

Greenwood Senior Apartments Development

Repurposing Initiative for:

Greenwood School Site

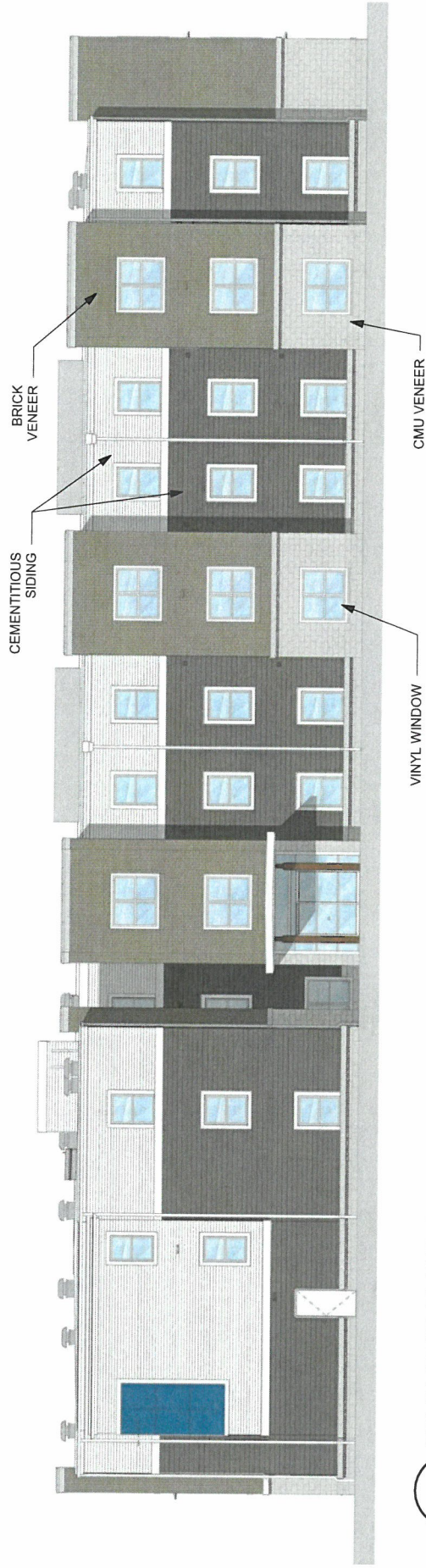
By:

Missouri Housing Partners, LLC
(Fulson Housing Group)

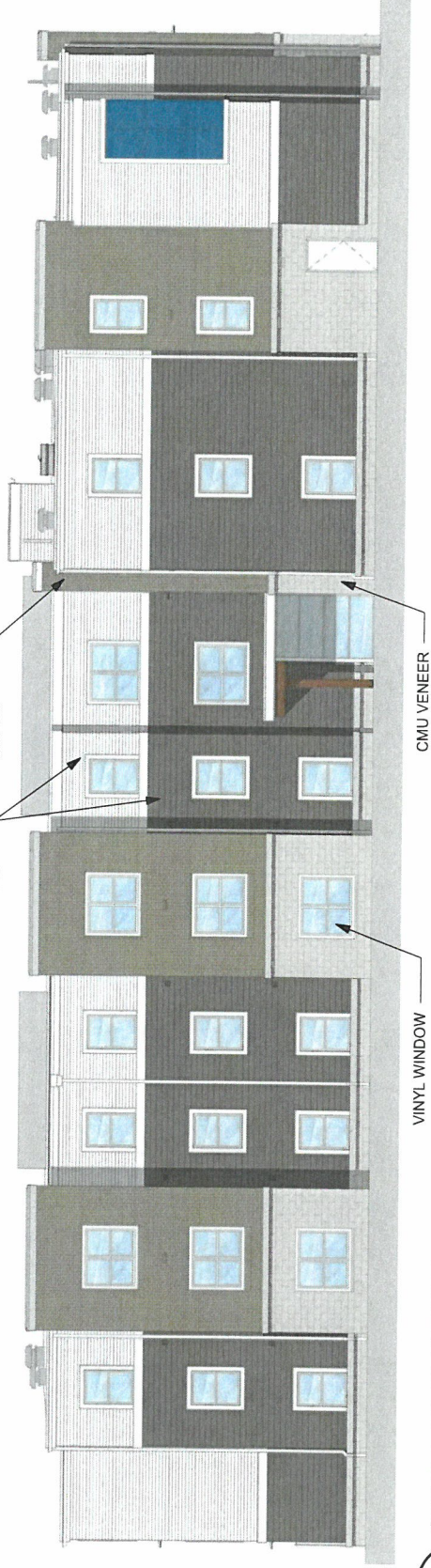
Development Overview & Characteristics

Greenwood Senior Apartments as proposed will be a 49-unit, mixed income community development project. The specific characteristics of the proposed development will feature a 3-story masonry building design concept. The design concept will resemble styles similar to that of Morning Star Senior Apartments, 1 mile east of the site. Attached to this proposal you will find the basic layout of the site. The unit mix includes 1 building encompassing 1- and 2-bedroom units. There are a total of 6 market rate units. The unit mix will be comprised of tax credit restricted units along with market rate units to encourage a stronger community. Further, our proposal contains a 15% set aside for those making 30% of AMI or less. A unique component of this proposal is the availability of rental assistance for those that qualify.

