



Issue: A RESOLUTION OF THE NIXA CITY COUNCIL SUPPORTING THE TAX CREDIT APPLICATION OF HOUSING PLUS LLC TO THE MISSOURI HOUSING DEVELOPMENT COMMISSION, TO SUPPORT THE DEVELOPMENT OF PROPERTY GENERALLY LOCATED ON GREGG ROAD AND NORTHVIEW ROAD

Date: September 27, 2021

Submitted By: Scott Godbey, Planner II

Background

Housing Plus, LLC is applying for Low Income Housing Tax Credits (LIHTC) from the Missouri Housing Development Commission (MHDC) for the development of approximately 13 acres located at the southwest corner of the intersection of Gregg Road and Northview 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-four (44) 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 HOUSING PLUS LLC TO THE
MISSOURI HOUSING DEVELOPMENT COMMISSION TO SUPPORT THE
DEVELOPMENT OF PROPERTY GENERALLY LOCATED AT THE
SOUTHWEST CORNER OF GREGG ROAD AND NORTHVIEW ROAD.**

WHEREAS Housing Plus 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 at the Southwest corner of Gregg Road and Northview Road within the City of Nixa; and

WHEREAS said development, referred to as Eagle Park Estates, currently consists of constructing multi-unit residential buildings containing as many as 44 total housing units; and

WHEREAS City Council desires to express its support for the application of MHDC tax credits by Housing Plus LLC for the development of Eagle Park Estates.

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 Housing Plus LLC to the Missouri Housing Development Commission for Low Income Housing Tax Credits to support the development of Eagle Park Estates. 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 Eagle Park Estates or the parcel generally located at the Southwest corner of Gregg Road and Northview 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. 2021-098

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:

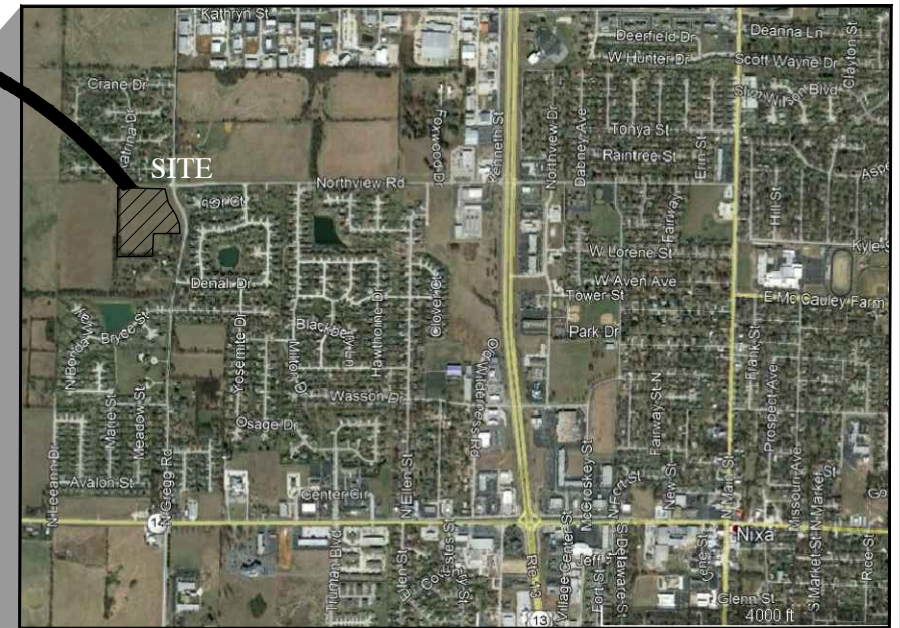
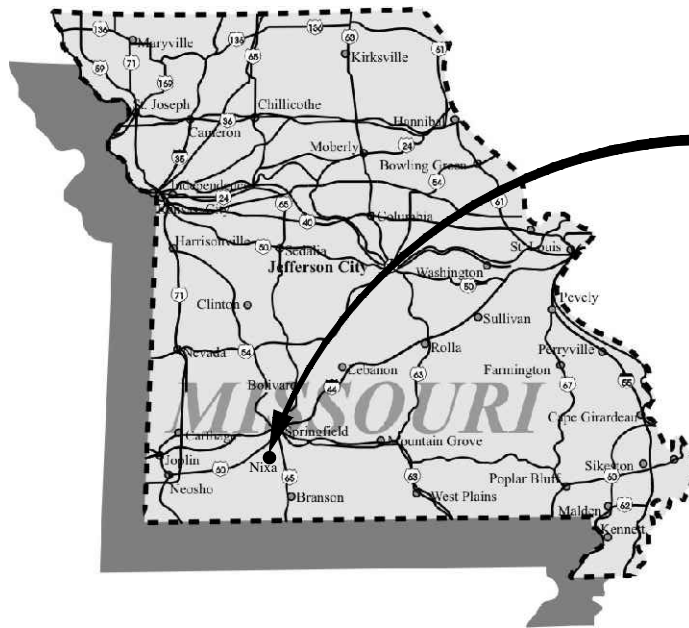
CITY ATTORNEY



