

October 21, 2026

RE: Highland Heights Development

Zoning Map Amendment and Additional Project Information

Dear Mayor and Members of Glasgow City Council:

Thank you for the time and consideration you have devoted to the proposed Highland Heights development. We appreciate the opportunity to provide additional information regarding the project and to address questions raised throughout the public review process.

On August 17, the Planning and Zoning Commission unanimously recommended approval of the proposed zoning map amendment after a public hearing. We recognize that the City Council has the responsibility to independently evaluate that recommendation, the applicable zoning requirements and the concerns expressed by members of the community.

As the matter remains pending, we would like to clarify several important facts regarding Highland Heights and communicate the anticipated benefits for the Glasgow/Barren County community as a whole.

An \$18.3 Million Investment in Affordable Housing

Highland Heights is a proposed \$18.3 million development that will provide 75 one-bedroom apartments designated for elderly residents in the city limits of Glasgow.

Kentucky Housing Corporation (KHC) completed a statewide study and has identified a significant need for affordable housing across the state. Barren County is one of the counties designated a top priority in KHC's study. The project is being pursued through the highly competitive Low-Income Housing Tax Credit program, which provides critical financing for projects that would otherwise be economically difficult to develop.

Tax credit awards are limited, particularly for new construction developments in rural Kentucky. The Highland Heights development team has worked extensively to assemble the necessary financing, identify a prime construction site, and design a project that can

address local needs as well as the mandated requirements for KHC's highly competitive affordable housing funding opportunity.

The proposed development represents a substantial investment in housing infrastructure and an opportunity to address a documented community wide need, as identified in the Barren County Comprehensive Plan.

Why This Location Matters

Throughout the public review process, we have been asked why Highland Heights cannot simply be built somewhere else. It is a reasonable question; but the answer involves more than finding an available parcel of land.

The development depends on highly competitive affordable housing financing. Kentucky Housing Corporation evaluates the exact location of a proposed development, including employment-related factors measured within small geographic areas known as block groups. Oftentimes, these areas might be as small as only a few neighborhood blocks. As a result, properties relatively close to one another can receive different scores, and a lower-scoring location can significantly reduce a project's prospects for funding.

A competitive location must also offer sufficient land, suitable utility infrastructure and access, workable construction conditions, and an owner willing to sell. Our team identified one other property that appeared to meet these requirements, but its owner was not willing to sell.

The Highland Heights site brings those essential factors together while also putting an underutilized property within Glasgow's existing developed area back into productive use. This is the type of redevelopment commonly described as "infill." This offers an opportunity for infill redevelopment rather than requiring expansion onto an undeveloped site.

In short, moving Highland Heights is not as simple as selecting another vacant lot. A different location could undermine the funding competitiveness that makes these 75 affordable elderly apartments possible.

Affordable Housing for Glasgow's Aging Population

We recognize the importance of representing the people of Glasgow, including those who have spoken during the public review process. Equally important are elderly residents

whose housing needs may not be represented at those meetings. They, too, are members of this community and deserve to have their circumstances considered.

For context, the average monthly Social Security retirement benefit for Kentucky retired workers was approximately \$1,866 in December 2024. Given a Highland Heights housing cost of \$560 per month, *including utilities*, an individual's housing expense would account for approximately 30% of that benefit. The remaining approximately \$1,306 would need to cover food, Medicare premiums, medications, transportation, and other living expenses. While actual resident rents and incomes will vary; this example illustrates the significance of affordable, *utility-inclusive* housing to seniors living on fixed incomes.

The need to plan for an aging population is recognized in Barren County's own 2024 Comprehensive Plan. Chapter 3 reports that the population aged 65 and older grew by 38.7% between 2000 and 2020, from 5,707 to 7,917 residents. The Plan projects that this age group will comprise approximately 25% of the county's population by 2050, and its conclusion expressly recognizes that an aging population will affect housing, services, and development patterns. (Barren County 2024 Comprehensive Plan, Chapter 3, pp. 3-4, 3-5 and 3-7.)

The development team has also relied on housing need information from Kentucky Housing Corporation, Valbridge Property Advisors, and the Housing Authority of Glasgow in evaluating the demand for quality affordable elderly housing. Their respective findings should be considered alongside the demographic trends documented in the Comprehensive Plan.

Projected Property Tax Revenue and Reuse of the Site

In addition to the proposed \$18.3 million capital investment, project estimates indicate that Highland Heights would generate more than \$36,000 annually in combined city and county property taxes, subject to final assessments and applicable tax rates. This represents a potential recurring public revenue benefit associated with redevelopment of the site.

The existing building has been the subject of repeated efforts to identify a viable reuse, without a successful long-term outcome. Its continuing deterioration and the significant structural and environmental challenges described above provide important context for comparing the existing property with the proposed investment. The estimated tax revenue is one additional factor for the Council to evaluate, alongside addressing a serious affordable housing need, site conditions, neighborhood considerations, and applicable zoning standards.

