment Plan

I. Introduction:

BGC Advantage, L.L.C., (“BGC”) has partnered with the Housing Authority of the City of Springfield, Missouri, (“HAS”) and their non-profit, Breckenridge Development Services, Inc. (“Breckenridge”), to develop and rehabilitate affordable housing in the City of Springfield, Missouri. A Partnership has been formed with these entities under the name of Keystone Family Homes, LP. The sites below have been combined and will be financed together in order to make the project financially feasible. There will be 5 units demolished at the Bolivar Road site. The overall project being financed is 297 units. Total development costs, total units, and total funds are impacted by all of the Redevelopment Plans.

SITE NAME	ADDRESS	NO. OF UNITS
Glenwood Apartments	722 E Glenwood	33
Scattered Apartments	1633, 1635, 1639, 1641, 1643, 1645 North Delaware	32
	714, 716, 722, 724, 730, 732, 736, 738 West Edgewood	
	2628, 2630 S Grant Ave.	
	1405, 1407, 1411, 1413, 1417, 1419, 1423, 1424 E High St	
	809, 811, 815, 817, 823, 825, 915, 917 West Sunset	
Circles Apartments	1634, 1636, 1642, 1644, 1648, 1650, 1652, 1654 North Delaware	20
	405, 406, 407, 408, 411, 412, 413, 414, 417, 418, 419, 420 South Weaver Ct	24
Dogwood Square Apartments	800 Block S. Campbell	
	800 Block S. Patton	
	300 Block W. Madison	
Cedarbrook Apartments	811 N. Cedarbrook Ave	80
Villa Marie/Norton Road Apartments	1000 Block E Villa Marie / Norton Rd.	32
Bolivar Road Apartments	2336 N Bolivar Rd & house located at 2301 N Fort	81
	TOTAL UNITS 302	

Keystone Family Homes, LP, a Missouri limited liability company (the "**Developer**"), has prepared the following plan (the "**Redevelopment Plan**") for the redevelopment of 3.16 acres in Springfield, Missouri. The Redevelopment Plan proposes to completely redevelop the Redevelopment Area (as defined below), eliminating an existing blighted area built in 1972 and replacing it with an attractive and well-constructed neighborhood development consisting of thirty-two (32) residential units and one (1) non dwelling buildings (the "**Project**"). The Development, located at 1000 Block E. Villa Marie/Norton Rd., will include 10 buildings that serves as an apartment complex and will consist of 32 Units, with the following breakdown: 3-One Bedroom Units, 15-Two Bedroom Units, 10-Three Bedroom Units, and 4-Four Bedroom Units. The project will serve very low-income families with rents based on the residents paying no more than 30% of their adjusted income. The rents will be set by the US Department of Housing and Urban Development. These will be restricted and will have a contract for project-based vouchers as follows:

Unit Type	#of Units	Monthly Rent
1 BR – RAD	3	\$495
2 BR- RAD	15	\$633
3 BR – 110% FMR	10	\$1,100
4 BR – 110% FMR	4	\$1,251

The project will have the appearance of low rise multi family structures through thoughtful design that considers the character of the existing neighborhood. The property is made up of one-story homes and townhouses. The Project will provide housing for approximately 32 families. Real property tax abatement will be utilized to encourage such redevelopment. The Developer will be investing equity projected to be \$2.79 million of the total development cost for this project to redevelop the site. But-for the provision of tax abatement this Project and/or similar development project activity to revitalize this blighted area would not be financially feasible.

II. Background:

There are twenty (10) residential buildings and one (1) non dwelling community building to be rehabilitated, in the Redevelopment Area. The existing development was built by HAS. Keystone Family Homes, LP, will acquire the property with HUD’s approval. The project is being renovated, if approved by the City for a Redevelopment through the Rental Assistance Demonstration Program (“RAD”).