EAGLE PARK ESTATES

Nixa, Missouri
September 2020





GPS WAYPOINT

N 37° 31' 14"

W 93° 19' 04"

SITE LOCATION MAP



EAGLE PARK ESTATES

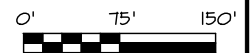
Nixa, Missouri
September 2020



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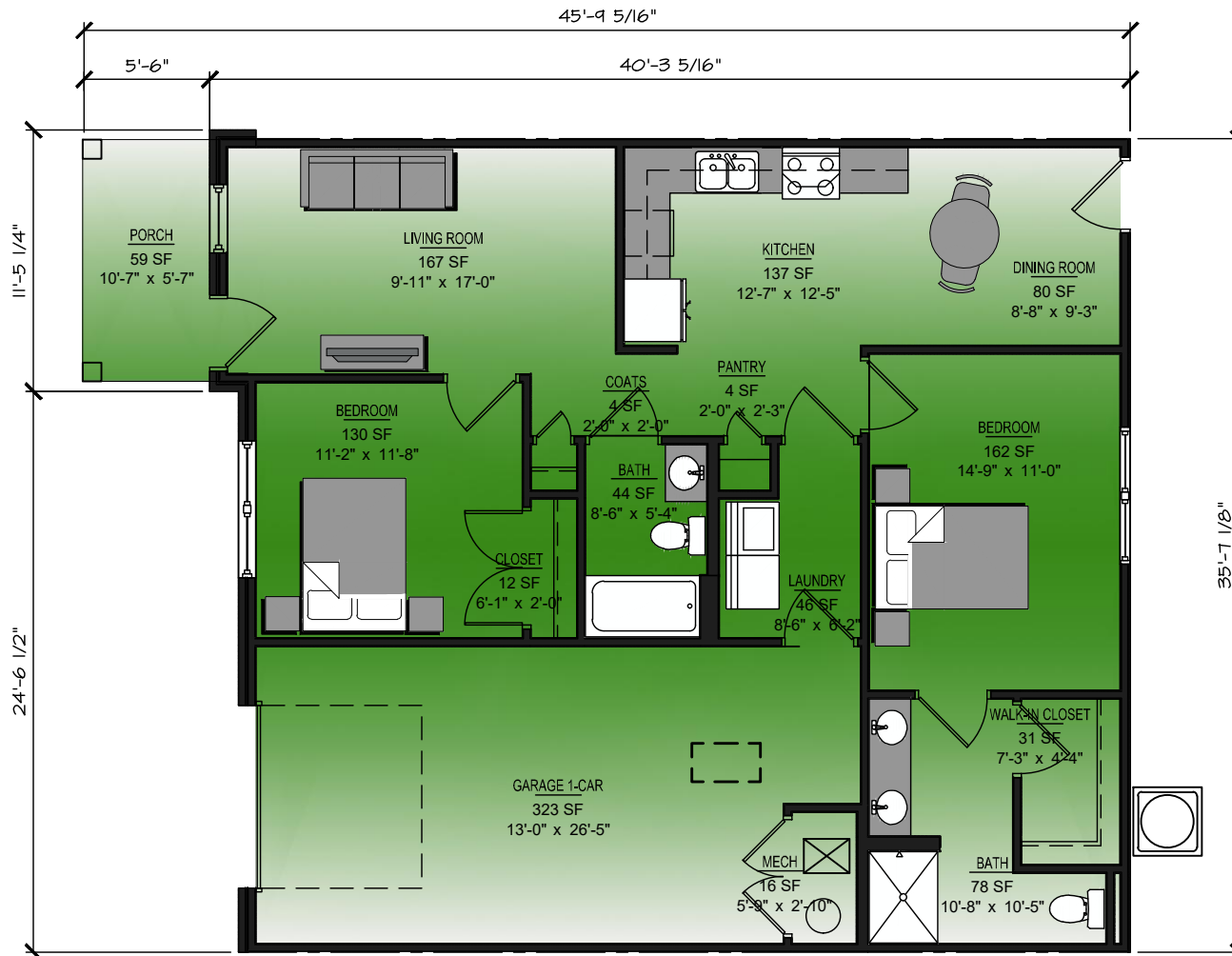
ARCHITECTURAL SITE PLAN