Units will be constructed to meet ENERGY STAR standards. This will require a Home Energy Rating System Scale (HERS) of equal to or less than 85. When accessing affordability, we must also account for monthly utility cost encountered by tenants. The aim is to reduce utility cost burdens that further restricts income of our residents. The newly constructed units will be equipped with ceiling fans, garbage disposals, wall to wall carpet, and hard surface tile or vinyl plank floors. The open kitchens will be fully equipped with high quality energy star appliances including ranges, microwave ovens, refrigerators and washers and dryers. All unit appliances and HVAC systems will be energy efficient, and the building exterior will be a mixture of brick and cement board siding. To ensure our residents benefit from all that communication technologies can deliver, the project is being developed with broadband infrastructure. With new COVID 19 precautions and awareness, it is essential that our residents have access to quality internet services allowing the ease to work from home when and if necessary. In addition, green space will be reserved for an outdoor community space inclusive of a mini amphitheater to be developed at a later date.



2 FRONT ELEVATION



1 SIDE 1 ELEVATION

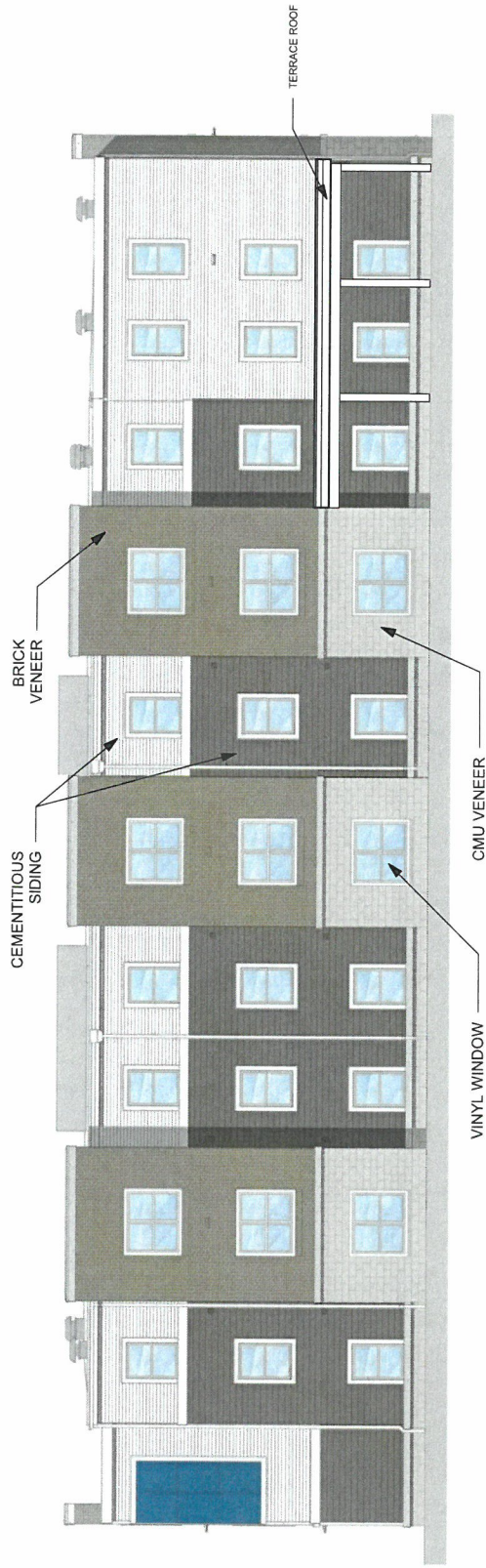
BUILDING ELEVATIONS

GREENWOOD SENIOR

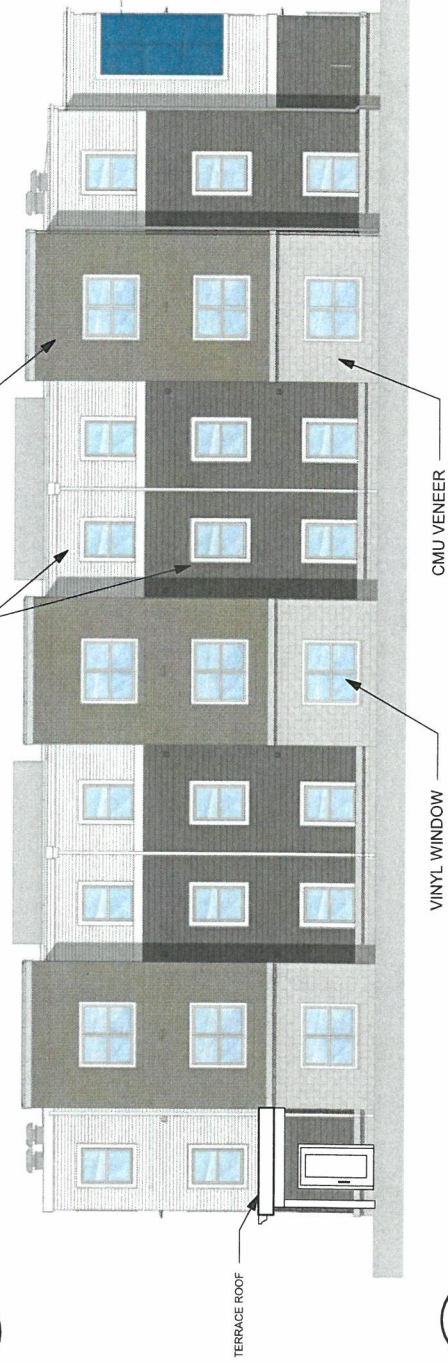
CLEVELAND AVE & E 27TH ST, KANSAS CITY, MO

