

**Resolution # 1081**

**SUPPORTING THE LIHTC APPLICATION FOR RAM DEVELOPMENT, LLC  
HOUSING DEVELOPMENT**

**WHEREAS**, Ram Development, LLC is proposing to acquire and rehabilitate the three, four unit buildings development located on 322 Railroad Street in the City of Moscow Mills; and

**WHEREAS**, Ram Development, LLC is seeking approval of a Low-Income Housing Tax Credits (LIHTC) and HOME program application for funding through the Missouri Housing Development Commission (MHDC); and

**WHEREAS**, the City of Moscow Mills, Missouri, supports economic development and promotes housing choices for the benefit of low income seniors that desire to live and work in the City of Moscow Mills; and

**WHEREAS**, the proposed housing development follows the needs for low income senior housing as identified in the City's Comprehensive Plan; and

**WHEREAS**, the proposed housing development acquisition and rehab preserve affordable housing and, if approved for funding by the LIHTC program, will be located on a site that meets zoning requirements for multi-family housing within the City of Moscow Mills;

**NOW THEREFORE, BE IT RESOLVED BY** the Council of the City of Moscow Mills that the City supports the pursuit of the LIHTC application for the Mills Estates senior housing development. The Mayor will sign this Resolution for use by the Missouri Housing Development Commission to confirm the City of Moscow Mills support for this development.

Adopted this 12<sup>th</sup> day of August, 2024.

\_\_\_\_\_  
Lisa Meyer, Mayor

ATTEST:

\_\_\_\_\_  
Linda Haynes, City Clerk



July 26, 2024

Mr Steven Meyer  
City of Moscow Mills  
995 Main Street  
Moscow Mills, MO 63362

Dear Mr Meyer,

You are receiving this letter to provide notification that HRMS, serving as a consultant to Ram Development, LLC, will be applying to the state for the financing necessary to complete a rental development in your community.

Ram Development, LLC, an experienced developer with a proven track record in developing, constructing and rehabilitating affordable rental housing throughout the Missouri, will be applying to the Missouri Housing Development Corporation (MHDC) for housing tax credits for the rehabilitation of a senior development, to be called Mills Estates, located in Moscow Mills. The property is located in an area that is convenient to essential shopping, healthcare services, retail, and recreational areas.

Mills Estates will consist of 12 total units consisting of -one-bedroom units. The units will be energy efficient, modern apartments that will be appealing to seniors who want to live independently in the community. The development will allow them to live in quality housing with services that will give them an opportunity to concentrate on their personal health, well-being, and enjoyment of life. The development's proximity to services, programs, activities, and social gathering places will encourage interaction and involvement in the greater community, thus promoting an overall sense of community belonging which is important in reducing the isolation that often occurs with the senior population.

We are reaching out to community and area representatives, including yourself, to gather support for our efforts. The housing tax credit application process is highly competitive, and we would not be successful in this housing development plan without the written letters of support provided by your community. I have taken the liberty of including a sample support letter for your reference. Feel free to tailor the sample letter to your liking, though it is important to retain information that provides specific project identification to meet submission requirements.

Please email a copy of your letter of support to [rmeyer@hrmservices.org](mailto:rmeyer@hrmservices.org). Hard copies are not necessary, but if you prefer to send one, it can be mailed to:

HRM Services  
Attn: Rhonda Meyer  
310 Elm Street  
Washington, MO 63090

I can be available by phone to discuss the housing development plan further if needed. Thank you for your consideration. Your support and response are greatly appreciated.

Respectfully,

Rhonda Meyer  
Development & Supportive Services Analyst  
Phone 636-369-1006 | [rmeyer@hrmservice.org](mailto:rmeyer@hrmservice.org)



This firm is an equal opportunity provider and employer



**SAMPLE LETTER OF SUPPORT**

Mr. Kip Stetzler  
Missouri Housing Development Commission  
1201 Walnut, Suite 1800  
Kansas City, MO 64106

RE: Mills Estates, Moscow Mills, MO

Dear Mr. Stetzler:

I am writing to express my support for the application submitted by HRMS as consultant to Ramco Development for the rehabilitation of senior housing to be known as Mills Estates (currently known as Parkview Estates), in Moscow Mills, Missouri. I appreciate the efforts to enrich and improve of the overall well-being of the senior population of Moscow Mills through the development of quality housing with services that gives individuals and families an opportunity to improve their lives in a place they are proud to call home.

I recognize the need for affordable rental properties in Moscow Mills, and this rehabilitation will provide an opportunity to preserve and improve affordable housing options within the community which is a positive step toward addressing this strong need.

Thank you for allowing me to express my support for Mills Estates, and for your serious consideration of this application.

