

November 9, 2017

Cary Patterson  
Osage Beach City Planner  
1000 City Parkway  
Osage Beach, MO 65065

Re: Request for Support of Proposed Development

Dear Mr. Patterson-

Thanks to both you and Mayor Olivarri for your time in our prior meetings regarding our plan to develop the property located off of Ozark Care Drive in Osage Beach.

Per our discussions, our proposal is to build affordable rental housing for fixed and lower income seniors (age 62+), using state and federal tax credits within the MHDC (Missouri Housing and Development Council) program.

As you are aware, these developments are awarded on a case by case basis and the application process can be lengthy and costly for us as a Developer. Therefore, it is helpful for us to get some type of overall letter of support from local and state governmental officials when submitting the application. We have already received letters of support from 7 of the 10 property owners that are either in the vicinity or directly border the development, as well as Representative Rocky Miller. Attached are copies of all of these letters for your review, along with a map showing their locations in "Green".

We feel strongly that this type of development is necessary and follows along with the findings of the recent housing study of the Lake Area. There is a definite need for suitable, affordable housing in our area for fixed and lower income senior citizens.

Please keep in mind that we are simply looking for a general letter of support at this time, with the understanding that the development would still have to go through the permit and zoning approval process by the City of Osage Beach.

Thanks in advance for the Board of Alderman's consideration and we look forward to the City's support!

Sincerely,

Greg Loeffler  
Adam Roberts  
Build for Resilience, LLC

# Osage Beach Villas



**Affordable Senior Housing**

**Ozark Care Drive - Osage Beach, MO**

# **Osage Beach Villas FAQ's**

**Type of Development:** Housing for Senior Citizens 62+ ONLY with a Military Veteran "Set-Aside"

## **Development Amenities:**

- \* Community club house
- \* Snow removal, landscaping, grass cutting, lawn irrigation
- \* Transportation partnership with Developer
- \* Close Proximity to Shopping and Hospital

## **Design Features:**

- \* Accessible/Aging in Place Design
- \* Energy Efficient
- \* 1 Story Villas, 2 Bedroom, 1 Bathroom
- \* Safe access in and out of the development

## **Goals:**

- \* To provide 38 quality and affordable units for Seniors Only
- \* To create a development with On-Site Property Management which will enable local residents to remain in their Community, Living Independently while Aging in Place
- \* To be "Good Neighbors" by filling a need in the community for quality affordable senior units, conveniently located to shopping and other services.
- \* Potential Phase II of 38 more units on this site

## **What This Development is NOT:**

- \* NOT Public Housing
- \* NOT Section 8 Project Based Housing
- \* NOT Family Housing
- \* NOT Transitional Housing
- \* NOT Homeless Housing

## **Requirements of the Development:**

- \* Must rent to persons 62 years of age and older, including spouses. No children/strictly enforced.
- \* Tenants must be charged fair rent (\$500-\$550 compared to \$1,100 to \$1,200 for senior market rate 2 bedroom units).
- \* Units maintained to MHDC Housing Quality Standards and inspected regularly.
- \* All requirements are in place for a minimum of 15 years. Developer will however choose to maintain as Senior for 30 years (Extended Use Compliance).
- \* Occupancy Permits required, auditing and inspected annually.

## **Economic Impact:**

- \* Development will create 50+ construction jobs, 3 - full time jobs.
- \* Substantial increase in real estate tax revenue.
- \* \$8.36 million development for 38 Units, \$220,000 per unit.
- \* This is an increase in funding to local schools with NO new students.



Arrowhead Centre  
Development

Lake Regional Hospital

KK  
Interchange

**PHASE I**

**UNIT MIX:**  
(35) TYPICAL 2-BR APTS.  
(3) ACCESSIBLE 2-BR APTS.  
(38) TOTAL APTS.

**PARKING PROVIDED:**  
(13) TYP. RESIDENT SPACES  
(3) ACC. RESIDENT SPACES  
(5) TYP. GUEST SPACES  
(1) ACC. GUEST SPACE  
(82) TOTAL SPACES

