

RE: A RESOLUTION OF THE NIXA CITY COUNCIL SUPPORTING THE TAX CREDIT APPLICATION OF PARKER DEVELOPMENT TO THE MISSOURI HOUSING DEVELOPMENT COMMISSION, TO SUPPORT THE DEVELOPMENT OF PROPERTY GENERALLY LOCATED ALONG THE 900 BLOCK OF SOUTH GREGG ROAD

Background:

Parker Development is applying for Low Income Housing Tax Credits (LIHTC) from the Missouri Housing Development Commission (MHDC) for a development called Westbury Place. The property is approximately 5.9 acres found along the 900 block of South Gregg Road. The developer is requesting a resolution of support from Nixa City Council that will go with their application to show community support of the project. The developer's concept for the project describes the construction of multi-unit residential buildings containing as many as forty-eight (48) total housing units. If developed as part of the MHDC's LIHTC program, the housing units will be supplied at a rent determined to be affordable to families with incomes at or below 60% of the area median income (AMI).

Analysis:

The site subject to the application is currently found within the City's R-3 (multi-family) zoning district, which would allow the development of the project as described.

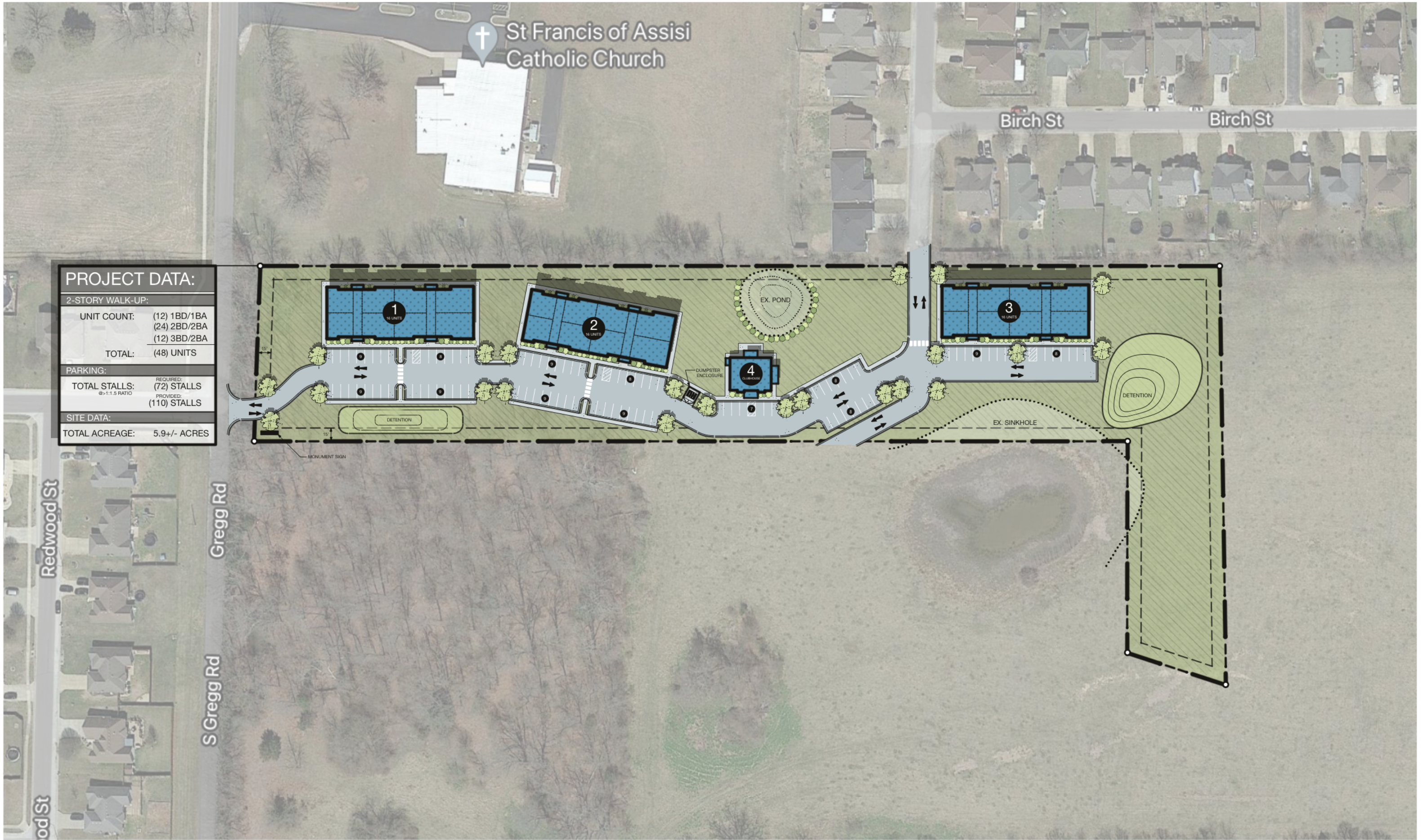
Recommendation:

Staff recommends the approval of this resolution of support.

MEMO SUBMITTED BY:

Scott Godbey | City Planner

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RESOLUTION NO. 2022-091

A RESOLUTION OF THE COUNCIL OF THE CITY OF NIXA SUPPORTING THE TAX CREDIT APPLICATION OF PARKER DEVELOPMENT TO THE MISSOURI HOUSING DEVELOPMENT COMMISSION TO SUPPORT THE DEVELOPMENT OF PROPERTY GENERALLY LOCATED ALONG THE 900 BLOCK OF SOUTH GREGG ROAD.

WHEREAS Parker Development has indicated that it intends to file an application with the Missouri Housing Development Commission ("MHDC") for Low Income Housing Tax Credits; and

WHEREAS said tax credits are intended to assist with the development of property generally located along the 900 block of south Gregg Road within the City of Nixa; and

WHEREAS said development, referred to as Westbury Place, currently consists of constructing multi-unit residential buildings containing as many as 48 total housing units; and

WHEREAS City Council desires to express its support for the application of MHDC tax credits by Parker Development for the development of Westbury Place.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF NIXA, AS FOLLOWS, THAT:

SECTION 1: The City Council supports the application of Parker Development to the Missouri Housing Development Commission for Low Income Housing Tax Credits to support the development of Westbury Place. This Resolution is adopted solely to evidence the City Council's support of an application of tax credits administered by MHDC. Nothing in this Resolution shall be construed as endorsing or evidencing the City's approval of any development application which may be filed with the City in connection with Westbury Place or the parcel generally located along the 900 block of South Gregg Road, including without limitation, any zoning approval, subdivision approval, or any building code approval.

SECTION 2: This Resolution shall be in full force and effect from and after its final passage by the City Council and after its approval by the Mayor, subject to the provisions of section 3.11(g) of the City Charter.

ADOPTED BY THE COUNCIL THIS 19th DAY OF September, 2022.

ATTEST:

PRESIDING OFFICER

CITY CLERK

RESOLUTION NO. 2022-091

APPROVED BY THE MAYOR THIS _____ DAY OF _____, 2022.

ATTEST:

MAYOR

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY