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Housing construction slated to begin

Groundbreaking for apartment complex scheduled 10 a.m. March 14

By Herrel Hallmark
Lamesa Press-Reporter

The long-awaited official ground breaking for Westwind of Lamesa, an 80-unit apartment complex, has been scheduled for 10 a.m. next Thursday, March 14.

That ceremony to signal the beginning of construction will be hosted by Lamesa Economic Development Corporation and Lamesa Economic Alliance Project, Sean Overeynder, executive director of both LEDC and LEAP, said this week.

Westwind of Lamesa is scheduled for construction on 7.25 acres a short distance northeast of the intersection of N.E. 7th Street and Lynn Avenue.

Construction for the approximately \$11.5 million project originally was anticipated to get underway in January of 2018, but some delays in the securing of financing has pushed back the ground breaking for construction by more than a year.

Just last month Overeynder said the developer had been in contact with the City of Lamesa and pulled the needed city permits in order to begin construction.

It has been almost two years since the Texas Department of Housing and Community Affairs (TDHCA) board awarded the designation of state housing tax credits for Westwind of Lamesa in July of 2017.

Once those tax credits were awarded, the developer said a lot of work still had to be done, including the selling of those tax credits and the securing of financing for the project.

Kelly Garrett, owner of Salem Clark Development in Greenville, partnered with Mark Mayfield and the Texas Housing Foundation (THF), which submitted the proposal for housing tax credits to the TDHCA for development of the apartment complex in Lamesa.

The 80-unit apartment complex will have 24 one-bedroom apartments, 48 two-bedroom apartments and eight three-bedroom apartments, according to the developer.

Each of the apartments will have a spacious interior design and be equipped with all appliances.

The majority of the total apartments will be designated as affordable housing for working individuals and families with the rental price based on a percentage of the median income for this area. The remainder of the apartments will be market rate units with no limit on income.

Rental rates for 50 out of the 80 apartment units will be based on the median income and how many people are in the family.

The developer said three different income limits – those who make less than 60 percent of median income, less than 50 percent and less than 30 percent – will be offered.

The complex will be composed of a club house and four apartment buildings. Two of the apartment buildings will be two-story structures with a total of 16 units in each building, while the other two buildings will be three-story structures with a total of 24 units in each building.