A RAD

RAD was created to give public housing authorities (“PHA”) a powerful tool to preserve and improve public housing properties and address the \$26 billion-dollar nationwide backlog of deferred physical needs. RAD also gives public housing authorities the opportunity to enter into long-term contracts that facilitate the financing of improvements. RAD allows public housing agencies to **leverage public and private debt and equity in order to reinvest in the public housing stock**. This is critical given the backlog of public housing capital needs - estimated at over \$35 billion. There is an estimated \$18,281,762 total of physical needs at the Keystone Family Homes of which includes Villa Marie Apartments Public Housing Redevelopment Area. In RAD, units move to a Section 8 platform with a long-term contract that, by law, must be renewed in perpetuity. A Use Agreement is also recorded under RAD further enforcing HUD’s long-term interest. **This ensures that the units remain permanently affordable to low-income households.** Residents benefit from a right of return, a prohibition against re-screening, and robust notification and relocation rights. Residents continue to pay 30% of their adjusted income towards the rent, **maintain the same basic rights** as they possess in the public housing program, and gain a new option to request tenant-based assistance if they wish to subsequently move from the property. RAD **maintains the ongoing public stewardship** of the converted property through clear rules requiring ongoing ownership or control by a public or non-profit entity. HAS will continue to own the ground and lease it to the partnership. The HAS’s nonprofit, Breckenridge Development Services, Inc., is part of the ownership structure and redevelopment effort. HAS has the first right of refusal to own the property after the private investor exits the partnership. RAD is highly cost-effective, **relying on shifting existing levels of public housing funds to the Section 8 accounts** as properties convert.

B PILOT and PRIVATE INVESTMENT

HAS has had a cooperation agreement that allowed for a Payment in Lieu of Taxes (PILOT); however, in order to leverage the private investment to the property, HAS must take several actions to address the inadequate funds that have led to the backlog of physical needs and blight. To address rehabilitation and deferred maintenance needs, HAS entered HUD's RAD program which authorizes a conversion of the properties federal funding from one form to another (Section 8), removing any impediments to private capital investments. Resources available under the Section 8 platform include Low-Income Housing Tax Credits (LIHTC), tax exempt bonds, HOME funding, Housing Trust Funds and other sources specifically geared toward the rehabilitation, acquisition, and new construction of affordable housing units. These resources make it economically feasible to upgrade older housing units or invest in efficiencies and quality of life that would otherwise not be possible. Projects awarded LIHTC must be owned by a "single-asset entity," typically made up of a general partner and a limited partner who provides equity for project development in exchange for tax credits. Under the tax credit platform, HAS retains ownership interest in the single-asset entity via a partnership agreement, maintains ownership of the land upon which the affordable rental units are located, holds a right of first refusal to the real estate and actively participates in the day to day operation of the business. With this structure, HAS units remain earmarked for affordable housing, with layer funding via Federal, State, and Local sources which were previously unavailable to the authority. This ownership structure would cause the PILOT to cease and no longer be available to this property. The Chapter 99 abatement incentive results in a reduction to a project owner's annual local property tax liability, thus, creating cashflow that can make a marginal project economically feasible or allow an even larger development to be financed that might otherwise not be possible without the Chapter 99 abatement incentive. The organizational structure is such that net cash flow generated will be available primarily to HAS. The project is now in need of the tax abatement assistance through the LCRA to keep the rents low and make the project financially feasible.

III. Description of the Project

A Boundaries of the Redevelopment Area

The area being redeveloped contains approximately 3.16 acres and is situated on 100 Block E Villa Marie/Norton Road in the City of Springfield, Missouri (the "**Redevelopment Area**"). A map identifying the Redevelopment Area is attached hereto and incorporated herein as Exhibit "A," and the Redevelopment Area is legally described on Exhibit "B," which is attached hereto and incorporated herein.

B Need for Redevelopment

i. THE CITY OF SPRINGFIELD, CONSOLIDATED PLAN, FISCAL YEARS 2020-2024 (DRAFT)

This plan recognizes that the demand for affordable housing is expected to continue, which

analysis is based on four indicators: (a) the population statistics show that the lower income cohort is increasing, (b) Public Housing waiting lists, (c) the low vacancy rates of HUD assisted units, and (d) the number of LIHTC applicants that want to develop in the Springfield market. As a part of the Consolidated Plan, based on the market studies by LIHTC applicants and HUD's LMISD data and the number of foreclosed and vacant housing units, there is an increasing need for decent affordable housing. This is expected to grow at a moderate increase for the next 5 years of over 4,000 households with current population and growth trends and unemployment at very low levels; and therefore, the City foresees a continued need for housing for the whole range of income levels from 30% AMI to 120% AMI over the planning period. The City expects that the rehabilitation of older units located outside of the target area will continue as the residents and owners stay in place and as the home-remodeling companies continue to promote cost-effective rehabilitation. The City continues to encourage rehabilitation or redevelopment of older housing stock as it is close to schools, services, and vital public transit lines.

