



Housing & Resource Packet

**Taney & Stone Counties,
Missouri**

VOICE/TTY 417-886-1188 | Toll-Free 800-676-7245

www.swcil.org | Fax 417-886-3619

Main Office: 2864 S. Nettleton Ave., Springfield, MO 65807

2018

SCIL is a non-profit 501(c)(3) organization. All proceeds benefit persons with disabilities.

Housing & Resource Packet Introduction

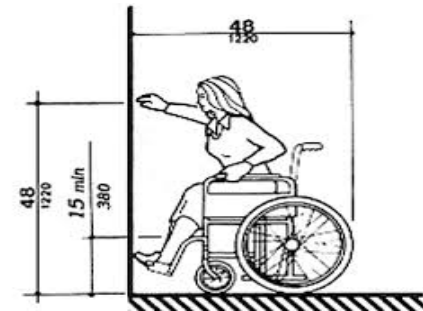
Thank you for requesting the Southwest Center for Independent Living (SCIL) Housing & Resource Packet! SCIL offers the enclosed housing and community resource lists to people with disabilities and anyone in the community that requests the information. The core service of Information and Referral provides this free service and our goal is to assist people with disabilities in overcoming barriers to accessible and affordable housing.

Please utilize this packet in your search for housing and we encourage you to ask as many questions as you can when contacting the apartment management. We have included as much information as possible; however, all properties are independently owned and operated and are not directly affiliated with SCIL. Information shown in the packet is updated routinely; however, may not reflect the most accurate or current information.

According to Fair Housing Laws for multi-family housing, only 5% of units have to be accessible to those who have disabilities. If you need accessible housing, you may need to ask a lot of questions to ensure the place you are interested in will fit your needs. Think about your abilities and your limitations and ask yourself what kinds of things (amenities) are important. Make a list of questions and use the accessibility checklist below to guide you.

Entry and Door Options

- Accessible Parking Close to Unit; if there is another entrance, ask about that as well
- Flat or No-Step Entry and/or Ramped Entry (a compliant and safe ramp is a 1:12)
- Doorways/Hallways – 32” is required but 36” is better. NOTE: If you use a wheelchair, measure the width of your chair since some are wider than 32”
- Accessible Elevators -is there a reachable button and can you get in and turn around using a wheelchair?
- Automatic Entry Door-is there a reachable button that is not blocked by objects-does the door give you enough time to get through?
- Lever Style Door Handles-can you operate the door handle using a closed fist?
- First Floor unit-is there a safe, easy-to-use path from the parking lot to the front door with no barriers or steps?



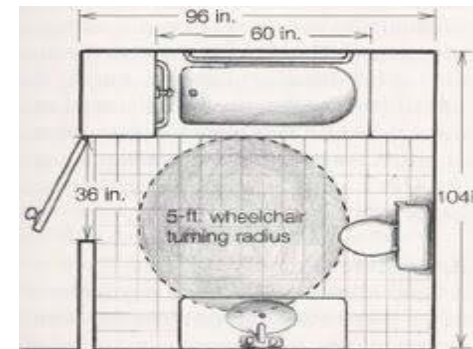
Kitchen Options

- Low Counter(s) and Front Controls on Stove/Cook-top
- Minimum 27" Knee Space under Kitchen Counter
- Non-digital Kitchen Appliances



