

CITY COMMISSION

WORK SESSION MINUTES

February 12, 2019

6:45 p.m.

PRESENT: Commissioners Chilton, Estrop, O'Neill, and President Copeland. City Manager Heck and Community Development Director Meadows. Neighborhood Housing Partnership representatives Tina Koumoutsos and Greg Womacks.

HONORABLE COMMISSIONERS:

Topics discussed at the work session held on Tuesday, February 12, 2019, were:

1. Ms. Tina Koumoutsos, Executive Director, and Mr. Greg Womacks, Finance Director, of Neighborhood Housing Partnership (NHP) presented a proposed plan for Community Gardens Phase II. Ms. Koumoutsos described the pocket neighborhood called Community Gardens Phase I that was completed at the end of 2018 and comprised of 50 fully-occupied units. A waiting list of over 500 applicants exists for the next phase, Phase II, that is proposed with 60 one-bedroom units for 55 and older residents. The plan includes 9 fully handicapped-accessible units and 51 units with walk-in bathtubs. Six units will be for persons with income less than 30% of the Area Median Income (AMI), 18 for persons less than 50% AMI, and 36 for persons less than 60% AMI.

Mr. Copeland stated that neighboring property owners believed the development was for low income residents, but the residents are generally middle income.

Ms. Koumoutsos stated the Phase II will only have one-bedroom homes which are in more demand than two bedrooms. She also stated that housing vouchers are eligible for single residents in one-bedroom units.

Dr. Estrop requested additional information on the housing programs with income requirements and limits. Ms. Koumoutsos indicated that she would work with Community Development Director Meadows to provide the information.

Mr. O'Neill spoke on a recent rezoning case near the Phase 1 development where neighbors complained that low-income housing was being built, but commissioners explained the development was affordable housing for

seniors. Mr. O'Neill added that he appreciated housing availability for different income levels.

Ms. Koumoutsos described 28 units to be constructed near Phase 1 on the former Community Hospital site. The remaining 32 units and a detention pond are planned for a nearby property at 130 South Burnett Road that was formerly used as a school.

Dr. Estrop applauded the effort to re-use the former school property and stated the development is a good fit near the new school. There was discussion of possible opportunities for the senior residents to volunteer at the school.

Amenities for the development include a community room, indoor exercise room, walking paths, and an outdoor music garden. Mr. Womacks indicated his mother is a resident of the development and pleased with the location and amenities.

NHP is working with Kapp Construction on the project and the estimated completion date will be in 2021. Ms. Koumoutsos thanked the city departments who assist with the development.

Interested citizens may call RLJ Property Management at 937-505-9055 for the Community Gardens waiting list.

Ms. Koumoutsos announced NHP will receive \$175,000 for emergency repair grants for qualified applicants. Homebuyer assistance and repair program information may be obtained by calling NHP at 937-322-4623.

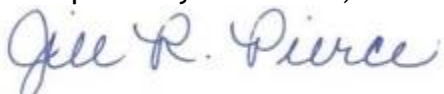
2. On motion of Dr. Estrop, seconded by Mrs. Chilton, the meeting adjourned.

Yeas, Mrs. Chilton, Dr. Estrop, Mr. O'Neill, and Mr. Copeland.

Yeas 4, Nays 0.

Adj. 7:14 p.m.

Respectfully submitted,



Jill R. Pierce
Clerk of the City Commission

Community Gardens II- A Senior Community



Community Gardens II
60 one bedroom Apartments
Ages 55 and older
Nine Units will be fully handicapped accessible




