



# Thomas

DEVELOPMENT CO.

THE LEADER IN SUSTAINABLE REAL ESTATE DEVELOPMENT

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July 26, 2019

Via Email: [jillfrawley@yahoo.com](mailto:jillfrawley@yahoo.com)

RE: Proposed Santana Apartments, Adams & Central

Dear Jill:

Thank you for your interest in our proposed multi-family apartment community to be constructed on the vacant lot on the northeast corner of Adams and Central.

Here are the highlights of the development:

- 111 Units
  - 36 one-bedrooms
  - 2 one-bedroom lofts
  - 61 two-bedrooms
  - 8 two-bedroom lofts
  - 2 three bedrooms
  - 2 three-bedroom lofts
  - Rents ranging from affordable to market rate
- Apartment Amenities:
  - Business Center
  - Exercise Facility
  - Off Street Parking
  - Rooftop Garden Deck and BBQs
  - Secured Access to All Outside Doors
  - 96 Parking Spaces

Please permit me to summarize portions of the conversation we had so you can share with the neighbors.

#### Thomas Development Co. History and Philosophy:

This family business is owned by Barbara and Tom Mannschreck and has been developing apartment communities since 1990 consisting of over 70 communities and approximately 4,000 apartment units.

Many of those apartments are rented to individuals, seniors, and families with low and moderate incomes.

We are often asked "Who do you rent to?" Our residents include checkers at the grocery store, people working in banks and financial institutions, starting schoolteachers, and in this case, University of New Mexico students and staff who will meet our income qualifications.

Based on our experience, substantially all of the employees in this neighborhood, particularly those on Central Avenue, will meet our income qualifications. This is not subsidized housing where the Department of Housing and Urban Development or the Farmers Home Administration pays the residents' rent.

We have always held neighborhood meetings regarding our developments before planning or financing applications are submitted to the city where the apartment development will be located.

Ms. Frawley  
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Neighborhood input is solicited relative to exterior lighting, landscaping, and other matters which may impact the neighborhood.

An example I provided you was a recently completed Permanent Supported Housing development in Boise, Idaho, which required a rezone and hence several public hearings.

Prior to filing the rezone application, we worked with the neighborhood and neighborhood associations on a variety of matters such as those described above and by virtue of working with the neighborhood and neighborhood associations, those neighbors were supportive of the rezone and construction of the Permanent Supported Housing development.

That is the way we do business and will continue to do so on this development.

We will hold another neighborhood meeting Thursday, August 22<sup>nd</sup>, at 6 pm at the HB Construction Office.

We will publish a notice of that meeting in the *Albuquerque Journal* and hand deliver notices throughout the neighborhood.

I look forward to meeting you on August 22<sup>nd</sup> and am open for conversations prior.

My contact information is :

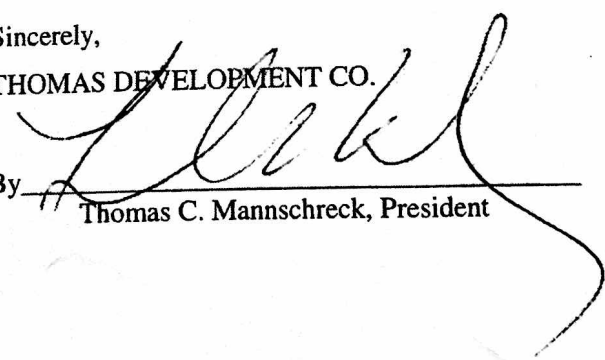
Tom Mannschreck  
[tmanschreck@thomasdevelopment.com](mailto:tmanschreck@thomasdevelopment.com)

Thank you, Jill. Please include this letter with your neighbor communications.

Sincerely,

THOMAS DEVELOPMENT CO.

By

  
Thomas C. Mannschreck, President

TCM:dlr

cc: Zach Gruen, HB Construction  
Steve Ross, Supportive Housing Coalition of New Mexico  
Tom Gifford, Thomas Gifford Architects  
Michelle Landay, Thomas Development Co.  
Madeline Gregg, Thomas Development Co.