

# Summit Housing Group, Inc.

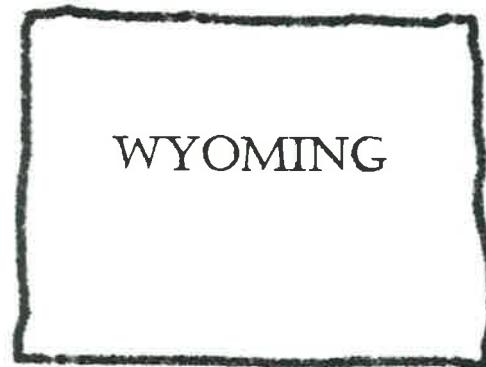
RUSTY SNOW, PRESIDENT  
SUMMIT HOUSING GROUP, INC.  
MISSOULA, MT



# Summit Housing Group Developer Experience

- Summit develops, owns, and manages all of its properties. Long term, involved owner – typically 15+ years
- Summit has successfully placed in service 15 properties in Wyoming, 6 in Montana, 1 each in Utah and South Dakota
- Currently, Summit has 2 projects under construction (one in WY and one in CO) with 4 more scheduled to break ground by the end of 2017
- Summit currently owns and operates 2 affordable communities in south Cheyenne with a FT manager on-site

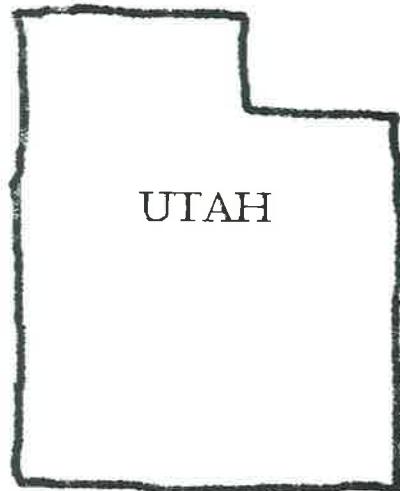
# Summit's WY Communities



# Summit's MT Communities



# Utah & South Dakota



## Affordability, Accessibility, Amenities



- Summit is committed to providing affordable, accessible housing for all individuals
- We seek to provide high-quality housing in tight markets, making sure our communities are conveniently located
- According to our market study, the amenities in the proposed Townsend Place Apartments “are equal to ... the nicest and newest project in the City, which includes rents that run from 28 to 67 % above [Townsend Place’s].