EAGLE PARK ESTATES

Nixa, Missouri
 September 2020





HEATED AREA: 1025 SF
 GARAGE: 359 SF
 TOTAL GROSS: 1384 SF
 (MEASURED OUTSIDE
 FACE OF STUD WALLS)

TYPICAL 2-BR FLOOR PLAN

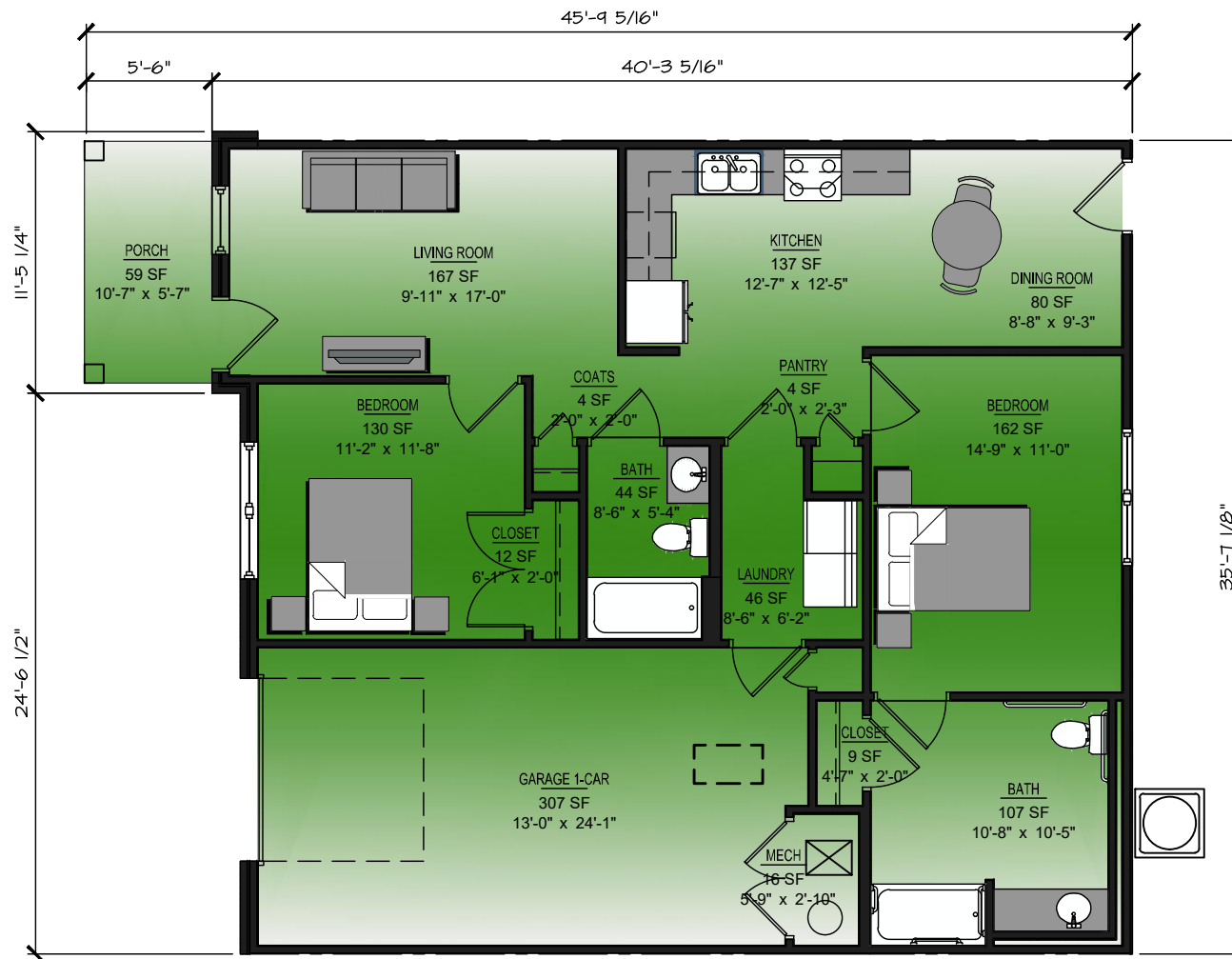
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EAGLE PARK ESTATES