**PHASE II**

**UNIT MIX:**  
(38) TYPICAL 2-BR APTS.  
(2) ACCESSIBLE 2-BR APTS.  
(40) TOTAL APTS.

**PARKING PROVIDED:**  
(53) TYP. RESIDENT SPACES  
(2) ACC. RESIDENT SPACES  
(55) TOTAL SPACES



# SITE PLAN

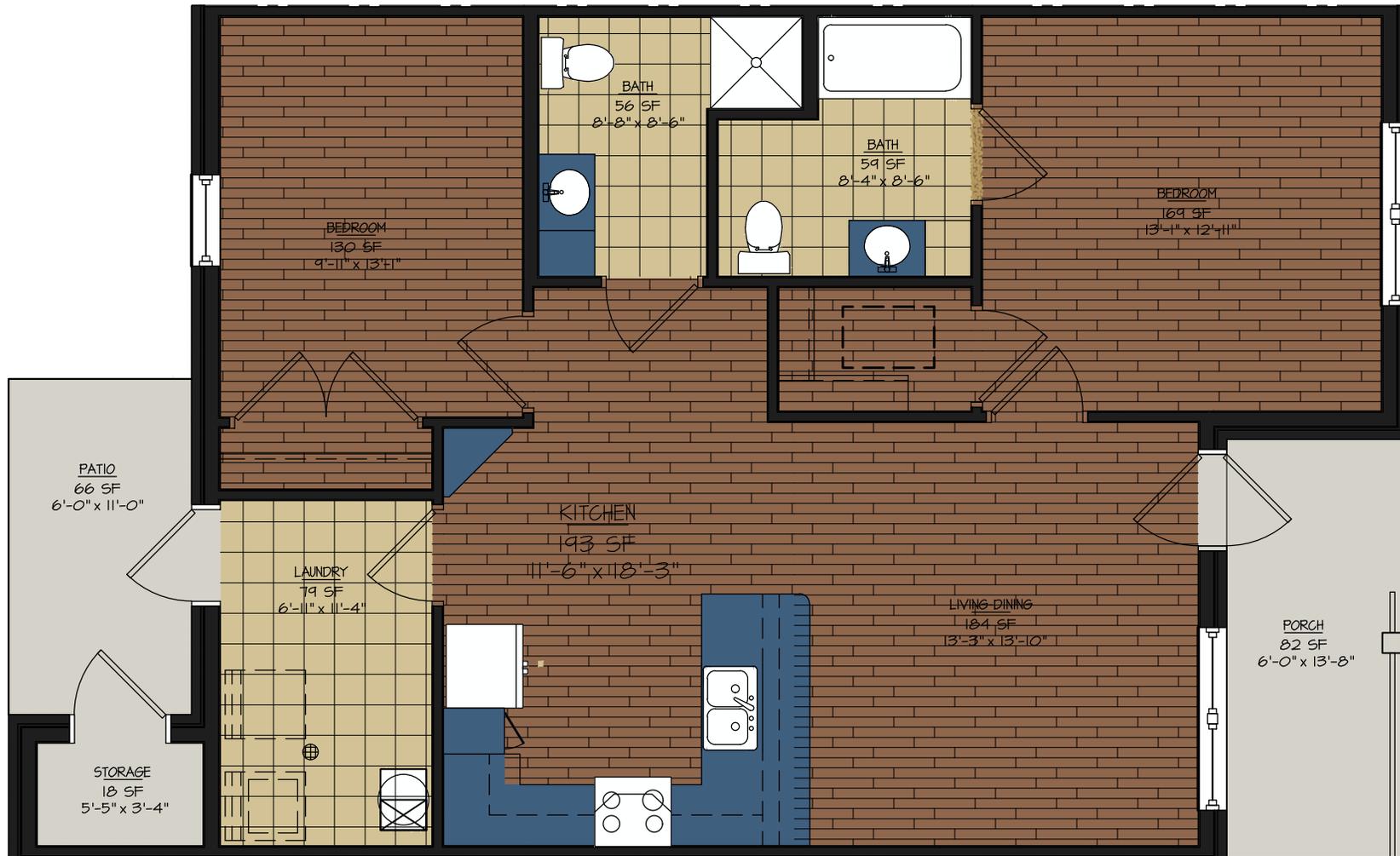


AUGUST 2017

## OSAGE BEACH APARTMENTS

Osage Beach, Missouri

**Wallace**  
ARCHITECTS LLC  
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HEATED AREA: 1006 SF  
 (MEASURED OUTSIDE OF STUD WALLS)  
 UNHEATED: 25 SF  
 1031 SF TOTAL

