

April 15, 2008

Loyce Schamberger
Executive Director
Northwest Kansas Housing, Inc.
P.O. Box 248
319 N. Pomeroy
Hill City, KS 67642

Re: Low Income Housing Construction – Bird City, KS

Dear Ms. Schamberger:

The Kansas Geological Survey (KGS) has received Northwest Kansas Housing, Inc.'s February 14, 2008, request for environmental comments. Northwest Kansas Housing Inc. is proposing a new housing construction project with the Low Income Housing Tax Credit funds/HOME Funds. Grant money would fund single family and multi family residential home construction approximately 5 blocks south of downtown Bird City, Cheyenne County, KS.

A review of regional geologic information along with a city map provided by you indicate that there are no unduly adverse geologic conditions that should affect this project. For the purposes of the grant application, clearance of the project should proceed. A completed request for comments form is enclosed.

This letter is an assessment based on the regional geologic conditions available at the KGS at the time of writing and cannot be used in substitute of a detailed site characterization. Other geologic conditions, not discussed herein, or for which the KGS has no knowledge, may affect the viability or safe operation of this facility or property. It is the responsibility of the applicant to provide any necessary characterization, geotechnical or environmental testing, or design by a licensed professional geologist or engineer to complete the project.

Sincerely,



Shane Lyle, RG
Geology Extension Coordinator

Enclosures

cc: Dan Suchy, KGS Data Resources Library

**NORTHWEST KANSAS HOUSING, INC.
ENVIRONMENTAL ASSESSMENT REVIEW**

REQUEST FOR ACTION ON GRANT REVIEW

DATE: February 14, 2008

Agency Name:

Donald Whittemore
Kansas Geological Survey
University of Kansas
1930 Constant Avenue – Campus West
Lawrence KS 66047-3726

Impact Categories:

Environmental Resources

Applicant's Name and Address:

Northwest Kansas Housing, Inc.
P.O. Box 248
Hill City, KS 67642

Project Title:

5th Street Apartments, LP
Housing Development

Project Number:

2008 Low Income Housing Tax Credit
Funds/2008 HOME Funds

Return No Later Than:

March 15, 2008

Return To: Loyce Schamberger, Executive Director
Northwest Kansas Housing, Inc.
P.O. Box 248
Hill City, KS 67642

The enclosed proposal has been submitted by the Northwest Kansas Housing, Inc., for an Environmental Assessment Review. Your review of this proposal as it affects regional or local interest will be appreciated. Your appropriate comments concerning the proposal should be submitted to Northwest Kansas Housing Inc. no later than the date specified above.

Comments filed on a proposal may include: (1) The extent to which the project is consistent with or contributes to the fulfillment of your agency planning within the state, region or locality; (2) How the proposal relates to state, regional or local objectives; and (3) The effect of the proposal on your agency's activities.

 X No Impact Anticipated

 Potentially Beneficial

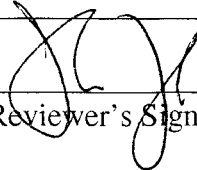
 Potentially Adverse - Requires Documentation Only

 Potentially Adverse - Requires More Study

 Needs Mitigation

 Requires Project Modification

COMMENTS:


4/15/08

Reviewer's Signature and Title



Northwest Kansas Housing, Inc.

Serving 18 Northwest Counties

P.O. Box 248

319 N. Pomeroy

Hill City, Kansas 67642

Telephone (785)421-2151 Fax (785)421-3496

Email: nwkpdc@ruraltel.net

Donald Whittemore
Kansas Geological Survey
University of Kansas
1930 Constant Avenue – Campus West
Lawrence KS 66047-3726

February 14, 2008

RE: City of Bird City
2008 Low Income Housing Tax Credit Funds/ HOME Funds

Dear Mr. Whittemore,

Northwest Kansas Housing, Inc. is proposing the possibility of a housing construction project with Low Income Housing Tax Credit Funds/HOME Funds. The proposed development "5th Street Apartments, LP" will have two single-family, 3-bedroom homes and two multi-family, 2-bedroom duplex units (total of 6 units). The single-family homes will be built over unfinished basements and will have attached two-car garages. The duplex units will be slab on grade and will have attached one-car garages. The proposed development will be on a single site across from the school. It will have residential homes on three sides of it. It is located five blocks from downtown Bird City (see attached map).

Our office is conducting an environmental assessment of the above proposed project. We request that your agency review the proposed project description and advise our office regarding the environmental impact of the proposed project. Enclosed you will find an "Environmental Assessment Review" form for convenience in issuing your response concerning the impact categories noted.

Please return the completed review form back to my office before March 15, 2008 as indicated on the "Environmental Assessment Review" form. Your prompt consideration of this review will be greatly appreciated.