1 Bedroom 30% AMI	1 Bedroom 50% AMI	1 Bedroom 60% AMI
6	18	36

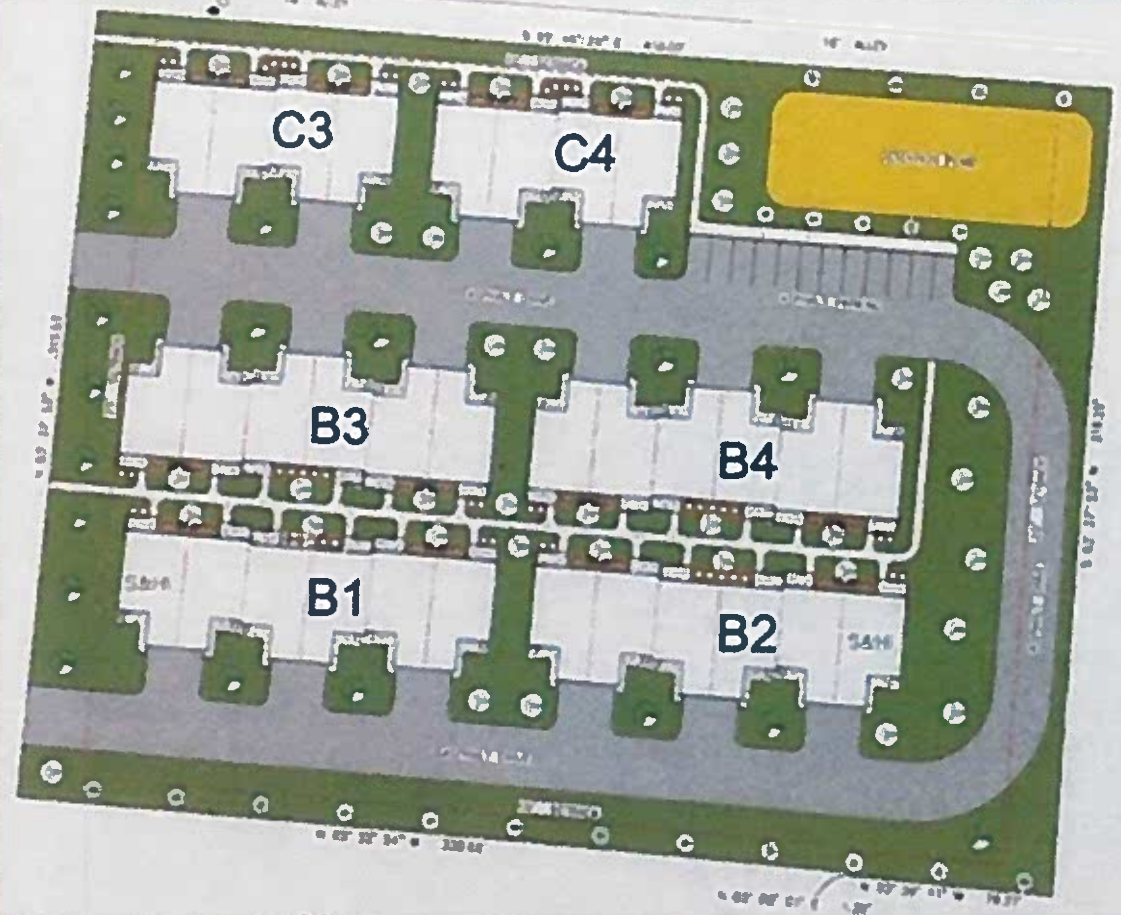
* Utility Allowance Deducted From Rent



BUILDING INFORMATION	
BLDG. NO.	LIST NO./NO OF UNITS
A1	6-1 BEDROOM(2 HC)
A2	4-1 BEDROOM(2 HC)
A3	4-1 BEDROOM(2 HC)
A4	6-1 BEDROOM(2 HC)
C1	4-1 BEDROOM
C2	4-1 BEDROOM
D1	4-1 BEDROOM
E1	4-1 BEDROOM

LANDSCAPING LEGEND

-  CONIFEROUS TREE(NATIVE)
-  SPIREA
-  SPYRALIX



BUILDING INFORMATION

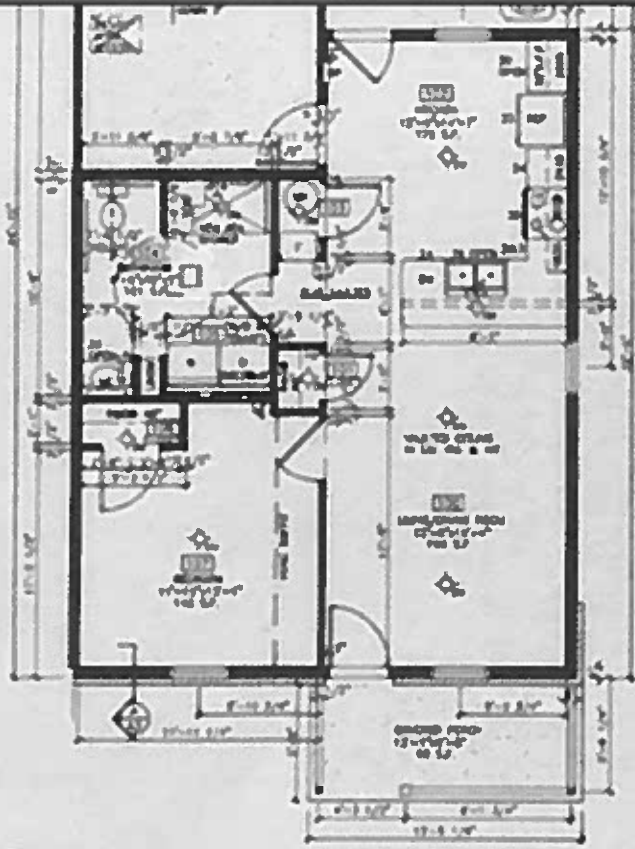
BLDG. NO.	UNIT MIX/NO. OF UNITS
B1	6 1 BEDROOM(1 S&H)
B2	6-1 BEDROOM(1-S&H)
B3	6-1 BEDROOM
B4	6-1 BEDROOM
C3	4-1 BEDROOM
C4	4-1 BEDROOM
TOTAL	6 32-1 BEDROOM