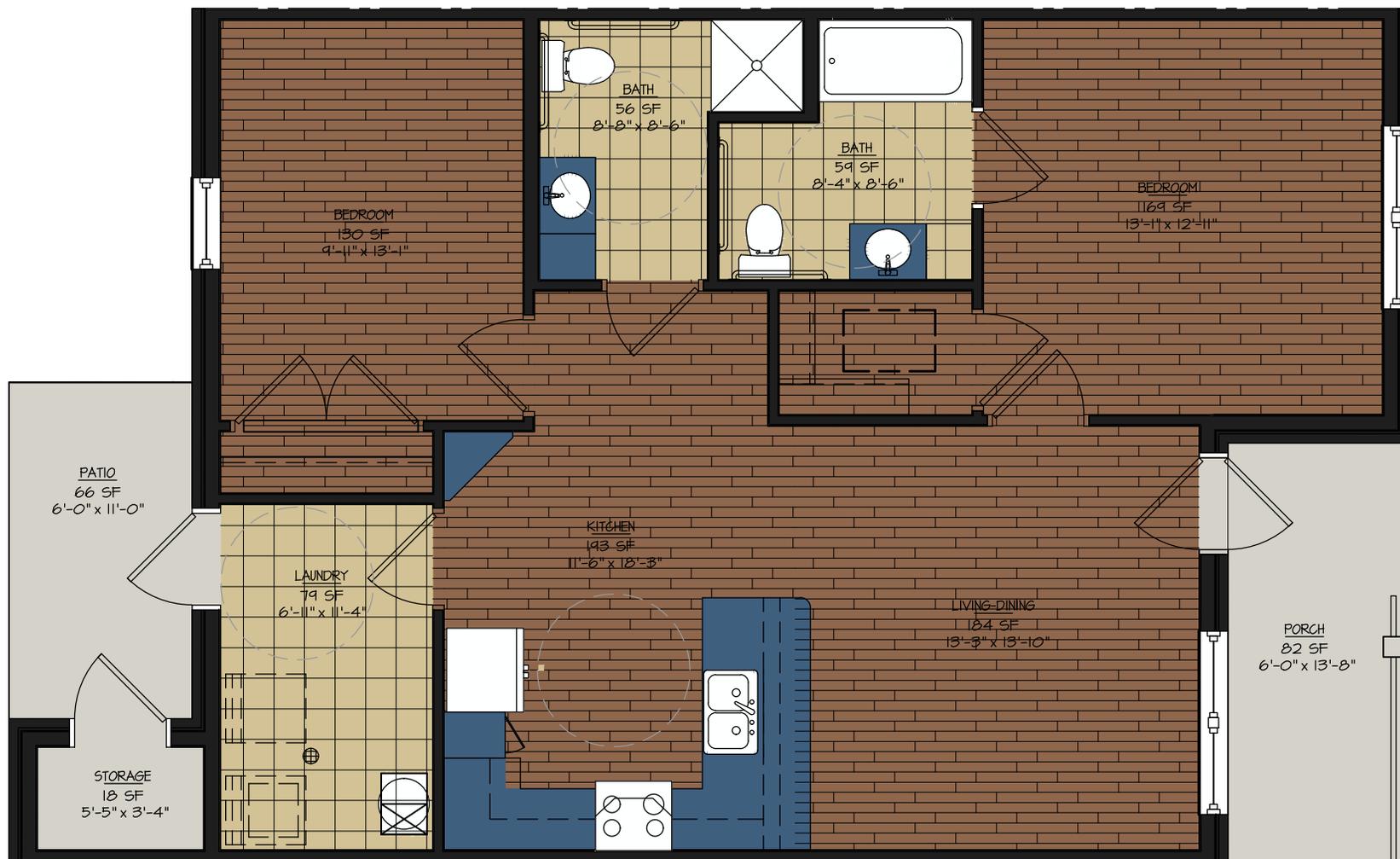
## TYPICAL 2-BEDROOM APARTMENT

SCALE: 3/16" = 1'-0"  
 AUGUST 2017

OSAGE BEACH APARTMENTS

Osage Beach, Missouri

**Wallace**  
 ARCHITECTS LLC  
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HEATED AREA: 1006 SF  
 (MEASURED OUTSIDE OF STUD WALLS)  
 UNHEATED: 25 SF  
 1031 SF TOTAL