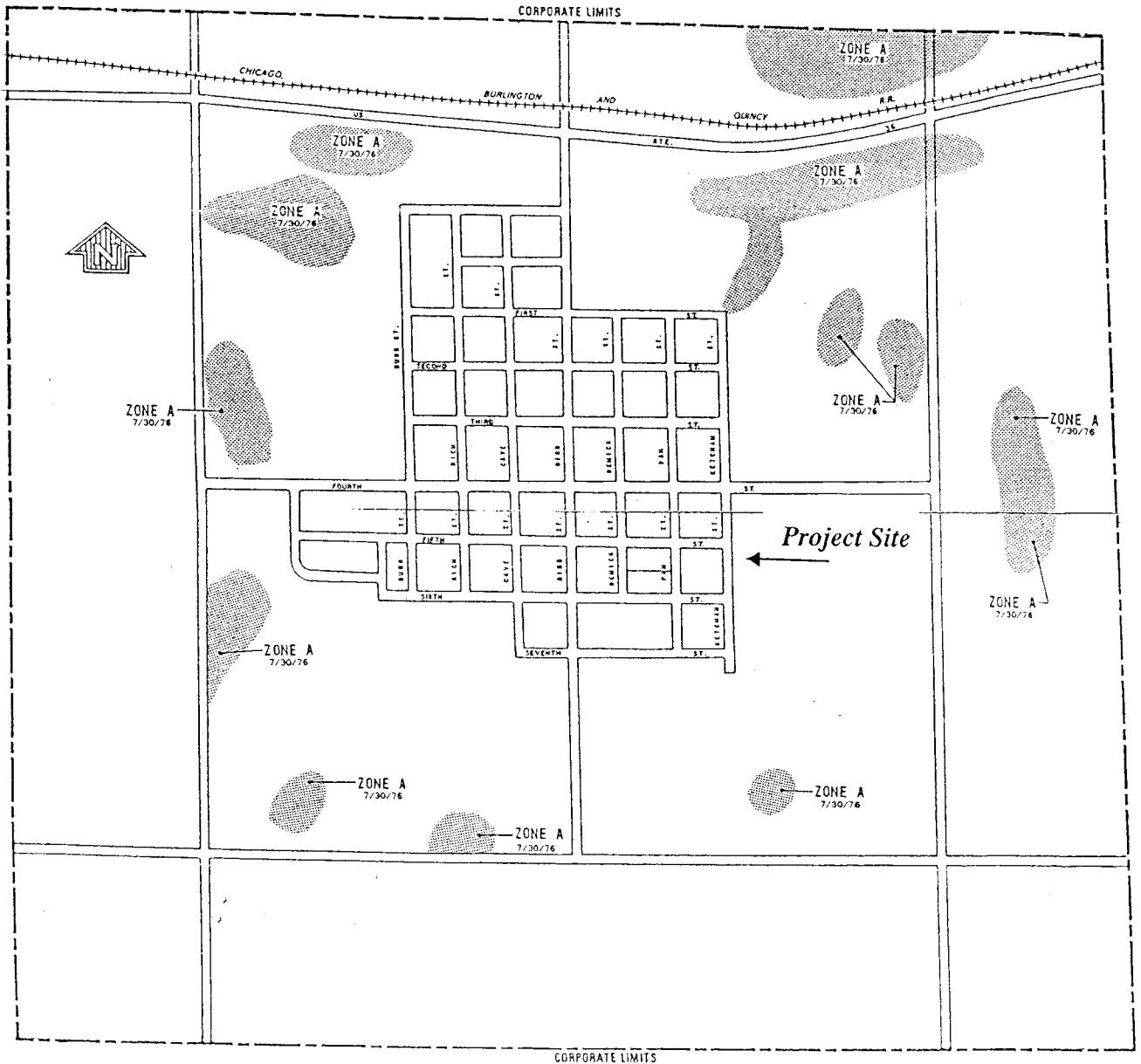
Thank you for your assistance. Should you have any questions or need additional information, please contact me at your earliest convenience.

Sincerely,

Loyce Schamberger, Executive Director
Northwest Kansas Housing, Inc.

Enclosures

CITY OF BIRD CITY



DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
Federal Insurance Administration

CITY OF BIRD CITY, KS
(CHEYENNE CO.)

APPROXIMATE SCALE

600 0 600 1200 1800 FEET

FLOOD HAZARD BOUNDARY MAP

EFFECTIVE DATE
7/30/76

OPTION TO PURCHASE REAL ESTATE

Agreement made this 15th day of January, 2008, by and between Cheylin Unified School District No. 103, herein referred to as Sellers and Northwest Kansas Housing, Inc., a Kansas Non-Profit Corporation, herein referred to as Buyer.

RECITALS

WHEREAS, Buyer is interested in purchasing the following described real estate and desires to obtain an Option to Purchase the premises from Sellers, and

WHEREAS, Sellers desire to sell said premises, namely:

North half (N ½) of Block Forty-Six (46) Lots 1-12 in the original town (new City) of Bird City, Kansas.

The above legal description includes 12 lots. Buyer intends to build 2 duplex units and 2 single family homes on the above named property.

AGREEMENT

IT IS, THEREFORE, AGREED by and among the parties that Buyer shall have the first option to purchase the above described real estate from Sellers for the sum of \$7200.00 for twelve (12) lots any time prior to June 15, 2008, exercisable on 30 days' advance notice.

As consideration for this first Option to Purchase, Buyer pays to Sellers \$1.00. Said amount shall be part of the purchase price if Buyer exercises this Option to Purchase. Said amount shall be non-refundable if Buyer does not exercise this Option to Purchase.

In the event Buyer exercises this Option to Purchase the following terms and conditions shall apply:

1. Sellers shall furnish Buyer with an abstract or title commitment that shows marketable record title to the premises to be vested in the Sellers, subject only to easements, restrictions, conditions and encumbrances herein set forth. Within ten days after their receipt of the abstract or title insurance commitment, Buyer shall furnish Sellers with a written opinion from Buyer's attorney containing any objection to Seller's title which Buyer claims to exist. If Buyer finds any meritorious defects in Seller's title, then Sellers shall have a reasonable time in which to correct the same. The cost of abstracting shall be the Seller's responsibility. If title insurance is purchased, the cost shall be split evenly between the Sellers and the Buyer.
2. Sellers shall pay the general real estate taxes for the year 2007 and all prior years. Sellers shall pay the 2008 real estate taxes prorated to the date of possession. Buyer shall pay all other and all future real estate taxes.
3. Sellers shall pay all special tax assessments against this property up to closing date.
4. Upon closing, Sellers shall convey the real estate to Buyer by Warranty Deed free and clear of all special assessments, liens, encumbrances and easements.