PARKING CALCULATIONS

32 UNITS x 2 SPACES/UNIT = 64+(ADDITIONAL SPACE IN THE DRIVEWAY, ALL PARKING SPACES S

LANDSCAPING LEGEND

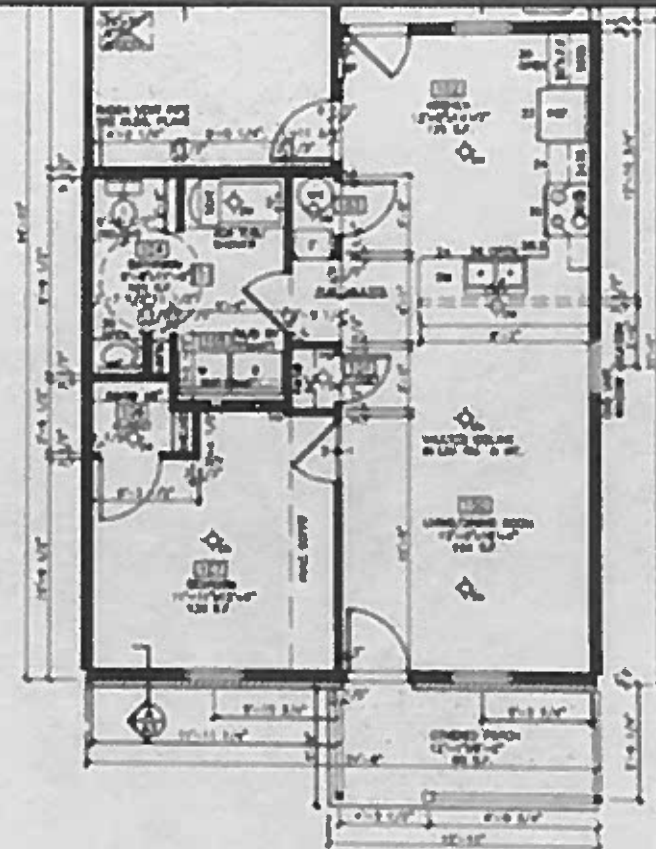
- CONFEROUS TREE(NATIVE)
- SPIREA



ONE BEDROOM HC FLOOR PLAN

SCALE: 1/4" = 1'-0"

