

To: City of Rapid City

Over the last 3 years we have been doing affordable housing in Iowa, Kansas and Nebraska .We believe South Dakota has similar demographics, specifically Rapid City.

The typical housing unit we utilize to accomplish this are townhomes. Our projected price point is at or under \$115,000.00. This price includes approximately 1140 square feet with a two car attached garage, 2 bedrooms, 1-½ baths (minimum), living room, dining room, kitchen, washer and dryer, dishwasher, garbage disposal, stove, refrigerator and microwave. Units can be made accessible with the installation of a residential elevator.

We intend to utilize the Planned Development/Conditional Use form of development to accomplish our goal and the following will be provided in the development.

1. Planting areas in front of the entry areas on the branch easement.
2. All townhomes have exterior lights at each walk door that are on a timer or photocell that turns the lights on and off (association pays the electric bill).
3. Additional street lighting will be provided in the boulevard.
4. We plan to provide a common walk/bike trail around the total perimeter of the property.
5. Guest parking to provided for a total of 69 spaces in addition to the 2 car garage for each dwelling unit.
6. The associating bylaws do not allow the residence or guests to leave cars on the street and all garage doors must be closed except when entering or exiting or when the owner is present and active at that location (cleaning, organizing etc.).
7. Easements to the townhouses to serve the lots to allow the association to remove snow, attend to the landscaping, repair any damage, change lightbulbs or clean the exterior of the townhomes, and does not add this section of roadway to the City street systems.
8. In order to maintain stackable units of affordable housing, such townhouse units are minimal in size and the lower units, which include the garages, are adjacent to each other.

**DGM/ECHO DEVELOPMENT**  
Joint venture

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At this time we are proposing not to have any signage on the lots at Turkey Foot Subdivision.