Nixa, Missouri
 September 2020





HEATED AREA: 1025 SF
 GARAGE: 359 SF
 TOTAL GROSS: 1384 SF
 (MEASURED OUTSIDE
 FACE OF STUD WALLS)

ACCESSIBLE 2-BR FLOOR PLAN

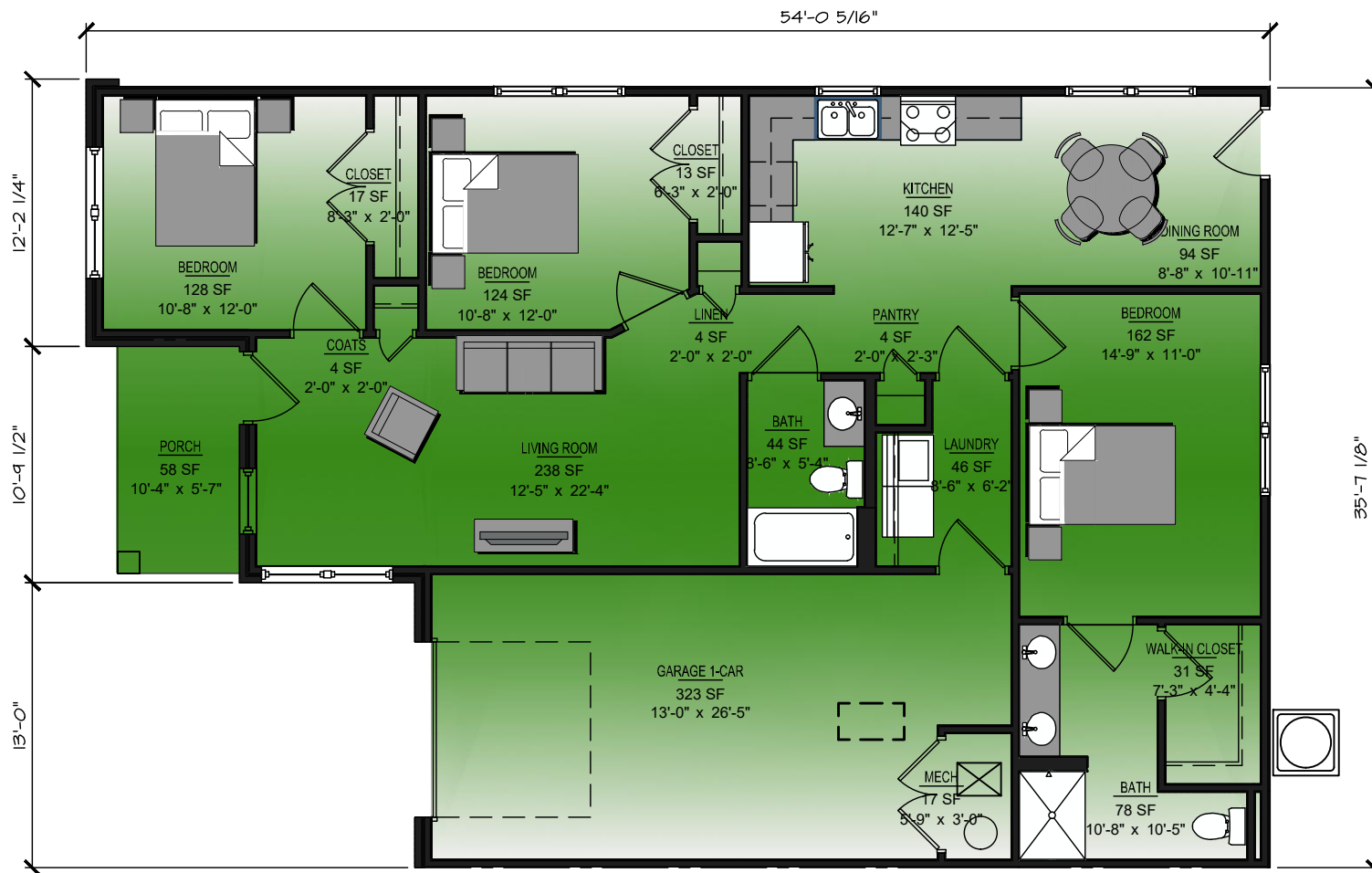
SCALE: 1/8" = 1'-0"