Certification of Consistency with the Consolidated Plan was issued by Brendan Griesemer, AICP, on February 10, 2020. City of Springfield Resolution No. 2219 was adopted March 20, 2020, approving submission of the Five-Year Plan and Annual Plan and PHA Certifications of Compliance with the PHA Plans and related regulations.

**Certification of Consistency
with the Consolidated Plan**

U.S. Department of Housing
and Urban Development

I certify that the proposed activities/projects in the application are consistent with the jurisdiction's current, approved Consolidated Plan.
Type or clearly print the following information:)

Applicant Name: The Housing Authority of Springfield

Project Name: Bolivar Road Apartments & Glenwood Apartments

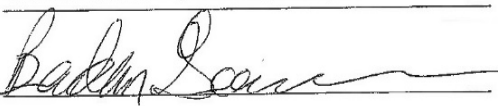
Location of the Project: 2336 N Bolivar Road 722 E Glenwood Street
Springfield, MO Springfield, MO

Name of the Federal
Program to which the
applicant is applying: Low Income Housing Tax Credits

Name of
Certifying Jurisdiction: City of Springfield, Missouri

Certifying Official
of the Jurisdiction
Name: Brendan Griesemer, AICP

Title: Assistant Director Planning and Development Department

Signature: 

Date: 2-10-2020

ii. HAS ANNUAL PUBLIC HOUSING PLAN

The PHA Plan is a comprehensive guide to PHA policies, programs, operations, and strategies for meeting local housing needs and goals. There are two parts to the PHA Plan: the 5-Year Plan, which each PHA submits to HUD once every 5th PHA fiscal year, and the Annual Plan, which is submitted to HUD every year by non-qualified agencies. HAS submits an annual Public Housing Plan to HUD each year that residents and the community provide input and comments. The 2019-2020 Plan outlines the need for RAD and the investment need for rehabilitation in the Villa Marie Apartments Public Housing Redevelopment Area.

C Current Condition of Redevelopment Area.

As discussed in the preceding Blight Report, notwithstanding the Housing Authority's reasonable efforts to maintain the Redevelopment Area, the Redevelopment Area suffers from much physical deterioration, insanitary and unsafe conditions, and is afflicted by conditions which may endanger life or property. HUD has not provided enough annual funding to cover the backlog of physical needs. The annual Capital Funds are approximately \$1,200 per unit per year and the average backlog of physical needs is \$25,000. Therefore, the redevelopment area is in gross need of leveraged funding to address the physical needs and make the development sustainable for the next twenty years.

Substantial capital investment will be needed to fully rehabilitate and revitalize the Redevelopment Area, which further compounds the economic obsolescence of the Redevelopment Area. The Developer will be investing an estimated \$12,608,775 of equity into a project with a total development costs of \$43 million. The sources of funding include:

SUMMARY INFORMATION

Keystone Family Homes

(Bolivar Road Apartments, Glenwood Apartments, Cedarbrook Apartments, Circles Apartments, Scattered Apartments, Dogwood Square Apartments, Villa Marie/Norton Road Apartments)

DEVELOPMENT BUDGET

ACQUISITION	10,440,000
SITE IMPROVEMENTS	0
CONSTRUCTION	23,242,328
PROFESSIONAL FEES	4,634,850
BOND COSTS	370,000
CONSTRUCTION FINANCE COSTS	1,917,200
PERMANENT FINANCE COSTS	84,000
SOFT COSTS	1,403,836
RESERVES	1,810,852

TOTAL USES	43,903,066
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SOURCES OF FUNDS

1ST MORTGAGE	20,000,000
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2ND MORTGAGE	0
CASH FLOW FROM OPERATIONS	750,000
SELLER MORTGAGE	9,258,590
PHA CASH FLOW	400,000
DEF. DEVELOPER FEE	885,700
TAX CREDIT EQUITY	12,608,775
 TOTAL SOURCES	 43,903,066

The insanitary/unsafe site conditions present in the Redevelopment Area, pose a serious menace to public safety and health – especially considering the fact that the Villa Marie Apartments Public Housing Redevelopment Area serve a vulnerable population of residents at 30% or below the area median income. Each of these factors contribute to the economic and social liability created by the area in that they cause a risk of physical injury to the City’s citizens and damage to surrounding property. Furthermore, the downtrodden and deteriorated site conditions and underutilization of the Redevelopment Area diminish the public morale and welfare with respect to the perception of this portion of the City.