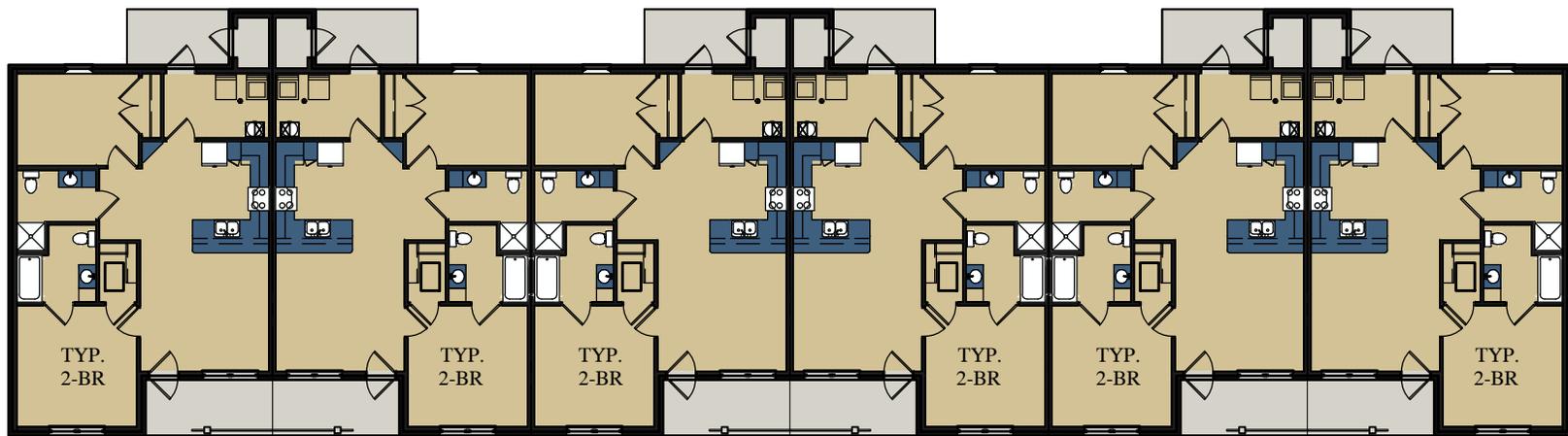
# ACCESSIBLE 2-BEDROOM APARTMENT

SCALE: 3/16" = 1'-0"  
 AUGUST 2017

OSAGE BEACH APARTMENTS

Osage Beach, Missouri

**Wallace**  
 ARCHITECTS LLC  
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HEATED AREA: 6036 SF  
 (MEASURED OUTSIDE OF STUD WALLS)  
 UNHEATED: 150 SF  
 6186 SF TOTAL

SEE SITE PLAN FOR LOCATION OF  
 ACCESSIBLE UNITS

## 6-PLEX - 2-BEDROOM APARTMENTS

(8, 10, & 12-PLEX SIMILAR)  
 SCALE: 1" = 20'-0"

AUGUST 2017

OSAGE BEACH APARTMENTS

Osage Beach, Missouri

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 ARCHITECTS LLC  
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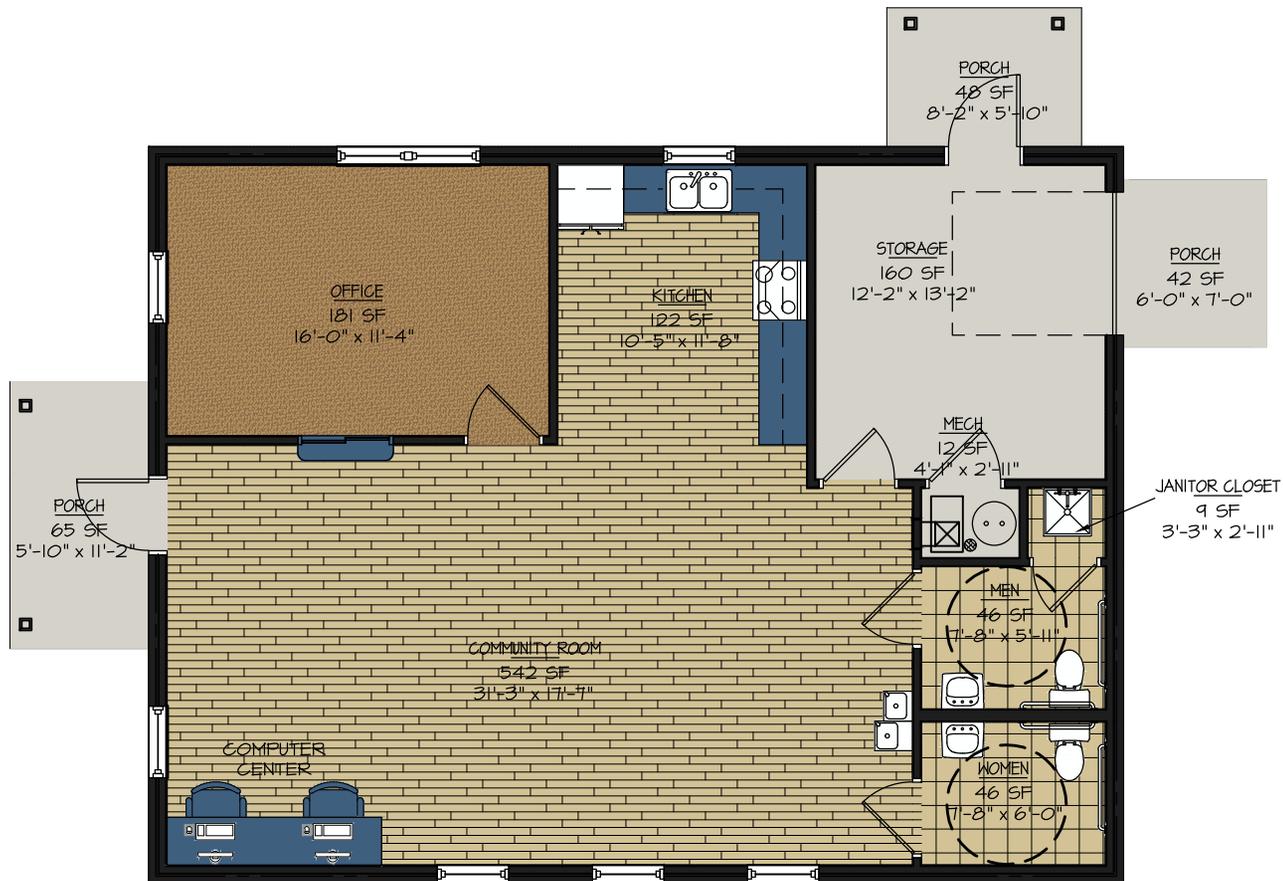
## 6-PLEX - 2-BEDROOM APARTMENTS

