



February 27, 2013

Dear _____

On behalf of the City of Oak Ridge, I am writing to ask for your assistance and support on a project that has the ability to address the long time issue of the Applewood Apartments. The Huff Management Company out of Alabama has optioned the Applewood Apartments as a strong candidate for a potential tax credit project for a new apartment complex. There is a contract between them and the present owner.

This project will bring several millions of dollars in new investment into the neighborhood and will eliminate the existing building complexes. The project is called Hunter Ridge and was filed with the Tennessee Housing Development Agency (THDA) in February. The THDA is now soliciting comments through the Mayor's office in support for the project.

As Oak Ridge has always done, we now need to rally around this project. I have attached a letter that will come from the City Manager's office on this matter for your reference. As we did with the Jackson Square Revitalization project, I hope that a sizeable number of letters will be generated in support of the Hunter Ridge project and sent to the THDA office to supplement our file. A first round of consideration will occur in April with a final decision rendered in July.

I would ask you to direct your letter to Ms. Felita Givens, Tennessee Housing Development Agency, 404 James Robertson Parkway, Suite 1200, Nashville, Tennessee 37243. If you need additional information, please call the City Manager's office at 425-3550. Please send a copy of any correspondence or resolutions in support of this project to the City Manager's office so we may have a record of the contacts made. Thanks for your help!

Sincerely,

A handwritten signature in cursive script that reads "Mark S. Watson".

Mark S. Watson
City Manager

Attachment



February 27, 2013

Ms. Felita Givens
Tennessee Housing Development Agency
404 James Robertson Parkway, Suite 1200
Nashville, Tennessee 37243-0900

Dear Ms. Givens:

Hunter Ridge Apartments Project, Oak Ridge, Tennessee

On behalf of the City of Oak Ridge, I am pleased to respond to your letter to our Mayor of February 8, 2013 regarding the proposed Hunter Ridge project. This project is extremely important for our community, and I strongly urge your favorable consideration for its inclusion in 2013 Low Income Housing Tax Credit Program.

The City of Oak Ridge, as you may know, was originally established as a military base for the Manhattan Project during World War II. Much of the housing was erected in a very short span of time and was considered as temporary. After the war ended, facilities were transitioned to the Atomic Energy Commission, and a majority of the housing was eventually sold to the public. Oak Ridge became a city in 1959 and much of the original, temporary housing remains today, representing nearly half of our total housing stock, or 6,000 units. As the original owners have transitioned, much of this housing stock has become rental housing owned by local and out-of-town landlords.

The proposed Hunter Ridge project would demolish part of the temporary "barracks" style complex known as Applewood Apartments and owned by Mr. Joe Levitt of Knoxville. The Applewood complex has been a target for change as early as 1959, and presently four of the ten units are considered unfit for habitation. The project proposed provides an opportunity to rid the city of this blight that has cost the community hundreds of thousands of dollars over the years in the form of crime, emergency calls for service, fires and domestic disturbances.

Hunter Ridge can help solve a vexing community problem by redeveloping a part of the city that has declined in recent years. Currently we have four recently developed tax income credit properties. Of these four, the occupancy rate is either 100 percent or there are waiting lists for vacancies as they become available. Not only would the project represent a significant financial investment, but also provide attractive, new housing for low- and moderate-income residents and young professionals such as nurses and police officers.

In the last few months, City officials have met with Hunter Ridge representatives, conducted due diligence, and determined that the company is qualified to implement the project. They have succeeded in obtaining an option on the Applewood Apartment property where others have not.

I ask your favorable consideration of this important project. Feel free to contact me at (865) 425-3550 should you have any questions or need additional information.

Sincerely yours,

A handwritten signature in black ink that reads "Mark S. Watson".

Mark S. Watson
City Manager