Comprehensive redevelopment of the Redevelopment Area is necessary to foster additional economic activity and contribute to the growth of the City. Remediating all of the issues discussed above is economically infeasible, since the likely costs of the repairs far exceed what the HAS gets annually from HUD. Due to the age of development and dwelling units they are becoming functionally obsolete. Without systematic rehabilitation the units will not be sustainable as a way to provide housing to the very low income.

Due to the condition and layout of the Redevelopment Area, substantial capital investment will be necessary to rehabilitate the remaining structures, build a new center, and generally redevelop the area. Without such an investment, the Redevelopment Area will further deteriorate. The units will continue to decline and become an even greater liability to the economic independence of the City. The unsafe conditions in the Redevelopment Area hampers the economic vitality of the City by failing to generate private and public partnership investment opportunity for the City. If the Villa Marie Apartments Public Housing Redevelopment Area is not addressed to its full potential, it may significantly limit the number of people who can reside in the Redevelopment Area.

D. Redevelopment Plan Objectives and Strategies

Affordable housing is needed in the Redevelopment Area. In order to have safe, sanitary, livable units, blight must be removed, and the area redeveloped as affordable housing serving the very low income. The Redevelopment provides affordable housing opportunities in the larger community, removes barriers to furthering fair housing through the addition of ADA and Section 504 units, and assists in preventing homelessness. The Project involves the rehabilitation of a neighborhood consisting of 32 residential units and one residential service buildings. The bedroom mix and rents are as follows:

Unit Type	#of Units	Monthly Rent
1 BR – RAD	3	\$495
2 BR- RAD	15	\$633
3 BR – 110% FMR	10	\$1,100
4 BR – 110% FMR	4	\$1,251

Each building has a unit dedicated to a family dwelling. The appearance of the structures through thoughtful redesign and preservation is key. In total, the project will accommodate up to approximately 32 families. The Project will also provide on-site parking and will utilize outdoor lighting as needed with the intent to create a safe living environment for the residents. There will be front door and back door lights at every unit. There will be a fencing system in place to add to enhanced security efforts. The Project will include landscaping and architectural/design elements and will incorporate updated design features such as a front porch columns and a new community building.

IV. Land Use Plan:

A Former and Existing Land Use

The Redevelopment Area currently consists of 11 buildings, 10 dwelling and 1 non dwelling on 3.16 acres. The development was built in 1972. There are two parts to the development that are cut in half by a storm water system. The acreage is 3.16.

B Proposed Land Use

The proposed land use for the Redevelopment Area is as a rehabilitated neighborhood consisting of 32 residential units. The Development located at 1000 Block E. Villa Marie/Norton Rd., will include 10 buildings that serves as an apartment complex and consists of 32 Units, with the following breakdown: 3-One Bedroom Units, 15-Two Bedroom Units, 10-Three Bedroom Units, and 4-Four Bedroom Units. The land will remain the same. There will be a newly constructed community building in order to provide self-sufficiency and resident services. See the local resident services commitments that were not possible without a larger building to house the programs. (Please see Exhibit “I” Service Enrichment Letters of Support.)

All of the living space will be on the ground floor except for one (1) to two (2) bedrooms and one (1) bathroom on the second floor in the townhome style units. There will be 5% ADA handicapped units and 2% of the units available for hearing and seeing impaired. The sidewalks and streets will be updated so units to the extent feasible will be visitable. The new community center will be handicapped accessible. A preliminary site plan reflecting the proposed land use in Redevelopment Area is attached as Exhibit “C” and incorporated herein.

C Existing and Proposed Zoning

The existing zoning for the Redevelopment Area is, according to the City of Springfield,

zoned R-HD, High-Density Multifamily Residential District. The subject is a legal, conforming use. The Redevelopment Plan conforms with the City's Comprehensive Plan.

D. Regulations and Controls

Redevelopment of the Redevelopment Area shall be subject to all applicable Springfield, Missouri Codes and Ordinances, including the District Regulations. HUD will have restricted covenants on the land use and affordability of the units. MHDC will also have land use restrictions governing affordability and ownership.