AUGUST 2017

OSAGE BEACH APARTMENTS

Osage Beach, Missouri

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ARCHITECTS LLC  
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AREA: 1200 SF  
(MEASURED OUTSIDE OF STUD WALLS)

# COMMUNITY BUILDING

SCALE: 1/8" = 1'-0"  
AUGUST 2017

## OSAGE BEACH APARTMENTS

Osage Beach, Missouri



## COMMUNITY BUILDING

AUGUST 2017

OSAGE BEACH APARTMENTS

Osage Beach, Missouri

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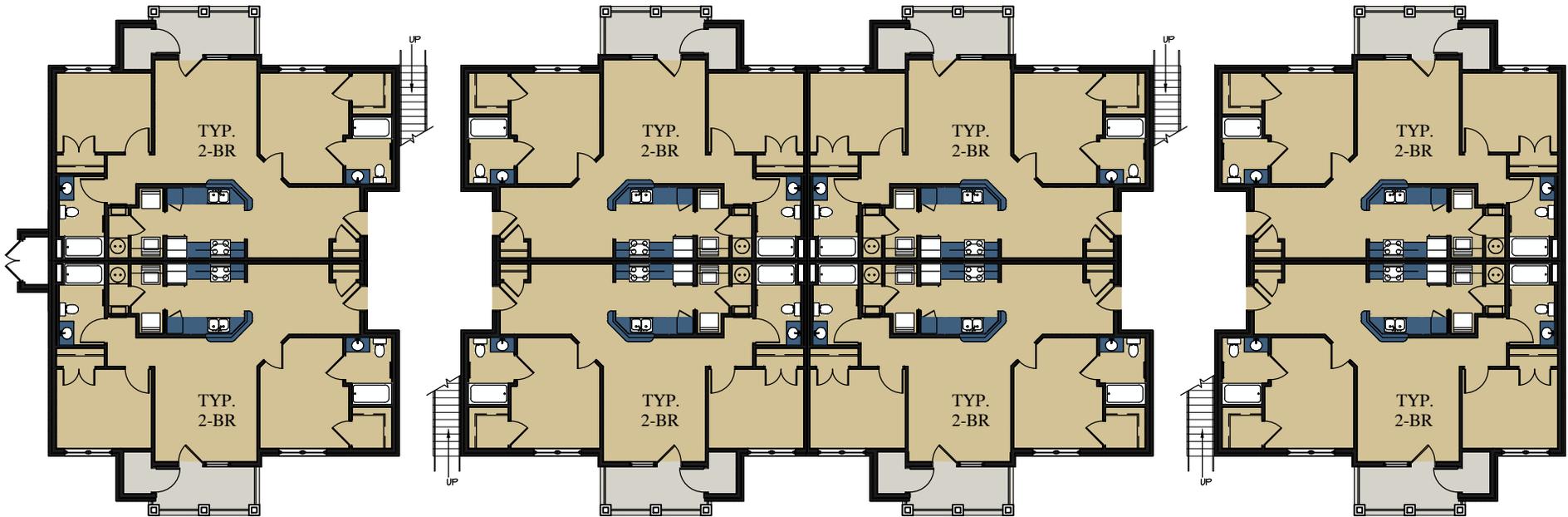
## TYPICAL 2-BR - PHASE II

SCALE: 3/16" = 1'-0"  
AUGUST 2017

OSAGE BEACH APARTMENTS

Osage Beach, Missouri

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# 16-PLEX - 1ST FLOOR PLAN

(8-PLEX SIMILAR)  
 SCALE: 1" = 20'-0"  
 AUGUST 2017

## OSAGE BEACH APARTMENTS

Osage Beach, Missouri



## 16-PLEX - FRONT ELEVATION

(8-PLEX SIMILAR)

AUGUST 2017

OSAGE BEACH APARTMENTS

Osage Beach, Missouri

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# About the Developers



**GREG LOEFFLER**

Greg has over 20 years of experience in commercial real estate sales, leasing and development. Greg started his career developing raw pieces of ground from concept to finished building sites. Through the years, Greg has gained extensive experience in taking foreclosed, unfinished residential and commercial projects to successful completion.