EAGLE PARK ESTATES

Nixa, Missouri
 September 2020

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HEATED AREA: 1212 SF
 GARAGE: 372 SF
 TOTAL GROSS: 1584 SF
 (MEASURED OUTSIDE
 FACE OF STUD WALLS)

TYPICAL 3-BR FLOOR PLAN

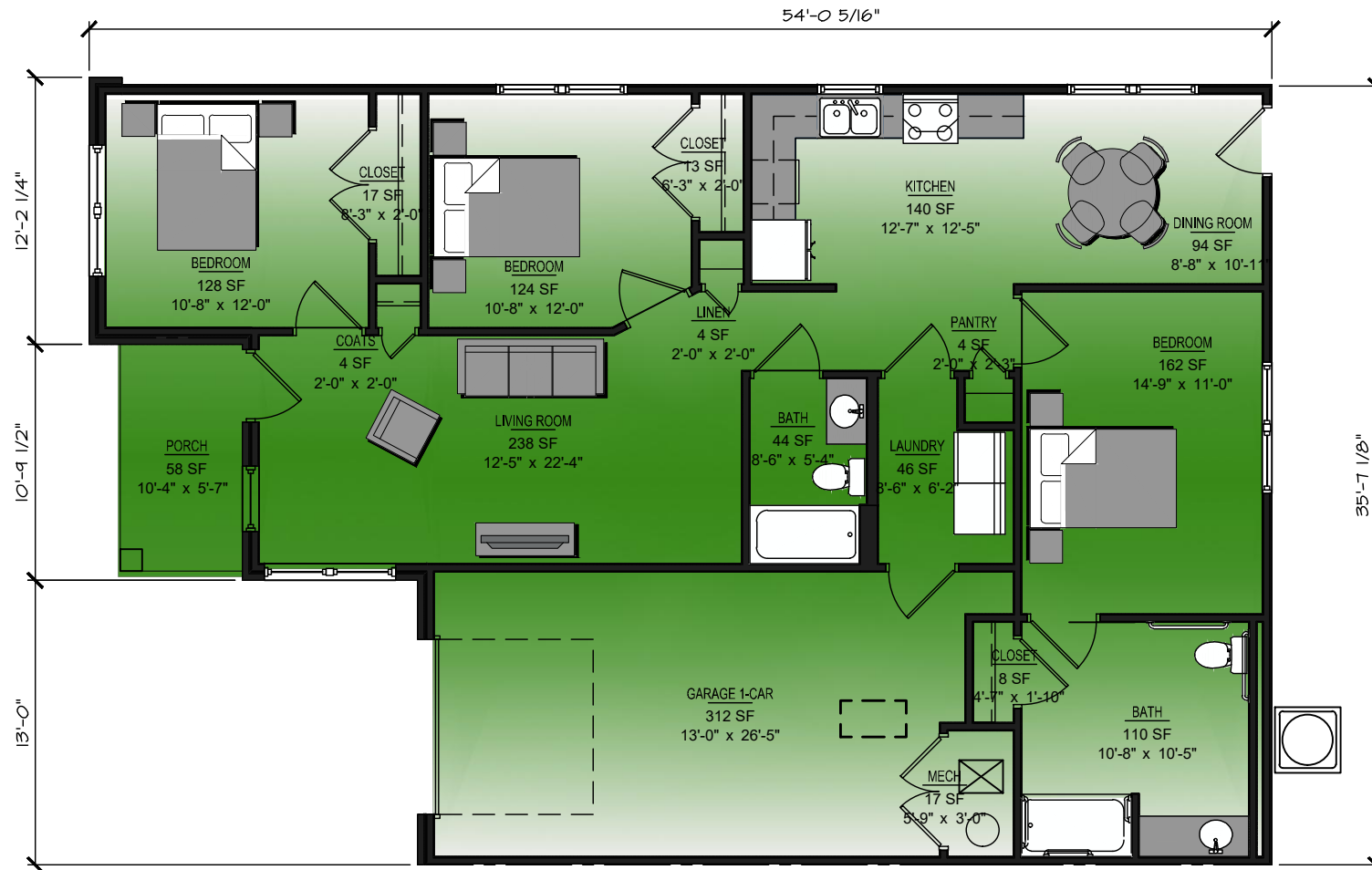
SCALE: 1/8" = 1'-0"



