

SPECIAL MEETING
NEIGHBORHOOD COUNCIL #5 & 6
Wednesday, September 28, 2016, – 7:00 pm
NeighborWorks, 509 1st Ave So

CALL TO ORDER: The meeting was called to order by Chairman Eric Ray at 7:00 pm with the Pledge of Allegiance.

ROLL CALL: Members Present Council #5: Eric Ray and Marcia Anderson. Council #6: Robin Baker, Carl Donovan, Cherry Loney and Derrell Beauchamp. There were 18 other neighbors present.

NEW BUSINESS:

Neil Fortier, Director of Development for NeighborWorks presented plans for Rockcross Commons. The application for tax credits will be submitted on Monday to the Board of Housing. Comments will be accepted until January 20, 2017.

The plan is for 124 units North of 24th Ave So and East of 23rd St So. It is on a 10 acre plot. There will be 15 – 16 buildings: One bedroom units for \$453 - \$679, Two bedroom units for \$678 - \$814, and Three bedroom units for \$941. These prices are set by HUD. It is work force housing. (There is need of 1826 such units in GF). NW & GMD Development from Seattle is in charge. They have developed Larkspur Commons in Bozeman, if you wish to see their work. They are working on a current project at 1201 1st Ave So. There will be three story, 12 unit buildings, two story, 8 unit buildings in four different colors. There are no elevators. One, two and three bedroom apartments will be in separate buildings. The units are \$55,000/tax credit unit.

All units will have gas-forced air for heating, water heater is gas and range is gas. Utilities are subtracted from the rent.

\$17.2 million for 124 units, \$2.5 million for site improvements and \$1.1 to \$1.2 million for the land.

Storm water treatments to be designed by TD&H. Drainage will be from SW to NE. Water retention is on site.

2.6 children/unit in the 3 bedroom units. Schools are in the area. The tenants must earn 3x the rent to live in the unit.

There will be 268 off city property parking spaces.

This is a break even endeavor . The tenants make payments in lieu of taxes.

There are \$2.7 million/year available for Tax Credits. This allows for 4 to 8 projects.

The time line is to break ground on Aug 1, 2017 and finished in 16 to 17 months..

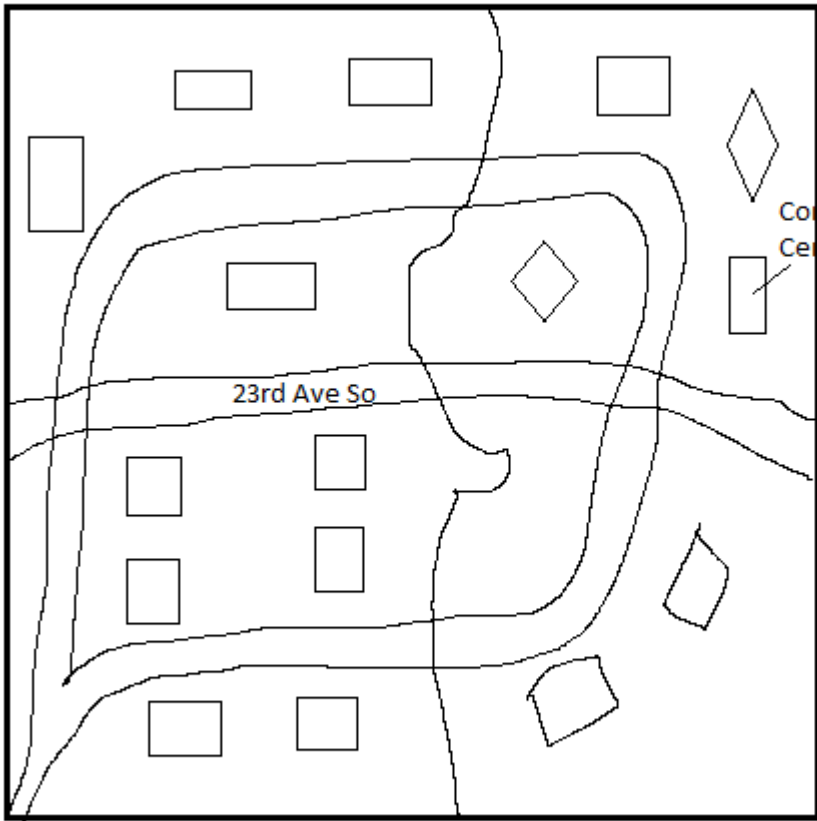
Local (state) contractors will be utilized.

(See rough sketch attached)

NEXT MEETING –The next meeting for Council #6 is October 5, 2016 and for Council #5 is October 17, 2016.

ADJOURN The meeting was adjourned at 7:58.

Respectfully submitted,
Marcia Anderson, Secretary



Community Center

23rd St So

23rd Ave So

24th Ave So