In 2015, Greg partnered with Adam Roberts and they have been awarded 21 new construction housing projects through the Department of Housing & Urban Development (HUD), which was administered through The City of St. Louis' "Community Development Administration". These projects are in line with the planned project located off of Ozark Care drive in Osage Beach, MO because they require extensive research, preparation, and reporting to state agencies, as well as many layers of approvals from local and state entities.



**ADAM ROBERTS**

Adam Roberts has over 12 years of experience in affordable housing development. As the Senior Housing Manager at the St. Louis County Office of Community Development from 2009-2016, Adam oversaw the financing and construction of over 1000 affordable housing units. These housing units were constructed with a variety of grants and financing from HUD, CBDG, HOME funding, MHDC Low Income Housing Tax Credits and private bank loans. Additionally, Adam worked closely with developers in putting together their applications on all of these projects to make sure their paperwork complied with governmental guidelines.

In 2015 Roberts went out on his own as an affordable housing consultant and real estate developer. Since that time he has secured over \$15 million in financing from multiple public financiers, including the City of St. Louis Community Development Administration, Missouri Department of Economic Development and MHDC.

Greg and Adam recently re-purposed an entire failed subdivision in North St. Louis. They took a 30 lot subdivision, applied for Community Development Block Grant (CDBG) funds and HOME Funds, and constructed homes for low to moderate income families.

Together, with their team of team of MHDC approved architects, engineers and general contractors, they have the expertise to successfully deliver a much needed segment of available housing to the Lake Area.

To Whom it May Concern:

I am the owner of the property located at 1021 Ozark Care Drive (Parcel# 08-5.0-16.0-000.0-001-025.001) I was contacted recently by representatives of Build For Resilience LLC, regarding their plans for a development on the vacant land that is adjacent to my property. I understand that the developers are wanting to build affordable rental housing for fixed/lower income seniors, using state and federal tax credits.

Based on the information provided in the "Osage Beach Villas" presentation that was shared with me, I have no objection to the development as long as the proper legal processes, design and building standards are followed per City of Osage Beach guidelines.

Sincerely,

  
Ron and Becky Ann Bacon

**Description**  
 08-5.0-16.0-000.0-001-025.001  
 BACON, RON & BECKY ANN

**Details**  
 Parcel Number  
 08-5.0-16.0-000.0-001-025.001

Legal Description  
 LOT 1B

Township  
 39N

Range  
 16W

Deedholder  
 BACON, RON & BECKY ANN

Deedholder 2  
 N/A

Mailing Address  
 1021 OZARK CARE DR

Mailing City  
 OSAGE BEACH

Mailing State  
 MO

Mailing Zip  
 65065-3016

Deeded Acres  
 0.379

Tax District  
 16A

MLS  
 TAB'S OZARK SUB.

Section  
 16

Year Built  
 N/A

Total Living Area  
 N/A

Lot Frontage  
 34

Lot Side  
 70

Land Use  
 0

Sale Date



To Whom it May Concern:

We are the owners of the properties located at 5921 & 5923 Osage Beach Parkway (Parcel# 08-5.0-16.0-000.0-001-026.002) & (Parcel# 08-5.0-16.0-000.0-001-026.000). We were contacted recently by Ryan Gattermeir, representing the developers, Build For Resilience LLC, regarding their plans for a development on the vacant land that is adjacent to my property. I understand that the developers are wanting to build affordable rental housing for fixed/lower income seniors, using state and federal tax credits.

Based on the information provided in the "Osage Beach Villas" presentation that was shared with me, I have no objection to the development as long as the proper legal processes, design and building standards are followed per City of Osage Beach guidelines.

Sincerely,

*Based on Information Present H&S TAG 10/13/17*  
*Mike & Linda*

Relaxation, Inc.  
Mike and Linda Craig

Description

08-5.0-16.0-000.0-001-026.000  
RELAXATION INC

Details

Parcel Number  
08-5.0-16.0-000.0-001-026.000

Legal Description  
LOT 1 RESUB OF LOT 1

Township  
39N

Range  
16W

Deedholder  
RELAXATION INC

Deedholder 2  
N/A

Mailing Address  
PO BOX 9

Mailing City  
OSAGE BEACH

Mailing State  
MO

Mailing Zip  
65065-0000

Deeded Acres  
0.579

Tax District  
16A

MLS  
AIRPORT ACRES

Section  
16

Year Built  
N/A

Total Living Area  
N/A

Lot Frontage  
24

Lot Side  
150

Land Use  
0

Sale Date

Results

No results



Home Layers Parcel

2016

0 100 200ft 150'

Parcel ☰ × ← I want to...