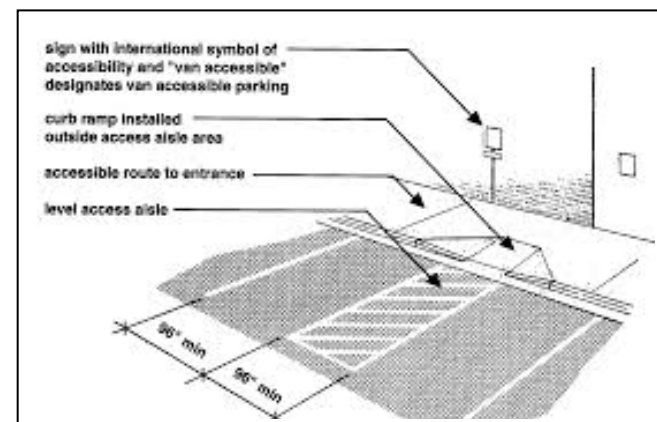
Bathroom Options

- Low Vanity-is there at least 27" underneath where can you roll under the sink to use it?
- 'T' Turn or 60" Turning Circle in Bathrooms-do you have enough room in the bathroom to go in and turn around using a wheelchair?
- Grab Bars-are there bars to hold onto located around the shower and toilet for support and transferring?
- A Raised Toilet-are you able to transfer onto the toilet with no assistance?
- A Roll-in Shower-is there a shower that has no lip and is large enough to use a shower seat or wheelchair?



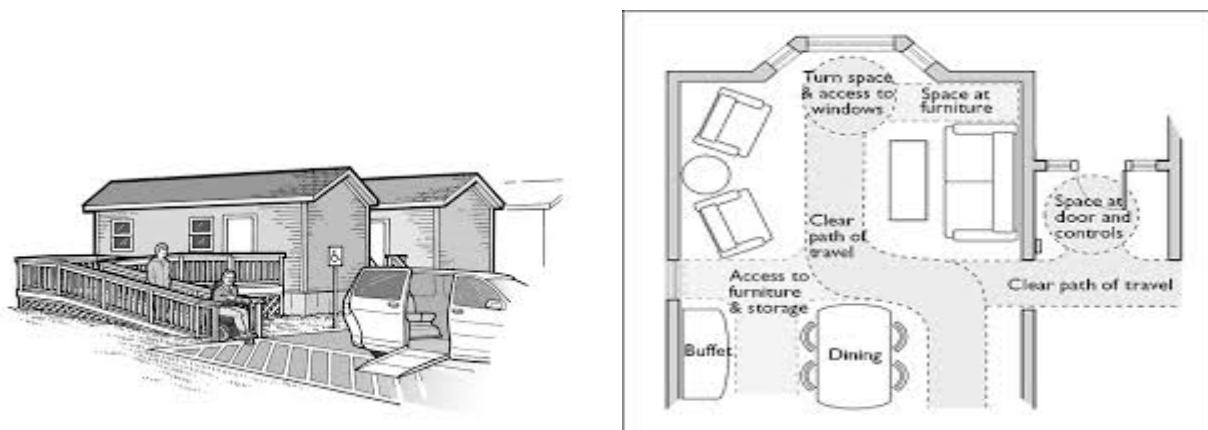
Miscellaneous Options

- Accessible Flooring-are the floors non-slip and feel safe when wet?
- Accessible Laundry-can you get into the laundry room and use the appliances without assistance?
- Accessible Mailbox-can you get to the mailboxes and reach the one assigned from a seated position or wheelchair?



- Is the location on the bus route? If not are you able to access fixed route like Access Express if needed (has to be within city limits of Springfield)
- Do you know the process of asking the manager for an accommodation if needed? (Examples include sign language interpreter, extra grab bars, etc.)
- Parking-will you have an assigned spot for your unit or where guest parking is located?

Accessibility guide modified from the www.theaffordablehousingcenter.org



NOTE: The following page, in compliance with the Fair Housing Act, provides additional guidance on housing requirements. These are building requirements mandated for Homes and Communities by the U. S. Department of Housing and Urban Development (HUD).

There are currently 14 low income housing apartment complexes which contain 788 affordable apartments for rent in Taney County, Missouri noted with an asterisk* before the name and can be located at <http://ahl.mhdc.com> Many of these rental apartments are income based housing with about 158 apartments that set rent based on your income. Often referred to as "HUD apartments", there are 80 Project-Based Section 8 subsidized apartments in Taney County. There are 610 other low income apartments that don't have rental assistance but are still considered to be affordable housing for low income families. The HUD funded Public Housing Agency that serves Taney County is the Ozarks Area Community Action Corporation (see page 5)



■ REQUIREMENTS ■

In order to be in compliance with the Fair Housing Act, there are seven basic *design and construction requirements* that must be met. These requirements are:

Requirement 1. An accessible building entrance on an accessible route.

