
From: Scott <scott@blackhillshabitat.org>
Sent: Thursday, January 23, 2014 2:15 PM
To: Mayor's Office Group
Cc: Howard Michael
Subject: Garfield Initiative

Dear Mayor:

Thank you again for investing your time and energy to learn about Black Hills Area Habitat for Humanity's approach to addressing our City's need for affordable housing. I always enjoy spending time with you and appreciate your questions!

Over the past 25 years, Black Hills Area Habitat for Humanity has served over 90 families, providing simple, decent, affordable housing that works! Our mission is a world where everyone has a decent place to live, and our focus has been primarily North Rapid City, where we have completed over 70 homes, generating over \$100,000 per year in property tax on previously derelict in-fill lots. Every family we serve works on Habitat homes and pays for their home over a 30 year no interest, no profit mortgage.

As you know, and rightly addressed in your recent presentation this week, affordable land is one of the greatest obstacles we face to continuing to serve our low-income families. We have worked very hard to develop a plan to partner with the residents of the Garfield Neighborhood to create 12 new homes on the Garfield school site. Months of planning and design considerations have been undertaken by our staff, volunteers and consulting professionals to create a technically sound, affordable, accessible and balanced model for developing this site. The development plan includes a proposed Alley to provide access and municipal utility extension, and which allows accessibility for several units.

City staff has denied the request to construct/utilize an Alley and that decision is appealed to the January 28th meeting of the Public Works Committee.

As Black Hills Area Habitat for Humanity Executive Director, I am asking for your support for this project. Our plan provides improved access from the adjoining streets, extends the municipal sewer main, and provides a paved alley.

We hope to bring out the best in the North Rapid Garfield Neighborhood.

I am asking for your support for redevelopment of this property for affordable Habitat for Humanity housing, where families obtain sustainable home ownership that fits their needs. I therefore request your approval of this appeal.

Sincerely

R. Scott Engmann
Executive Director

R. Scott Engmann
Executive Director
Black Hills Area Habitat for Humanity
605-348-9196 / **825 St. Joseph St, RC, SD 57701**
scott@blackhillshabitat.org / *What will you build?*

From: Doug Melum <doug.melum@knechthomecenter.com>
Sent: Thursday, January 23, 2014 10:50 AM
To: Estes Brad; Roberts John; Clayton Bill; Nordstrom Ritchie; Scott Amanda; Mayor's Office Group
Cc: Scott Engmann; patri@acv2architecture.com
Subject: Garfield Green

Public Works Committee
City of Rapid City

Dear Committee Members

I am writing this e-mail to ask for your support of the Garfield Green project that Habitat For Humanity is working on. This project will provide 12 affordable homes for deserving families in our community.

To keep this project affordable and working with the geographical conditions it is essential that this is developed with an alley. Also, the alley would conform to the surrounding area and make the project economically viable.

Thank you for any support that you can give Habitat on this project.

Sincerely
Doug Melum
Chairman Construction Committee
Black Hills Area Habitat for Humanity

From: knollwoodpastor@gmail.com
Sent: Friday, January 24, 2014 9:28 AM
To: Mayor's Office Group
Cc: Scott Engmann
Subject: Garfield Green Project

Dear Mayor Kooiker,

I am writing at this time to ask for your support of the Garfield Green Project. I am a current member of the board for Black Hills Habitat for Humanity. I am also the Pastor at Knollwood Heights United Methodist Church in North Rapid. As a pastor and Habitat Board member I have a heightened awareness toward the need for quality housing for low income families in Rapid City.

I am asking for your favorable consideration of the proposed project which includes the proposed alley. It is my understanding that city staff have denied the request for the proposed alley. In light of this, I am hopeful that through the appeal process, this request for an alley will be reconsidered and favorably granted.

The Garfield Green Project is an incredible and exciting opportunity for the whole community to take pride in. This project not only brings more affordable housing to our city, but new life and hope for the whole Garfield neighborhood.

Thank you for your consideration of this project.

Sincerely,

Sharla McCaskell

Knollwood Heights United Methodist Church

343-7145

Sent from my iPad

From: terryfuller46@gmail.com on behalf of Terry Fuller <terryfuller@rushmore.com>
Sent: Thursday, January 23, 2014 11:54 AM
To: Scott Amanda; Roberts John; Clayton Bill; Mayor's Office Group
Cc: Scott Engmann
Subject: Garfield Green - Habitat for Humanity

Public Works Committee and Mayor

As a longtime volunteer with Habitat for Humanity and the chair of the Garfield Green committee I would like your support on the appeal needed to move this project forward.

I believe that the plan being proposed by Habitat is the best way to turn a piece of North Rapid property which has been setting idle for a number of years into 12 affordable accessible homes. This will provide home ownership for 12 families an increase the tax base by a significant amount.

I understand that Janelle Fink and Scott Engmann have provided you with details on the request so I will just ask for your support in sending this request forward to the full council with a recommendation of approval from the Public Works Committee.

Terry Fuller

terryfuller@rushmore.com

484-7693

From: Bill Bernhard <bill.bernhardii@gmail.com>
Sent: Thursday, January 23, 2014 7:50 PM
To: Scott Amanda; Estes Brad; Roberts John; Clayton Bill; Mayor's Office Group; Nordstrom Ritchie; Patri Acevedo-Riker; Scott Engmann
Subject: Black Hills Habitat for Humanity Appeal14EX004

Hello Members of the Public Works Committee:

I am contacting you regarding Black Hills Habitat for Humanity's appeal (Appeal 14EX004) which will be heard at your January 28, 2014 meeting.

Black Hills Habitat for Humanity has purchased and desires to develop the Garfield School property into affordable housing units for families in Rapid City. A key component to this development project is alley access for the proposed residential units and the existing Garfield School building. As a non-profit organization, Black Hills Habitats' planning committee has gone to great lengths to propose a viable and affordable development plan for this property. We are asking you to allow us to develop the alley as our planning committee proposed. The committee worked hard to keep the alley access similar to the previous development of other alleys in the neighborhood. Due to changes in elevation surrounding this property, the proposed alley access will also provide safe and improved access to the homes that will be constructed. I believe the new development of this property will also provide increased property tax revenues.

As a citizen of Rapid City, a Black Hills Area Habitat for Humanity board member and volunteer, I ask for your support with this project. It is an opportunity provide hope, happiness, and decent and affordable housing for many families in Rapid City.

Thank you for your time, consideration and support of this project.

Sincerely,
Bill Bernhard II
Black Hills Habitat for Humanity Board Member