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Rural Development

NEWS RELEASE

USDA RURAL DEVELOPMENT CELEBRATES NEW OWNERSHIP AND RENOVATION OF ASH GROVE SENIORS, L.P.

Morris Westfall, Missouri State Director for USDA Rural Development, presented a Certificate of Appreciation on May 30 recognizing new ownership and total renovation of the senior citizen housing complex in Ash Grove. The property was transferred from Ash Grove Senior Citizens Housing, Inc., a not-for-profit corporation, to Ash Grove Seniors, L.P., a limited partnership. Red-Wood Development, Inc., is the developer and also a general partner of Ash Grove Seniors, L.P. Their goal is to preserve affordable housing for the existing residents.

Today, we celebrate complete and total renovation of phase one at the “Westmor” location which includes 20 units and one community room. The exterior has been replaced with new siding and the interior of the buildings were gutted and replaced with all new flooring, sheetrock, doors, and windows, and new washers and dryers for the laundry room, new carpet and air conditioning in the community rooms, and sidewalk and parking lot improvements. Phase two renovations will complete the remaining 24 units and another community room at the “Park Villa” location. Funding of this project has been provided from Missouri Housing Development Commission (MHDC) HOME Loan program funds in the amount of \$860,000 and low income housing tax credit equity of approximately \$1,560,000.

“Affordable rental housing is critical to maintaining a good local economy and quality of life for citizens, said U.S. Senator Kit Bond. “We are pleased that this partnership will continue its endeavor of providing affordable housing for the elderly.”



Pictured Left to Right: Front Row: Joan Fries, Manager; Eric Schroeder of Red-Wood Development; Morris Westfall, State Director; Neva Comer, board member; Karen Pride, board member; Bruce McNeely, Field Representative for Congressman Blunt
Second Row: Tim Rickabaugh, Area Director; Mike Landers, V. President of Bell Management; Janie Dunning, Multi-Family Housing Program Director; Darrell Williams, past board member;
Back Row: Colleen James, Multi-Family Housing Specialist; Steve Cheatum, Area Specialist

“I commend the hard work and dedication of the former board of directors who secured the original loans to provide affordable housing for the local senior citizens of Ash Grove. The new owners are to be commended for their utilizing innovative MHDC financing to continue to ensure safe, desirable and affordable rental housing for the senior citizens in Ash Grove,” said Westfall. “It is examples like this that exemplify the mission of the agency...*Committed to the future of rural communities!*”

“The Ash Grove Seniors development enables MHDC to simultaneously achieve two of our major missions: helping senior citizens age in place and preserving Rural Development housing stock, specifically project based rental assistance properties in small rural communities, said Pete Ramsel of MHDC. “Like ice cream and apple pie, this project combines two wonderful ingredients into one special development that MHDC is proud to be a part of.”

Anyone seeking more information about this or any other USDA Rural Development program may visit the homepage at <http://www.rurdev.usda.gov/mo/> or by contacting Steve Cheatum, Area Specialist, at 688 S. State Hwy B, Suite 400, Springfield, MO 65802-9109 or by calling (417) 831-5246 Extension 4 or by email to steve.cheatum@mo.usda.gov.

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