All covered multifamily dwellings must have at least one accessible building entrance on an accessible route unless it is impractical to do so because of the terrain or unusual characteristics of the site.

- An accessible route means a continuous, unobstructed path connecting accessible elements and spaces within a building or site that can be negotiated by a person with a disability who uses a wheelchair, and that is also safe for and usable by people with other disabilities.
- An accessible entrance is a building entrance connected by an accessible route to public transit stops, accessible parking and passenger loading zones, or public streets and sidewalks.

Requirement 2. Accessible public and common use areas.

Covered housing must have accessible and usable public and common-use areas. Public and common-use areas cover all parts of the housing outside individual units. They include -- for example -- building-wide fire alarms, parking lots, storage areas, indoor and outdoor recreational areas, lobbies, mailrooms and mailboxes, and laundry areas.

Requirement 3. Usable doors (usable by a person in a wheelchair).

All doors that allow passage into and within all premises must be wide enough to allow passage by persons using wheelchairs.

Requirement 4. Accessible route into and through the dwelling unit.

There must be an accessible route into and through each covered unit.

Requirement 5. Light switches, electrical outlets, thermostats and other environmental controls in accessible locations.

Light switches, electrical outlets, thermostats and other environmental controls must be in accessible locations.

Requirement 6. Reinforced walls in bathrooms for later installation of grab bars.

Reinforcements in bathroom walls must be installed, so that grab bars can be added when needed. The law does not require installation of grab bars in bathrooms.

Requirement 7. Usable kitchens and bathrooms.

Kitchens and bathrooms must be usable - that is, designed and constructed so an individual in a wheelchair can maneuver in the space provided.

Taney & Stone Counties Housing Resources/Services & Property Mgt Agencies

HOUSING RESOURCES/SERVICES	
<p>Better Business Bureau (BBB) of Springfield – 417-862-4222 1516 St. Louis St. 65802 www.springfieldmobbb.org Agency serves 24 SW MO counties providing many services such as: support truth in advertising; dispute resolution, etc.</p>	<p>Ozarks Area Community Action Corporation (OACAC) - 215 Barnes, Springfield 65802; 417-862-4314; 864-3440; 610 S. 6th St. Ste 202, Branson (239-1882) Hollister (334-7515) https://oac.ac HUD funded (low income) public housing, Section 8 subsidized & Housing Choice Voucher Programs which serves 10 counties.</p>
<p>Branson MO045 (Taney County) Housing Authority - 417-334-4236 320 W. Main Street http://www.officialhousingauthority.com/missouri/branson-housing-authority/</p>	<p>Southwest Center for Independent Living (SCIL) – 417-886-1188 or Toll Free 800-676-7245; 2864 S. Nettleton Ave, Springfield 65807 www.swcil.org</p>
<p>Branson Lakes Area Chamber of Commerce - 417-334-4084; 269 State Hwy 248; 65616 www.bransonchamber.com</p>	<p>Missouri Affordable Housing Locator http://ahl.mhdc.com A service to help you find quality affordable rental housing in Missouri. This service lists properties that are visited periodically by the Missouri Housing Development Commission for quality purposes because they participate in state & federally funded programs.</p>
<p>Community Partnership of the Ozarks - 417-888-2020; 330 N. Jefferson, Springfield 65806; www.cpozards.org; one of 4 focus areas is "affordable housing & homeless prevention"</p>	
<p>Developmental Connections (DevConn) 417-335-4135; 1533 East State Hwy 76; http://developmentalconnections.com/ Personalized services for people with developmental disabilities: Dorgan Weaver, Combs-Redfern and Saints Street apartments</p>	<p>Apartment Guide –Branson/nationwide property search. www.apartmentguide.com/apartments/Missouri/Branson www.apartmentfinder.com/Missouri/Branson www.apartments.com</p>
<p>Home Builders Association (HBA) of Greater Springfield – 417-881-3711 636 W. Republic Rd. D-108 65807 www.springfieldhba.com</p>	<p>https://affordablehousingonling.com/housing-search/Missouri/Taney-County www.rent.com https://springfield.craigslist.org apartmenthomeliving.com</p>