9/15/2021

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2 SIDE 2 ELEVATION



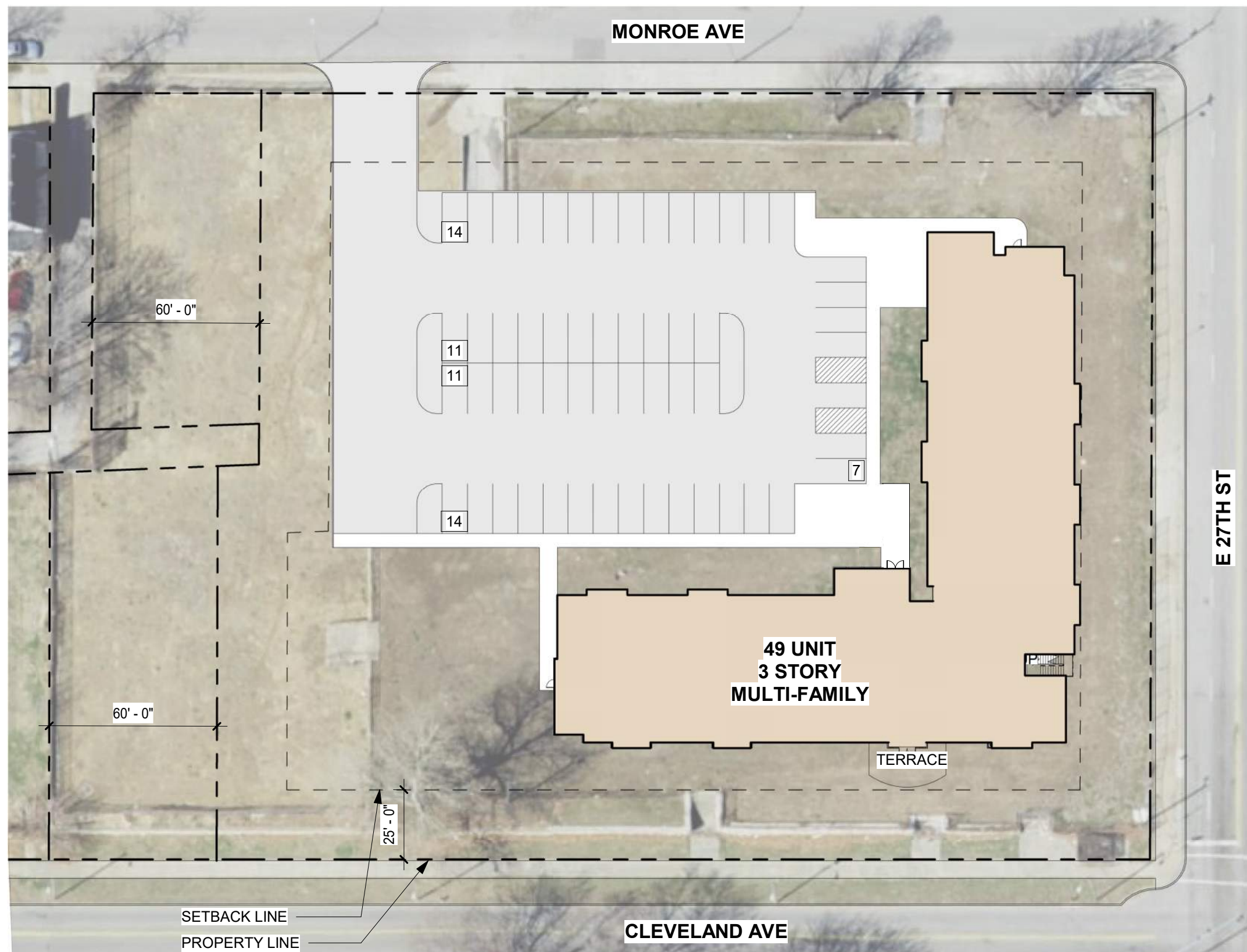
1 REAR ELEVATION

BUILDING ELEVATIONS

GREENWOOD SENIOR
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A2





SITE DEVELOPMENT:
 (3) STORY (49) UNIT BLDG
 57 PARKING SPACES
 PARKING RATIO = 1.16

