



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

Date: September 27, 2021

Submitted By: Scott Godbey, Planner II

Background

Ring Property Company, LLC is applying for Low Income Housing Tax Credits (LIHTC) from the Missouri Housing Development Commission (MHDC) for the development of approximately 5.9 acres located along the 900 Block of South Gregg Road. The developer is requesting a resolution of support from the City Council that will accompany their application to demonstrate community support of the project. The developer's concept for the project describes the development 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 located within the City's R-3 zoning district, which would permit the development of the project as described. The proposed development would also be conforming to the City's currently adopted Land Use Plan.

Recommendation

Staff recommends the approval of this resolution of support.

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

WHEREAS Ring Property LLC 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 Ring Property Company LLC 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 Ring Property Company LLC 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 Ordinance 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.

[Remainder of page intentionally left blank. Signatures follow on next page.]

RESOLUTION NO. 2021-097

ADOPTED BY THE CITY COUNCIL THIS 27TH DAY OF SEPTEMBER 2021.

ATTEST:

CITY CLERK

PRESIDING OFFICER

APPROVED BY THE MAYOR THIS _____ DAY OF _____ 2021.

ATTEST:

CITY CLERK

MAYOR

APPROVED AS TO FORM:

CITY ATTORNEY

PROJECT DATA:

2-STORY WALK-UP:

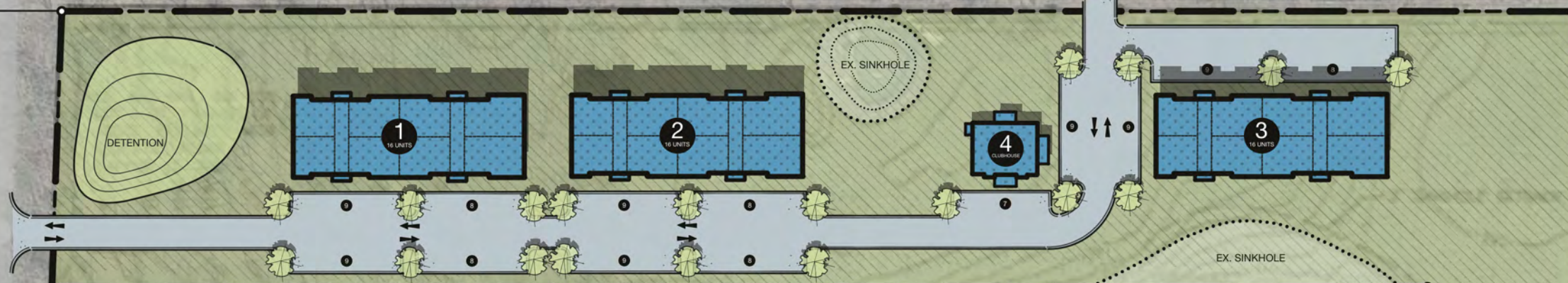
UNIT COUNT: (12) 1BD/1BA
(24) 2BD/2BA
(12) 3BD/2BA
TOTAL: (48) UNITS

PARKING:

TOTAL STALLS: (72) STALLS
@ > 1:1.5 RATIO
PROVIDED: (110) STALLS

SITE DATA:

TOTAL ACREAGE: 5.9+/- ACRES



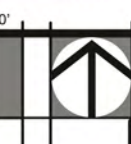
S. GREGG RD.

Nixa, MO

CONCEPTUAL SITE PLAN

August 11, 2021

0' 25' 50' 100'
*SCALE: 1"=100'
*PRINTED ON 11x17 FORMAT



rosemann & ASSOCIATES P.C.