EAGLE PARK ESTATES

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HEATED AREA: 1212 SF
 GARAGE: 312 SF
 TOTAL GROSS: 1584 SF
 (MEASURED OUTSIDE
 FACE OF STUD WALLS)

ACCESSIBLE 3-BR FLOOR PLAN

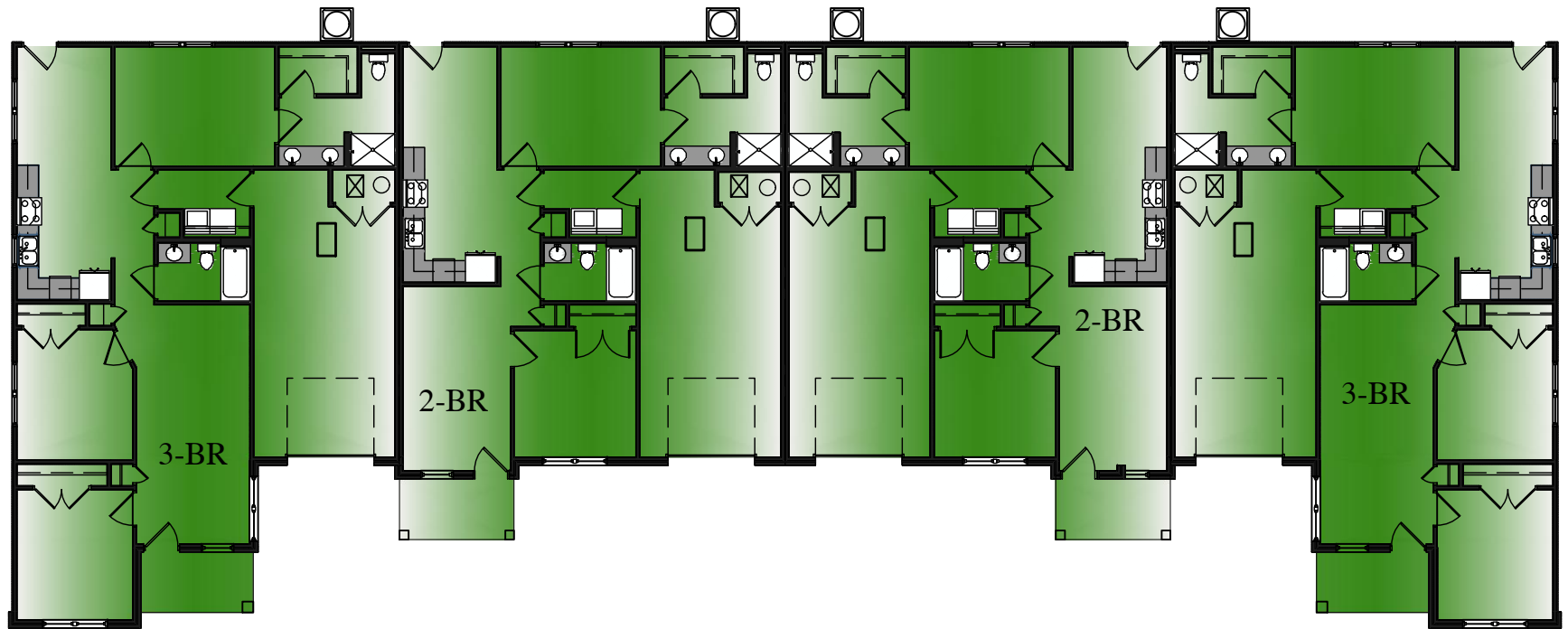
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4-PLEX BUILDING PLAN