PROPERTY MANAGEMENT AGENCIES	
Barnes Realty - 660-851-1125; www.barnesrealty.com or jamie@barnesrealty.com ; see Branson Heights and Fisher Creek in Kirbyville	Investment Brokers Realty 417-336-3800 or 800-935-1008; 115 Corporate Place 65616 www.investmentbrokersrealty.com
Bell Management - 417-624-4144 or 337-7369; 3609 E. 20th St., Joplin 64801; www.bellmanage.com Countryside Properties & Forsyth Meadows in Forsyth.	Key Management Company - 316-264-1866; 7701 E. Kellogg, Ste. 250, Wichita, KS 67207 bransonkeymgmt.net Branson Manor Apts & Country Ridge, Greens at Branson Hills & Valley Ridge Residences
Branson Tri Lakes Property Management - 417-336-1902; 548 Branson Landing Blvd., Unit B; www.bltpropertymanagement.com ; see 122 Brentwood Street (Forsyth)	HCW Realty - 417-239-0951; 221 Branson Landing Blvd, Branson; www.hcwrealty.com ; see Eagle Bunker
Crismon Apartments - Dave & Sharon Crismon 417-339-7777 or 336-2048; www.crismonapartments.com Branson and Hollister: Fox Points Vixen Circle, Sycamore Townhouses & Westwood	Kodiak Property Management - 877-882-4440 4880 S. Farm road 189, Rogersville 65742 www.kodiakresources.com Lost Tree Apartments
Dixon Properties & Management, LLC - 417-544-8339 or 335-490; 2500 State Hwy K, Kirbyville 65679. www.dixonproperties.net See Deer Run apartments in Kirbyville	Noland Real Estate - 913-652-8600 or 417-213-5075; 2020 W. 89th St., Ste. 320, Leawood, KS 66206 www.nolanred.com or www.branon89vinyard.com ; see The Vinyards
Hallmark Management, Inc. - 417-886-1394; 1355 E. Bradford Pkwy, Unit C, Springfield 65804; www.hallmarkmgmt.com See The Woodlands (Forsyth) & Keeter Heights (Hollister)	Overland Property Group 913-396-6310; 5345 W. 151st Terrace, Leawood, KS 66224 https://www.ovpgroup.com/bee-creek-apartments