Respectfully,

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Mr. Steven Meyer  
City of Moscow Mills  
995 Main St  
Moscow Mills MO 63362-1119



PS Form 3800 6/02

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310 Elm St  
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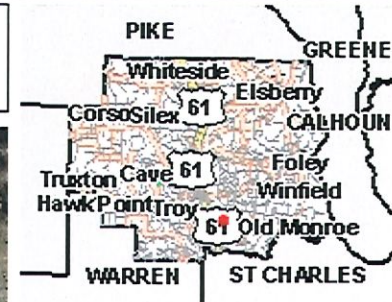
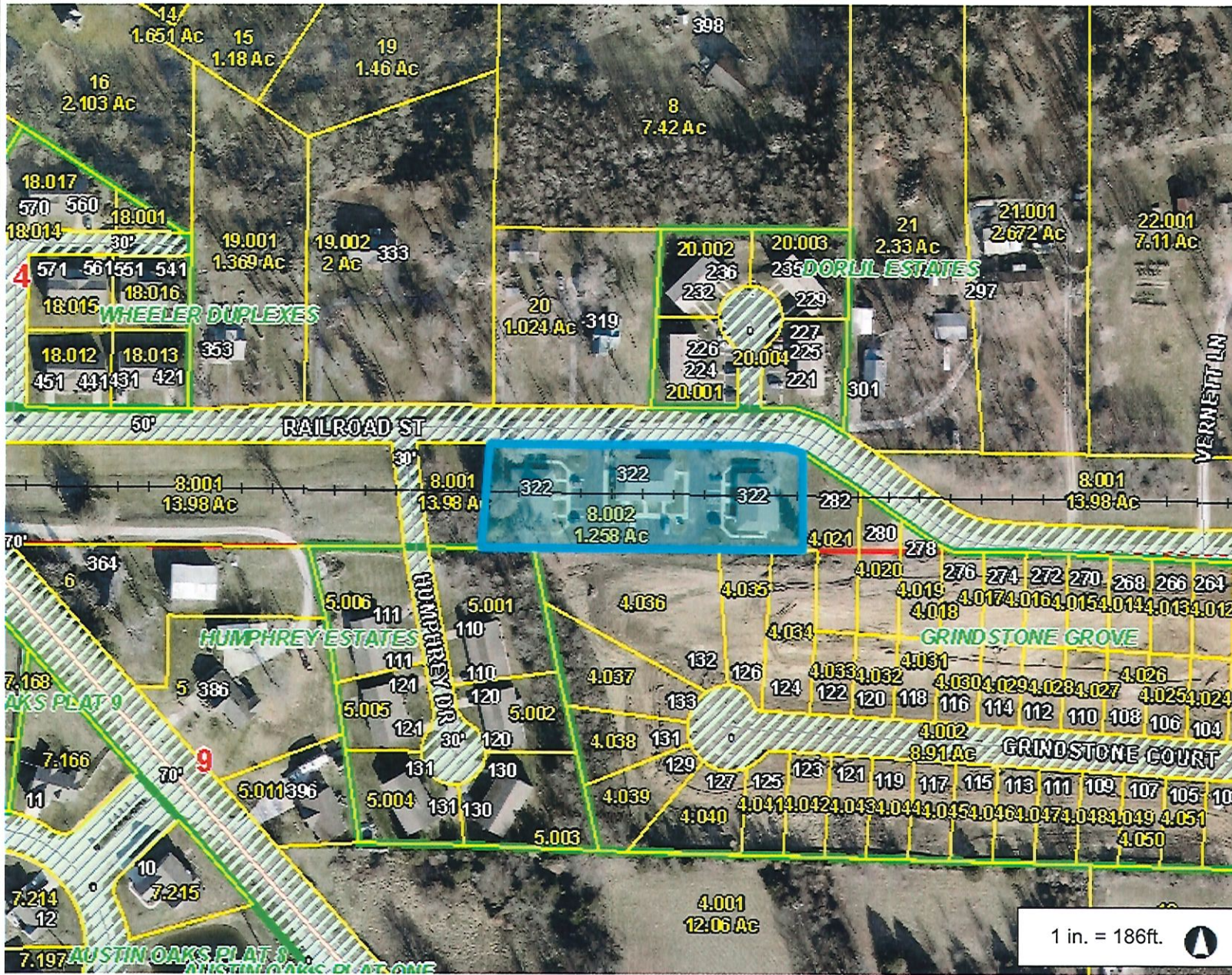


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The area shaded in blue is where the three, four unit buildings are located.

# Lincoln County, MO



### Legend

- Road
  - <all other values>
  - US Highway
  - State Highway
- + Railroad
- Address Point
- Parcel Number/Acres
- Corporate Limit Line
- Land Hook
- Subdivision
- Right-of-Way
- Building on Leased Land
- Section
- County Boundary

### Notes

This Cadastral Map is for informational purposes only. It does not purport to represent a property boundary survey of the parcels shown and shall not be used for conveyances or the establishment of property boundaries.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

371.0 0 185.48 371.0 Feet

1 in. = 186ft.