Historic Character and the Existing Building

We understand that the former health department/clinic holds meaningful memories for some Glasgow residents. We respect those connections and recognize the contributions made to the community.

However, it is important that the property's historic designation and physical condition be accurately represented.

The existing building *is not* individually listed on the National Register of Historic Places. The development site is partially located within a historic district, which is a separate distinction.

The building has significant structural and environmental concerns, including documented issues involving mold, asbestos, and lead-based paint. These conditions present substantial challenges to rehabilitation and reuse.

Barren County Fiscal Court has explored alternative uses for the property over a period of years, including potential occupancy by the State Driver's License Division. Despite those efforts, no viable long-term reuse was secured.

Recognizing that the history of the former clinic is meaningful to the community, appropriate opportunities to commemorate that history could be explored as part of the redevelopment process.

Architectural Design and Neighborhood Compatibility

We have enclosed photographs of Beau Henry Villa, an existing development in Bowling Green with architectural characteristics similar to those contemplated for Highland Heights.

The traditional rooflines, darker brick tones, complementary siding, and residential architectural details demonstrate how a multifamily building can incorporate design features associated with established neighborhoods.

We have also included a conceptual architectural illustration depicting a covered entrance with traditional columns. This illustration is intended to demonstrate a potential design enhancement that could further complement the surrounding neighborhood. It is not a finalized architectural plan or an approved revision to the project.

We understand the importance of neighborhood compatibility and recognize that the appearance of this development will have a lasting impact on the surrounding area.

Traffic, Transportation, and Access

We recognize that traffic and transportation are legitimate considerations in evaluating any proposed residential development.

Highland Heights will consist of 75 one-bedroom apartments designated for elderly residents. The development's unit configuration and intended resident population are relevant considerations in assessing anticipated traffic generation.

The property is located along an existing public transportation route which provides an important transportation alternative for residents who may no longer drive or who prefer not to maintain a personal vehicle.

We have also initiated discussions with the City regarding the possibility of providing a covered bus stop at the development. City representatives have expressed a willingness to work with us toward that goal, although no formal commitment has yet been made.

We understand traffic concerns and believe the new development would not impact the traffic any more than when the health department and state plumbing offices were active in the current building. With the addition of 90+ parking spots on site, it could alleviate parking on West Washington Street and potentially aid in traffic flow concerns. These factors provide important context for evaluating the proposed development's transportation needs and potential traffic impacts.

Local Partnership and Long-Term Accountability

We would also like to clarify the roles and responsibilities of the organizations involved in Highland Heights.

The HERO Foundation and the Housing Authority of Glasgow are central to the project's local partnership and its long-term community purpose.

Wabuck Development Company is a co-developer of the project and will remain actively involved throughout the development process. Clayton Watkins Construction Company will serve as general contractor, and Homeland, Inc. will provide professional property management services. These companies are currently established in Glasgow/Barren county with the Maddox Manor Development near Red Cross Elementary School.

Wabuck has been involved in affordable housing development for more than 36 years, participating in the development of more than 6,000 housing units. Our experience includes projects involving Low-Income Housing Tax Credits, USDA Rural Development, HUD, and other federal, state, and local housing programs.

Our responsibility does not end with the completion of construction. We recognize that successful affordable housing development requires quality construction, professional management, responsible stewardship, and a continuing commitment to the communities in which we work.

The involvement of the HERO Foundation and the Housing Authority of Glasgow is especially important because Highland Heights is intended to be a long-term housing resource serving the Glasgow community.

Clarification of Information Provided to Petition Signers

We have been informed that at least one individual who signed a petition opposing Highland Heights was told that the proposed development would be a "halfway house." That description is incorrect. Highland Heights is proposed as a 75-unit affordable apartment development designated for elderly residents; it is not a halfway house or correctional transitional facility.

We respect the right of residents to express their views about the proposed development. We share this account solely to correct a material misunderstanding about the proposed use, not to question the sincerity of petition signers or suggest that other signers received the same information. We ask that the project be evaluated on its documented characteristics and the applicable land-use standards.

Closing

We recognize that decisions regarding land use and redevelopment can be difficult, particularly when a property has been part of a neighborhood for many years.

The Highland Heights proposal brings together several significant considerations: the documented need for affordable elderly housing, the community's current aging population along with the forecasted increase of the aging individuals, the existing property's condition and history, neighborhood compatibility, transportation access, projected property tax revenue, and the opportunity for a substantial investment in the Glasgow/Barren County community.

We appreciate the Council's responsibility to evaluate these considerations carefully and in accordance with the applicable zoning requirements.

Our development team remains committed to providing accurate information, addressing legitimate questions, and working cooperatively with City officials and community stakeholders throughout the review process.

Thank you for your public service and for the thoughtful consideration you are giving this matter.

Sincerely,



April Bowman
Development Officer
Wabuck Development Company



Sheri D. Lee, PHM
Executive Operations Officer
Housing Authority of Glasgow/HERO