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CITY OF SNELLVILLE
PLANNING & DEVELOPMENT

WENDOVER

HOUSING PARTNERS

1105 KENSINGTON PARK DRIVE, SUITE 200
Altamonte Springs, Florida 32714

TEL: (407) 333-3233 | Fax: (407) 333-3919

3/6/2019

City of Snellville
2342 Oak Road
Snellville, GA 30078

RE: Letter of Intent for Snellville United Methodist Church Site Rezoning Application:

Wendover Housing Partners are proposing to develop 88 units and 4 stories of 55+ age restricted apartments located at tax parcel ID: 5026 177, 5026 051, 5027 107. We are planning to rezone the property from Civic Institutional to Town Center Residential. The parcels are designated as Town Center Land Use in the Future Land Use map and that will provide many housing options near the Town Center.

The proposed development will be called Asbury Pointe. Asbury Pointe, as new construction, will provide safe, decent affordable housing for Snellville and Gwinnett County's elderly population.

The building will feature two elevators, interior air conditioned hallways, and clubhouse amenities may include a hair salon, social gathering room, an exercise room, business center. Some of the outdoor amenities may include gazebo, garden area and shuffle board court. This building design is extraordinarily efficient in that it allows the use of a much smaller site than if one were to utilize a typical garden design. Further, it allows for a much higher level of security as all of the entrances are locked with card-key entry.

The building will be fully compliant with the Americans with Disabilities Act and the Fair Housing Act with respect to all of the common areas being fully accessible to residents with disabilities. Additionally, all units are handicapped accessible and a percentage of units will be handicapped equipped. This design provides a distinct advantage over an acquisition/rehabilitation which would potentially contain fewer handicapped accessible common areas and units.

Please see the list below of current senior properties developed, built and managed by Wendover Housing Partners.

Brixton Landing, Apopka, FL, 80 units
Haley Park, Tampa, FL, 80 units,
Heritage Village Commons, Longwood, FL, 124 units
Kenwood Place, Tallahassee, FL, 112 units
Marcis Pointe, Jacksonville, FL 120 units

Wendover Housing Partners are submitting an application to the Georgia Department of Community Affairs on May 23, 2019 for funding. We submitted a HOME application to Gwinnett County on March 4, 2019. The HOME loan will not only help make the development stronger financially. It will help make our application to DCA more competitive with other developers in State of Georgia.

Our unit mix is 47 1Br/1Ba and 41 2Br/2Ba. 20% of the units will be 50% of the Area Median Income and 80% of the units will be 60% of the Area Median Income. We are researching further on the possibility of doing some market rate units.

Below are a list of Variances that Wendover Housing Partners are requesting from the City of Snellville.

Wendover Housing Partners are requesting to have a reduction of parking from 2.0 spaces per unit to 1.0 spaces per unit.

1,000 foot distance from at least 15,000 square feet of commercial space.

Stacked Flat Parking Location. Wendover is requesting this to have parking to be in front of the building.

Length of street-facing façade. Our proposed building will be 300 linear across the façade.

The proposed 55+ 88 unit age restricted community will not only add value to the nearby properties. It's very close to the Senior Center in the Town Center and Wendover's residents will frequent that facility often.

The 2019 Comprehensive Plan/LCI Study has a need for Affordable Seniors Housing and that's what we're proposing to develop adjacent to the Snellville United Methodist Church.

Wendover Housing Partners builds, finances, and services affordable housing communities for active seniors. As one of the Southeast's premier affordable and workforce housing companies, our expansive portfolio of affordable and mixed-income developments demonstrates our continuing ability to create housing opportunities in a variety of economically and socially diverse neighborhoods.

Wendover Housing Partners has been in the development business for over 30 years. We have experience in developing affordable, market rate, student housing. We have a wonderful management company and we are long term owners and managers of the properties that we develop.

SINCERELY,

A handwritten signature in blue ink, appearing to read "Bo Johnston". The signature is fluid and cursive, with a long horizontal stroke extending from the end of the name.

Bo Johnston
Development Associate

WENDOVER HOUSING PARTNERS