DG UN2-BLDG. A1-4D1



ONE BEDROOM FLOOR PLAN

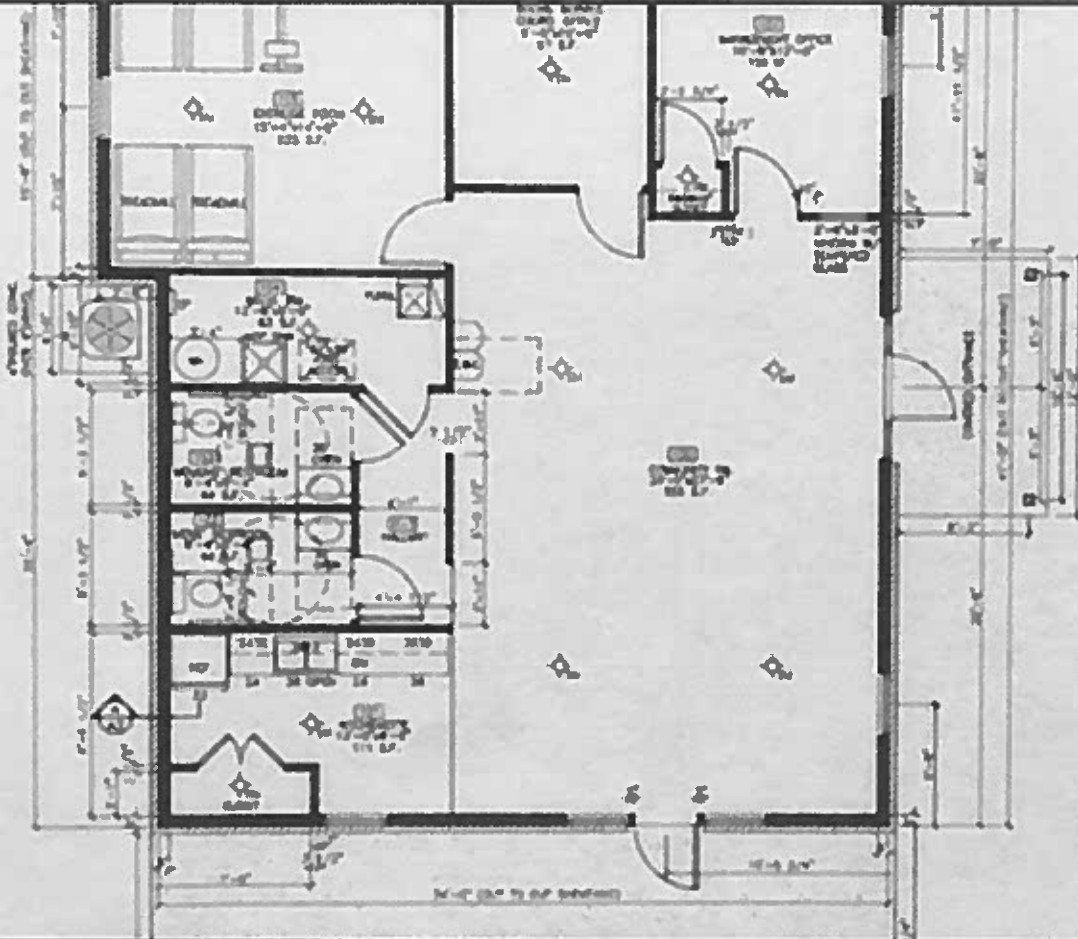
SCALE: 1/4" = 1'-0"

MIDDLE UNIT-BLDG. A1-4D1-4E1-4D1

- 3. STAIN**
- HVAC:**
 DUCTWORK: ALL OUT
 HEATING: ENERGY S
 SYSTEM)
 COOLING: ENERGY
 SPLIT SYSTEM)
 EXHAUST: ENERGY
- ELECTRICAL:**
 LIGHTING: 100% ON
 EXTERIOR LIGHTING
 WHERE APPLICABLE/
 LIGHT BULBS: MIN.
 COMMON LAMP BASE
 APPLIANCES: THREE
- PLUMBING:**
 WATER HEATER: NO
 PLUMBING FIXTURES
 A. TOILETS-1.25 GP
 B. KITCHEN FAUCETS
 C. BATHROOM FAUCETS
 D. SHOWER HEADS

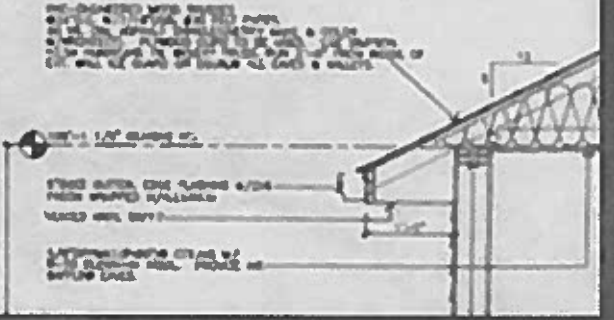
LEGEND

- SURFACE MARKING
ON FLOOR (ENERGY)
- EXHAUST FAN
(ENERGY SAVING)



102	MEN'S RE
103	BOYD'S
104	MECHANIC
106	EXERCISE
108	SOCIAL S
107	OFFICE
H-1	HALLWAY

- ROOM FINISH LIST
1. RESILIENT FLOORING
 2. CERAMIC TILE
 3. CARPET (GREEN)
 4. STAIN POLYURETHANE
 5. STAIN



Community Gardens II Amenities

1 Story Floor Plan

Front Porch

Washer/Dryer Hook up

Cathedral Ceiling

Attached Garage

Walking Paths

Community Room

Indoor Exercise Room

Supportive Service Coordinator

Public Transportation





For more information or
to be placed on a waiting list:

Contact RLJ Property Management

(937) 505-9055