

Project No.	Project Name	Developer	Comments
09-902	Moritz Place I Apartments	MACO Development Company, L.L.C. (K. Maddox)	<p>Clara Houck, Moritz Place resident</p> <ul style="list-style-type: none"> • The development has many needs, including new windows, roofs, and air conditioners. The community room which is frequently used has carpeting that is 25-30 years old. • The development and its residents could benefit from renovation.
09-904	Fulbright Springs, Phase II	Sustainable Housing Solutions, LLC (B. Selle, M. Miller, D. Schantz Hart)	<p>Brian Fogle, Board of Directors, The Kitchen</p> <ul style="list-style-type: none"> • The Kitchen provides short-term housing, food and medical services, but a missing piece in the community is long-term affordable housing. • Fulbright Springs II will fill a needed gap in quality affordable housing for families working their way out of poverty by offering transportation to and from the property, services, and sustainability. <p>Roric Orgeron, Executive Director, The Kitchen</p> <ul style="list-style-type: none"> • Low-income housing is in short supply in Springfield. People have difficulty finding long-term affordable housing. • The Kitchen could provide a dozen referrals each year from their programs for families transitioning to long-term housing. <p>Melissa Haddow, Community Partnership</p> <ul style="list-style-type: none"> • This proposal provides more than housing to the community, including energy efficiency and essential services. It will move affordable housing to a family-centered model, and its energy efficient features will shield residents from the costs of rising utility rates. • The biggest gap in the community is for housing for families of five or more persons. Most large units in the area are in poor repair. This phase offers 3- and 4-bedroom units to help meet the need. • Both phase I and phase II are needed for critical mass which can succeed in offering services to 71 households and their families. Proposed services include financial counseling, GED classes, and after-school mentoring and programming.

Project No.	Project Name	Developer	Comments
09-908	Crooked Creek Homes	The Meyer Company	<p>Tammie Timmer, private citizen, homeowner in Crooked Creek subdivision</p> <ul style="list-style-type: none"> • Homes in the subdivision average \$150K-\$180K, and the owners are just now establishing their yards and their values. Their home purchases are investments for their futures. • Renters are not obligated to maintain values or pay into the homeowner’s association and therefore do not have the same mindset as the established homeowners. • The school district is struggling with their current population and budget. • The problem market for for-sale homes is probably only temporary. • Ms. Timmer asks that the commission say “no” to any rental development being proposed in an established subdivision. <p>Andrew Perry, private citizen, homeowner in a neighboring subdivision</p> <ul style="list-style-type: none"> • Echoes the comments of Ms. Timmer. <p>Stacey Schulte, private citizen, homeowner in Crooked Creek subdivision</p> <ul style="list-style-type: none"> • Registered her agreement with the comments of Ms. Timmer. <p>Nancee Westcott, private citizen, homeowner in Crooked Creek subdivision</p> <ul style="list-style-type: none"> • Registered her agreement with the comments of Ms. Timmer. <p>Jack Maupin, private citizen, homeowner in Crooked Creek subdivision</p> <ul style="list-style-type: none"> • Echoes the comments of Ms. Timmer. <p>Tracy West, private citizen, homeowner in Crooked Creek subdivision</p> <ul style="list-style-type: none"> • The proposal is for low-income families, but the site is too rural to be located close to job opportunities.
09-909	Wynncrest Homes	The Meyer Company	<p>Robert Osborn, private citizen, homeowner in St. Charles County</p> <ul style="list-style-type: none"> • Requests that the commission not approve any application for rental housing in established subdivisions unless the homeowner’s association or subdivision residents approve it as well. • Building scattered-site rental housing is a concern for those who bought into the subdivision prior to any knowledge of the proposed existence of rental housing. • Renters tend not to maintain their homes as well as those who own their homes. • With the current market slump, he feels a lot of housing is more affordable than ever before.

Project No.	Project Name	Developer	Comments
09-911	Near New Town Senior Apartments	St. Charles Leased Housing Development I, LLC (Dominium)	<p>Lou Cariffe, Board of Adjusters, City of St. Charles</p> <ul style="list-style-type: none"> • Mayor Patricia York is unable to attend the meeting, so he is expressing on her behalf that she is very much in favor of this application. <p>Bruce Evans, Director of Community Development, City of St. Charles</p> <ul style="list-style-type: none"> • The proposal is part of the larger New Town Gateway District which is designed according to new urbanist principles. • New urbanism promotes diverse housing, and this proposal would fit well with the concept and complement the adjacent New Town development in St. Charles.
09-914	Woodlawn Estates Phase I	Bear Land Development, Inc. (J. Smith)	<p>Bob Howell, Councilman, Ward 4, City of O’Fallon</p> <ul style="list-style-type: none"> • He was the Planning & Zoning director for four years and has never seen a better presentation than those brought forward by this developer. • The developer has an outstanding relationship with the city; the residents and management are also outstanding. • The City is 100% behind this development. <p>Jeff Schwentker, Councilman, Ward 4, City of O’Fallon</p> <ul style="list-style-type: none"> • He has been a councilman for three years and an O’Fallon resident since 1964. He has spoken with neighboring property owners, and they are 100% in favor of the proposal. <p>Mary Ann Kreutzman, resident of Wyndham Park</p> <ul style="list-style-type: none"> • Mrs. Kreutzman has been a resident for two years at Wyndham Park, a similar senior property owned by the developer. The grounds and building are well-maintained. She reports that the residents there are happy, content, and active. • She believes there are many other elderly citizens out there in need of affordable housing as she is.
09-916	Reeds Spring Senior Citizens Apartments	Reeds Spring Senior Citizens Housing and Cardinal Developers (Hamilton)	<p>David Wilson, Reeds Spring Senior Citizens Housing</p> <ul style="list-style-type: none"> • The community has a demonstrated need for new housing and rehabilitation. • He assists residents with income certification. Income for current residents averages \$600 - \$700 per month, proving that affordable rent is essential for this population. • The existing portion of the development is 30 years old and in need of a lot of work. • The community welcomes this proposal.

Project No.	Project Name	Developer	Comments
09-925	Timber Ridge Phase 1	Timber Ridge Development, LLC (S. Foutch, J. Grice)	<p>Marlin Constance, local home builder</p> <ul style="list-style-type: none"> • Spokesperson for 150 objectors to this proposal • This development is located within the larger Ozark Mountain Village subdivision and additional subdivision development that contains homes from \$250,000 to over \$1 million; many are vacation and retirement homes. • They believe there are spec homes that have not sold because interest buyers are turned off by the potential that this proposal could be approved and built. • They are also concerned that there could be a potential phase 2 and phase 3 building on 99 additional lots. • He feels the developer continues to pursue the application a fourth year because they are looking for the commission to bail them out of a mistaken purchase. • Opposition mainly due to: <ol style="list-style-type: none"> 1. Remote location (20 miles to the heart of Branson and jobs) and emergency response times cannot possibly be quick 2. LIHTC housing will negatively brand of area to detriment of present owners 3. Current housing is more in line with pattern of DD Hwy 4. Too far from public transportation; no county maintenance or snow removal on DD Hwy 5. Site is solid rock and has a 20% slope – developers have no experience building on these site conditions 6. There are better choices for land available elsewhere 7. Disgust with the developers’ attitude with the local community <p>Josh Cooper, citizen and former area homeowner and homebuilder</p> <ul style="list-style-type: none"> • He does not believe the developers are trying to help the underprivileged. • It does not help the elderly to build on a slope. • He feels he was intimidated by Mr. Grice during a public meeting. <p>Approximately 18 persons attended the hearing to demonstrate their opposition to the proposal.</p>