Description  
08-5.0-16.0-000.0-001-026.002  
RELAXATION INC

Details

Parcel Number  
08-5.0-16.0-000.0-001-026.002

Legal Description  
LOT 2

Township  
39N

Range  
16W

Deedholder  
RELAXATION INC

Deedholder 2  
N/A

Mailing Address  
PO BOX 9

Mailing City  
OSAGE BEACH

Mailing State  
MO

Mailing Zip  
65065-0000

Deeded Acres  
1.524

Tax District  
16A

MLS  
AIRPORT ACRES

Section  
16

Year Built  
N/A

Total Living Area  
N/A

Lot Frontage  
20

Lot Side  
320

Land Use  
0

Sale Date

Home Layers Parcel

2016

0 100 200ft 150'

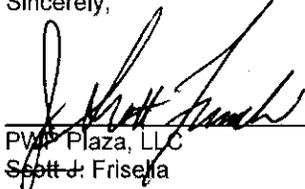


To Whom it May Concern:

I am the owner of the property located on Osage Beach Parkway (Parcel# 08-5.0-16.0-000.0-001-029.000). I was contacted recently by representatives of Build For Resilience LLC, regarding their plans for a development on the vacant land that is adjacent to my property. I understand that the developers are wanting to build affordable rental housing for fixed/lower income seniors, using state and federal tax credits.

Based on the information provided in the "Osage Beach Villas" presentation that was shared with me, I have no objection to the development as long as the proper legal processes, design and building standards are followed per City of Osage Beach guidelines.

Sincerely,



---

PWP Plaza, LLC  
Scott J. Frisella

J. Frisella

Parcel

I want to...

Description  
08-5.0-16.0-000.0-001-029.000  
PWP PLAZA LLC

Details

Parcel Number  
08-5.0-16.0-000.0-001-029.000

Legal Description  
PT. N 1/2 SE

Township  
39N

Range  
16W

Deedholder  
PWP PLAZA LLC

Deedholder 2  
N/A

Mailing Address  
1222 LANDS END PKWY

Mailing City  
OSAGE BEACH

Mailing State  
MO

Mailing Zip  
65065-2843

Deceded Acres  
0.689

Tax District  
16A

MLS  
N/A

Section  
16

Year Built  
N/A

Total Living Area  
N/A

Lot Frontage  
100

Lot Side  
300

Land Use  
0

Sale Date

Home Layers Parcel

2016

0 100 200ft 150'



To Whom it May Concern:

I am the owner of the property located at 1029 Ozark Care Drive (Parcel# 08-5.0-16.0-000.0-001-025.000). I was contacted recently by representatives of Build For Resilience LLC, regarding their plans for a development on the vacant land that is adjacent to my property. I understand that the developers are wanting to build affordable rental housing for fixed/lower income seniors, using state and federal tax credits.

Based on the information provided in the "Osage Beach Villas" presentation that was shared with me, I have no objection to the development as long as the proper legal processes, design and building standards are followed per City of Osage Beach guidelines.

Sincerely,

*Jason Sherrow*

Jason Sherrow

Pier Properties, LLC

10-13-2017

Description  
08-5.0-16.0-000.0-001-025.000  
PIER PROPERTIES LLC

Details

Parcel Number  
08-5.0-16.0-000.0-001-025.000

Legal Description  
LOT 1A

Township  
39N

Range  
16W

Deedholder  
PIER PROPERTIES LLC

Deedholder 2  
N/A

Mailing Address  
1029 OZARK CARE DR

Mailing City  
OSAGE BEACH

Mailing State  
MO

Mailing Zip  
65065-3016

Decided Acres  
0.407

Tax District  
16A

MLS  
TAB'S OZARK SUB.

Section  
16

Year Built  
N/A

Total Living Area  
N/A

Lot Frontage  
33

Lot Side  
105

Land Use  
0

Sale Date



To Whom it May Concern:

We are the owners of the property located on 5927 Osage Beach Parkway (**Parcel# 08-5.0-16.0-000.0-001-033.003**). We were contacted recently by a representative of Build for Resilience LLC, regarding their plans for a development on the vacant land that is adjacent to my property. We understand that the developers are wanting to build affordable rental housing for fixed/lower income seniors, using state and federal tax credits.

Based on the information provided in the "Osage Beach Villas" presentation that was shared with us, we have no objection to the development as long as the proper legal processes, design and building standards are followed per City of Osage Beach guidelines.