## Need for Safe, Updated Housing



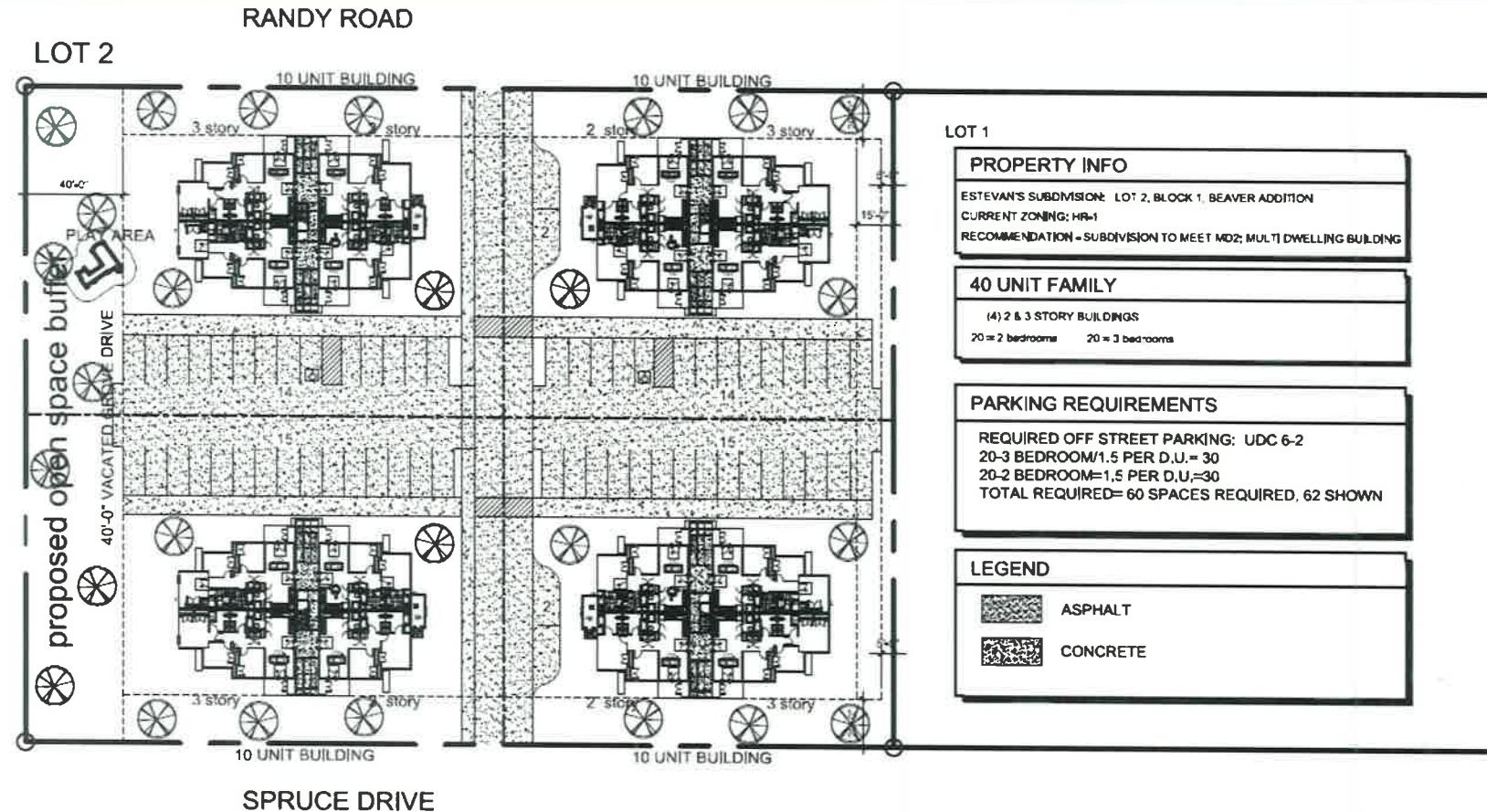
- According to the US Census Bureau, one in five Americans live with a disability (<https://www.census.gov/newsroom/releases/archives/miscellaneous/cb12-134.html>)
- The Americans with Disabilities Act was passed in 1990; all of Summit's housing meets and exceeds ADA requirements
- Aging housing stock has limitations in accessibility and often fails to use the ADA guidelines that make living spaces adaptable and livable for all people
- Cheyenne has a need for affordable housing; our market study estimates over 2,000 affordable units are needed
- Americans with disabilities who rely mostly or entirely on SSI are often priced out of newer and more accessible housing

## South Ridge Apartments



- Forty total units
- Two Type A, fully accessible units
- One sight/hearing impairment unit
- All remaining first floor units (14) are Type B units, adaptable for converting to full accessibility

# South Ridge Apartments



RIDGE ROAD

# South Ridge Apartments



DESIGNED BY:



encompass

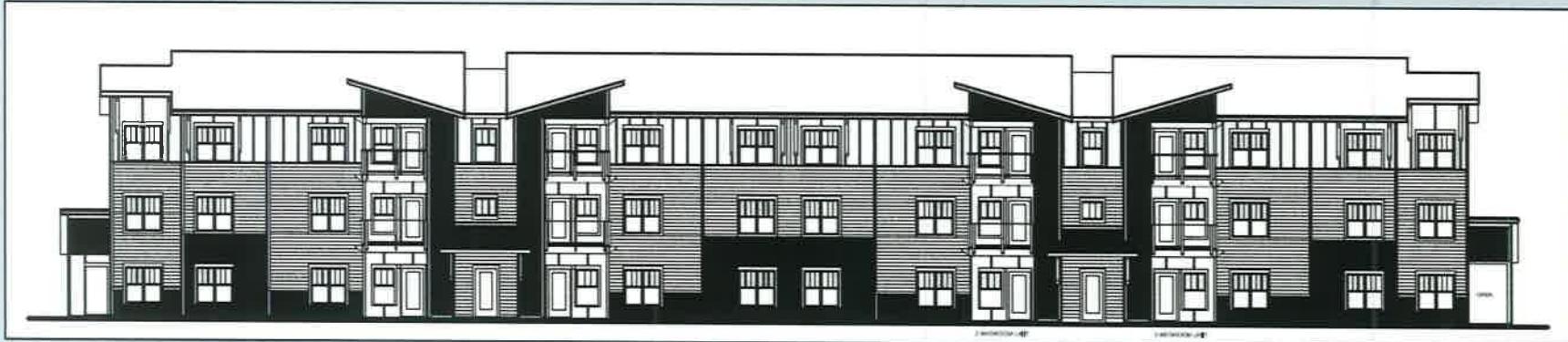
# South Ridge Apartments



DESIGNED BY:

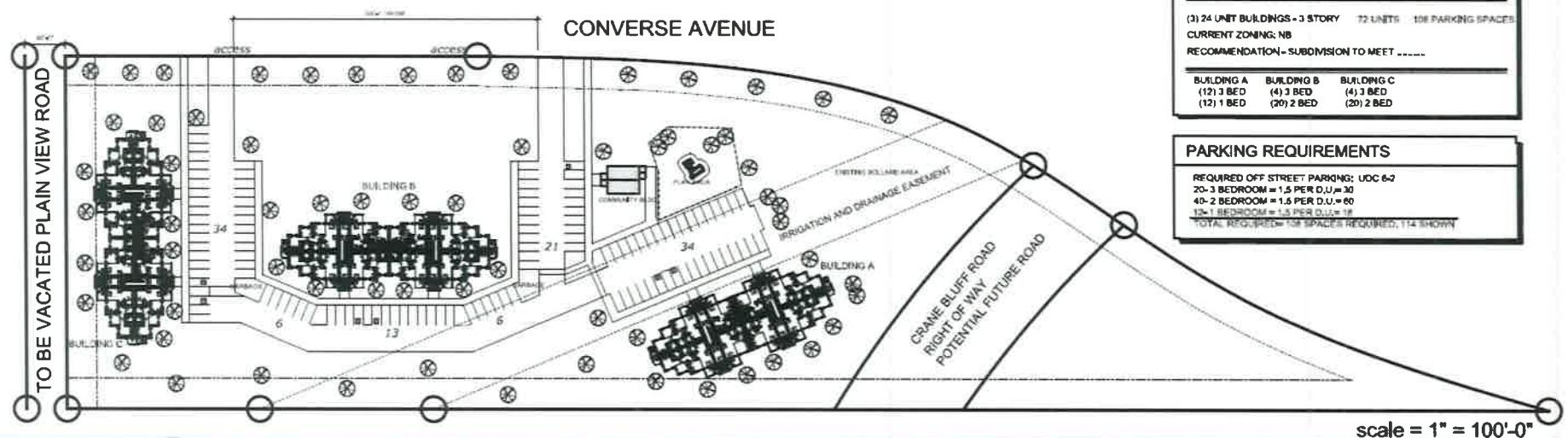


# Townsend Place Apartments



- Seventy-two total units
- Four Type A, fully accessible units
- Two sight/hearing impairment units
- All remaining first floor units (32) are Type B units, adaptable for converting to full accessibility

# Townsend Place Apartments



# Current and Proposed LIHTC Developments



## Impact on Cheyenne



- 112 Affordable units featuring high-end amenities
- 6 dedicated Type A ADA units
- 3 dedicated sight/hearing units
- 46 Type B adaptable units
- Excellent locations for transit, business, and schools
- Ongoing best practices for management and community support/involvement

## QUESTIONS?



Thank you for the opportunity to speak here today and to partner with Cheyenne to bring quality housing for all people to the community.

We look forward to many years of continued partnership.