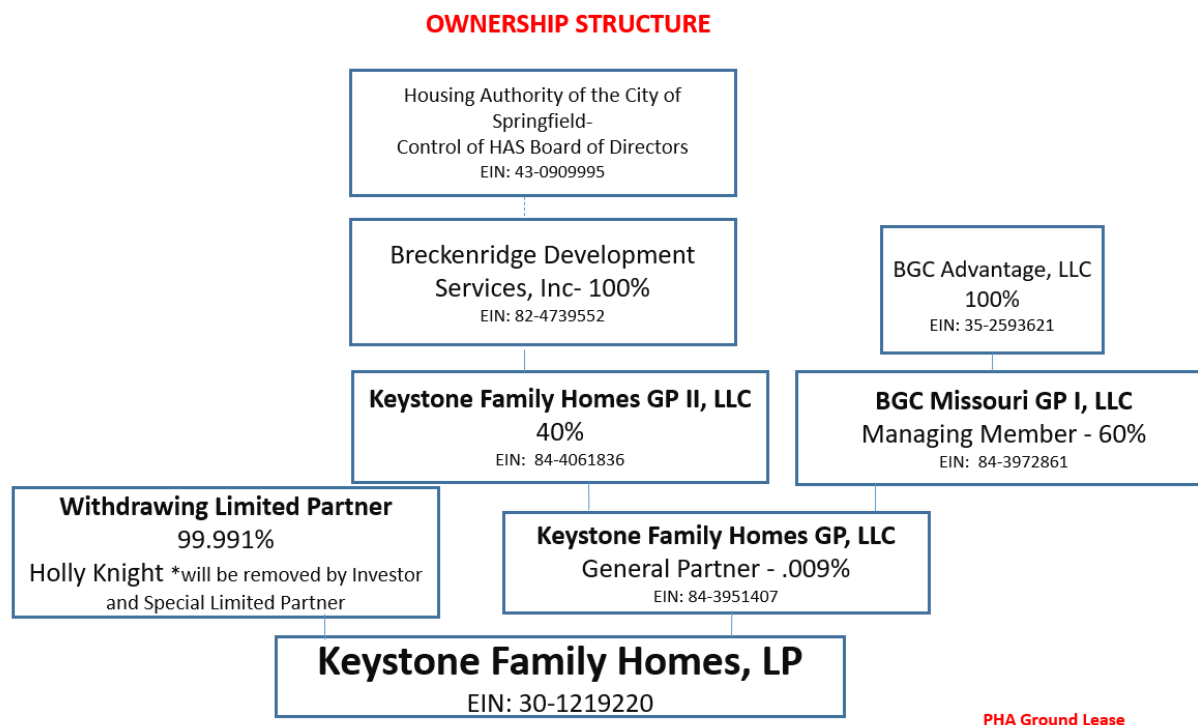
V. Execution of the Project:

A Execution

The Developer or its successors in interest shall be responsible for executing the redevelopment of the Redevelopment Area in accordance with the Redevelopment Plan.

B Land Acquisition

There will be no land acquisition required to implement the Redevelopment Plan, as the Developer partner, HAS, owns the land within the Redevelopment Area.



C Financing

The Developer is utilizing conventional financing to finance the Project along with LIHTC. Sources and Uses are referenced below, as well as, referenced in “Exhibit E” attached.

SUMMARY INFORMATION

Keystone Family Homes

(Bolivar Road Apartments, Glenwood Apartments, Cedarbrook Apartments, Circles Apartments, Scattered Apartments, Dogwood Square Apartments, Villa Marie/Norton Road Apartments)

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PHA CASH FLOW	400,000
DEF. DEVELOPER FEE	885,700
TAX CREDIT EQUITY	12,608,775

TOTAL SOURCES	43,903,066
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D. Disposition of Property

No land is proposed to be disposed of within the Redevelopment Area.

E. Plan for Relocation Assistance

The development will provide for all temporary relocation. The Keystone project has accumulated approximately 80 vacancies across the sites. Families will be relocated within the public housing/Keystone sites through temporary relocation in accordance with HUD's RAD relocation Notice, URA, and MHDC. All expenses will be paid for by the project. No original RAD residents will be displaced or rescreened for suitability. (Please see Exhibit "G" HUD's approved relocation plan.)

F. Redevelopment Schedule and Estimated Dates of Completion

The Developer estimates that each stage of the Project will be completed in accordance

with the following schedule:

- Pre-Construction (Inspections/Permits): Completed by November/December 2020
- Rehabilitation of units: Completed by November 2022
- Re-occupancy of site and new lease up completed by December 2022

G Taxation

The Developer or its successors in interest may apply to the Land Clearance for Redevelopment Authority for tax relief pursuant to Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

H Covenants

The Redevelopment Plan shall run with the land and require the Developer and any successors in interest to redevelop the real property within the Redevelopment Area in accordance with the specified uses in the Redevelopment Plan if they wish to benefit from tax relief available under Sections 99.700 to 99.715 of the Missouri Revised Statutes, 2000.

