

Country Club Estates

Jackson, MO.

RCH Development, INC.
Chad Hartle President

Country Club Estates is a proposed 48 unit senior housing development perfectly located between Kimbeland Country Club and the Jackson Wal-mart Supercenter. Only 15 minutes from St. Francis Medical Center, Southeast Hospital and West Park Mall, this location offers the finest medical care and regional shopping to be found between St. Louis Missouri and Memphis Tennessee.

The spacious 2 bedroom apartments will offer a full amenity package for a very affordable \$395 per month. **Country Club Estates** has been designed to achieve an **Energy Star** rating to insure the affordability of these units for years to come. A club house is planned with exercise equipment, a meeting room and spectacular **view of hole 13** at Kimbeland Country Club. Every aspect of the proposed development has been carefully chosen to cater to the senior population's special needs, all coordinated by an **on-site Case Manager**.

Hartle Management Agency, INC., in conjunction with the Community Caring Council, and SEMO University, plan to provide full-time **Case Management Services** to the tenants of Country Club Estates. There is planned to be an escrow account to **pre-fund** the cost of the case manager which will be supplemented with interns from SEMO University to provide services such as counseling, activity planning, transportation, health screening, scheduling, crisis management, and supportive service intervention for the entire compliance period. Collaboration letters are included in this application package.

The developer, Chad Hartle, has carefully selected his development team to be the best in the industry at creating senior housing. Every member of the development team, including the contractor, architect, attorney, engineer, and Management Company has over 20 years experience with affordable senior housing.

A professional market study was performed in August of 2008 showing a capture rate of less than 9% for these units and a total need of nearly 600 units. The last two senior properties that were built in Jackson (by this developer) have 62 and 74 qualified names on the waiting list respectively.

Representative Scott Lipke supports this application. **Representative Lipke has not had any affordable housing approved in his district since he was elected.** Jackson's Mayor Barbara Lohr and the Board of Aldermen recognize the need for additional senior housing in Jackson and have given their **exclusive** support to this application.