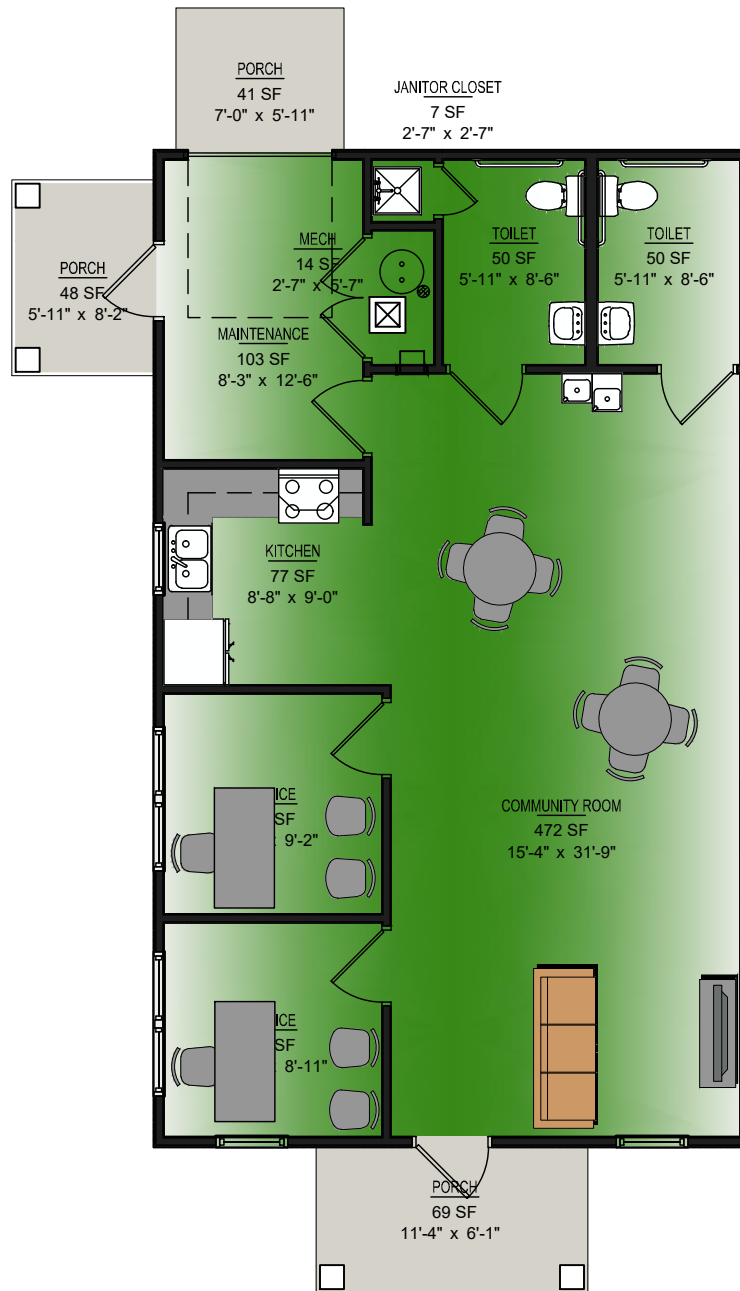
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COMMUNITY BUILDING FLOOR PLAN



SCALE: 1/8" = 1'-0"

EAGLE PARK ESTATES

Nixa, Missouri
September 2020





4-PLEX ELEVATION



EAGLE PARK ESTATES

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COMMUNITY BUILDING ELEVATION



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