VI. Other Provisions:

A Compliance with General Plans

The Redevelopment Plan for the Redevelopment Area conforms to the rules and the regulations of the City of Springfield, Missouri.

B Compliance with Workable Program

Pursuant to Section 40-13(a)(1) of Article II of Chapter 40 of the Springfield City Code (the “Code”) the Project described in this Redevelopment Plan would not be financially feasible “But-for” the allowance of tax abatement. The City of Springfield’s *Economic Development Incentives Policy Manual* states under its General Policies that requests for discretionary incentives, such as partial real property tax abatement shall meet the “but for” test. There must be a finding by the City Council that the project would not occur, or would only occur at a significantly smaller scale, or will not be financially feasible or stable, or that public benefit will not occur if the incentive is not provided.” The Policy Manual also mentions that such incentives may be granted if the City Council finds there to be an overriding public benefit or a reduction in costs that would otherwise be paid by the City. Exhibit E contains two 10-year project pro forma financial statements (one with tax abatement, one without) provided by the Developer, each providing yearly cash flows and cash-on-cash return analyses. The cash-on-cash return is a measure of the annual rate of return made on the developer’s equity or cash invested the project. This calculation is one method of determining whether a project can provide a return on investment necessary to attract developer capital. The projections provided within these statements indicate that partial real property tax abatement is necessary in order for the project to proceed. Exhibit E also includes an amortization schedule and additional information that supports the conclusion that “but for” the tax abatement provided to the Project that the development of this high quality and attractive neighborhood providing housing for 80 families that are at or below 60% Area Median income that eliminates existing blight would not be feasible. Exhibit “F” contains a project budget supporting the estimates of the Developer and appraisal. The Developer here is making a

significant contribution of equity to support this Project at levels that make it financially feasible for a private public partnership to attract the needed financing sources.

The Project will be subject to the property taxes due to the Greene County Assessor based upon their assessed valuation of the completed Project using the Net Operating Income Approach. The developer has provided a tax impact analysis comparing the estimated property tax revenues with redevelopment and partial real property tax abatement to those without redevelopment and abatement. According to the tax impact analysis, while the tax revenue over the next 10 years would be reduced by approximately \$125,763 the affected taxing jurisdictions would see a net positive impact of \$5,338 in the cumulative receipt of property tax revenue over the next 10 years if the redevelopment occurs and tax abatement is authorized, as opposed to the redevelopment not occurring and tax abatement not being authorized.

C Compliance with State and Local Law

The Redevelopment Plan shall be implemented in conformance with the requirements of state and local law. The Redevelopment Plan is also in compliance with HUD, MHDC, and the Springfield Housing Authority Public Housing Annual and 5 Year Plan. The Redevelopment Plan conforms with the City's Comprehensive Plan.

D Compliance with Redevelopment Agreement

Prior to application for Certificate of Qualification for Tax Abatement (the “Certificate”) issued in connection with this Project, a redevelopment Agreement must be executed between the applicant for the Certificate and the City. The provisions of the Redevelopment Agreement between the City and the applicant are essential provisions of the Redevelopment Plan and violations of the Redevelopment Agreement shall also constitute violations of the Redevelopment Plan. The Redevelopment Agreement shall, at a minimum, address the requirements specified in Section 4-14 of the Code.

E Population Density

The Project will provide 32 housing units on a 3.16-acre site. In total, the Project will provide housing for 32 families.

F Public Facilities

It is not anticipated at this time that the Project will require any additional utilities other than the upgrades needed to address code and the blight concerns. There will be a resident community center constructed to address the social services needed for enhanced resident opportunities. (Please see Exhibit “I” Service Enrichment Letters of Support.)

VII. Procedure for Changes or Modification of Plan

Upon application by the Developer or its successors in interest, the Redevelopment Plan may be amended or modified by the Land Clearance for Redevelopment Authority with the consent of the Planning and Zoning Commission. When the proposed amendment or modification substantially changes the Redevelopment Plan, the City Council must also approve the amendment or modification.

Exhibit A

Map of Redevelopment Area