Sincerely,

  
FYK Surya Hospitality, LLC

10-26-2017

Description  
08-5.0-16.0-000.0-001-033.003  
FYK SURYA HOSPITALITY LLC

Details  
Parcel Number  
08-5.0-16.0-000.0-001-033.003

Legal Description  
LOT 1  
Township  
39N

Range  
16W  
Deedholder  
FYK SURYA HOSPITALITY LLC

Deedholder 2  
N/A  
Mailing Address  
5927 OSAGE BEACH PKWY

Mailing City  
OSAGE BEACH  
Mailing State  
MO

Mailing Zip  
65065-3325  
Deeded Acres  
1.86

Tax District  
16A  
MLS  
CHAUVINS KK COMM PRK

Section  
16  
Year Built  
N/A

Total Living Area  
N/A  
Lot Frontage  
10

Lot Side  
540  
Land Use  
0

Sale Date  
Home Layers Parcel



Click or tap a location on the map to learn what's there.

To Whom it May Concern:

We are the owners of the property located at corner of Osage Beach Parkway and Ozark Care Drive (Parcel# 08-5.0-16.0-000.0-001-027.000). We were contacted recently by a representative of Build for Resilience LLC, regarding their plans for a development on the vacant land that is adjacent to my property. We understand that the developers are wanting to build affordable rental housing for fixed/lower income seniors, using state and federal tax credits.

Based on the information provided in the "Osage Beach Villas" presentation that was shared with us, we have no objection to the development as long as the proper legal processes, design and building standards are followed per City of Osage Beach guidelines.

Sincerely,

  
Francis and Cathryn Steingrubey

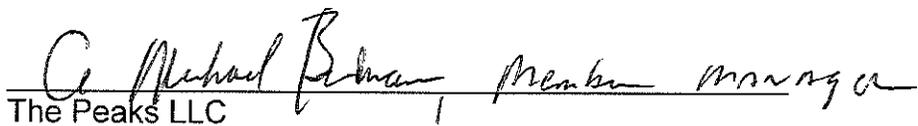


To Whom it May Concern:

We are the owners of the property identified with **Parcel# 08-5.0-16.0-000.0-001-026.001**. We were contacted recently by a representative of Build for Resilience LLC, regarding their plans for a development on the vacant land that is adjacent to my property. We understand that the developers are wanting to build affordable rental housing for fixed/lower income seniors, using state and federal tax credits.

Based on the information provided in the "Osage Beach Villas" presentation that was shared with us, we have no objection to the development as long as the proper legal processes, design and building standards are followed per City of Osage Beach guidelines.

Sincerely,

  
The Peaks LLC

Description  
08-5.0-16.0-000.0-001-026.001  
THE PEAKS LLC

Details  
Parcel Number  
08-5.0-16.0-000.0-001-026.001

Legal Description  
PT. LOT 1

Township  
39N

Range  
16W

Deedholder  
THE PEAKS LLC

Deedholder 2  
N/A

Mailing Address  
1295 CAYMAN DRIVE

Mailing City  
OSAGE BEACH

Mailing State  
MO

Mailing Zip  
65065-0000

Deeded Acres  
0.23

Tax District  
16A

MLS  
AIRPORT ACRES

Section  
16

Year Built  
N/A

Total Living Area  
N/A

Lot Frontage  
100

Lot Side  
100

Land Use  
0

Sale Date



CAPITOL OFFICE  
State Capitol, Room 233B  
201 West Capitol Avenue  
Jefferson City, MO 65101-6806  
Tele: 573-751-3604  
Email:  
Rocky.Miller@house.mo.gov



## COMMITTEES

**Chair:** Utilities

**Member:** Economic Development

**Member:** Tourism Subcommittee

**Member:** Joint Comm. On Solid Waste  
Management District Operations

## ROCKY MILLER

State Representative  
District 124

October 13, 2017

Missouri Housing Development Commission  
Attn: Mr. Frank Quagraine  
920 Main Street, Suite 1400  
Kansas City, MO 64105

Dear Mr. Quagraine:

I am writing in support of Build for Resilience, LLC and their application to the Missouri Housing Development Commission for Low-Income Housing Tax Credits to assist with building a senior housing community in Osage Beach, Missouri.

The proposed development will contain 38 two-bedroom apartment units designed with single story elevations. A certain number of units will be reserved for veterans. A strong support services plan has also been developed to support the future residents of this development.

The proposed community would fulfill a need in my district by providing seniors on fixed incomes affordable housing in a rapidly expanding community that offers few reasonably priced options for them. This development would target income qualifying seniors with income at or below 50%-60% of the area median income.

This development would be ideal for those wishing to live in a centrally located area, close to health care, businesses and community offerings. I strongly support Build for Resilience, LLC in their efforts to provide quality housing at affordable rates to the seniors in my district.

If you would like to discuss further please contact my office at the telephone number above.

Sincerely,

A handwritten signature in black ink that reads "Rocky Miller".

Rocky Miller  
State Representative  
District 124

Proudly Serving the Citizens of the 124<sup>th</sup> District.