<p>Hamilton Properties Corporation — 417-883-7887; 3556 S. Culpepper Cir., Ste. 7, Springfield, 65804 www.hamiltonpropertiescorporation.com Affordable apartments for rent to low to moderate income families or seniors: Branson Estates, Douglas, Hamiltonian IV & Oak Tree.</p>	<p>The Vencino Group - 417-720-1577; 305 W. Commercial St. - Springfield 65803 https://vecinogroup.com; see Terrace Green Apartments</p>
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PROPERTY MANAGEMENT AGENCIES, continued	
<p>The Wooten Company, LLC – 417-883-8365 1675 E. Seminole, Ste. B, Springfield 65804 www.thewootenco.com; See The Preserve</p>	<p>Tri Lakes Rentals - 417-880-7091 or 696-1150; PO Box 2451, Branson West 65737; www.trilakesrentals.net Rental agency, no fee to renters. Serves Branson, Hollister, Branson west, Reeds Spring, Cape Fair, Merriam Woods, Forsyth, Ridgedale & Kimberly City.</p>
<p>Thousand Hills Realty - 417-337-RENT(7368); 2800 Green Mountain Drive, Bldg 1, Ste. F, Branson http://www.thousandhillsrealty.com; Fall Creek Crossing</p>	<p>Wilhoit Properties – 417-883-1632 1730 E. Republic Rd., Ste. I, Springfield 65808 www.wilhoitliving.com Rock Ridge Villas & Sycamore Springs (Hollister)</p>
<p>TLC Property Management – 417-869-1118 1531 E. Bradford Pkwy, #305, Springfield 65804 www.tlcproperties.com “Smarter” apartments utilize technology from a table or smart phone.</p>	<p>Young Management – 417-862-6662 (local) or 913-947-3131 22602 State Line Rd., Bucyrus, KS 66013 www.ymcorp.com Section 236 and 231 of the National Housing Act and Section 42 Low Income Housing Tax Credit (LIHTC) property management in MO, KS and TX.</p>
NON-PROFIT ORGANIZATIONS	
<p>Boys & Girls Club of Ozarks - 417-336-4255; 1460 Bee Creek Rd. www.bgcozark.org</p>	<p>Branson Public Schools - 334-6619; 1756 Bee Creek Rd. www.branson.k12.mo.us</p>
<p>Branson Senior Center - 417-335-4801; 201 Compton Dr. www.bransonhollisterseniorcenter.com</p>	<p>Chances of Stone County - 417-739-4853; 42 Sunny View Lane, Kimberling city 65686 www.chancesofstonecounty.org Chances is a community</p>

<p>Caring People, The - 417-334-0131; 164 Corporate Place www.thecaringpeople.org Caring People care about Single Moms; we train & equip Caring Women from the church in mentoring Single Moms in small group settings (care groups).</p>	<p>group of people dedicated to enhancing the lives of individuals with developmental disabilities; provides diverse and enriching opportunities to live, learn and succeed in their community.</p>
<p>CORE Communities of Recover, Inc. - 417-339-3804; 602 6th St. wwwcore-usa.org Drug and alcohol recovery services in Springfield & Branson.</p>	<p>Children's Trust Fund (CTF) -573-751-5147; Jefferson City https://ctf4kids.org/healthy-families-task-force-stone-taney-counties Healthy Families Task Force Stone & Taney Counties; Missouri's Foundation for child abuse prevention.</p>

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<p style="text-align: center;">NON-PROFIT ORGANIZATIONS, continued</p>	
<p>Crisis Center - 417-561-5105; P.O. Box 282 www.womenscrisiscenter.net Provides quality residential and non-residential services to victims and survivors of domestic and sexual violence.</p>	<p>Silver Dollar City Foundation - 417-336-7077; 7347 W. Hwy 76; www.silverdollarcityfoundation.org Foundation provides leadership, financial and mentoring support, and coordination to programs community wide. A major project is Care For Kids, the Foundation's program to meet the physical, mental and emotional needs of area kids in partnership with 14 school districts; 10-year commitment.</p>
<p>Developmental Connections - 335-4135; 1533 E. Hwy 76, Box 1 www.developmentalconnections.com Personalized, quality services to people with disabilities</p>	<p>Simmering Center, Inc. - 626-533-7648; 2727 W. Hwy 76 www.simmeringcenter.org Addiction treatment center in Galena 65656</p>
<p>Dignity Now, Inc. - 417-335-5286; 1533 W. Hwy 76, Box 1 www.dignitynowinc.com Main focus is providing services and supports for children with developmental disabilities and their families.</p>	<p>SNAP Taney County - 417-239-3211; 2720 Shepherd of the Hills Expy, Ste D-1 www.dss.mo.gov/cd/office/taney.htm Missouri Department of Social Services, Supplemental Nutrition Assistance Program (SNAP, formerly Food Stamps).</p>

<p>Generation Rescue -877-98-AUTISM; 138 Roark Hill Dr. www.generationrescue.com Comprehensive treatment options for autism families.</p>	<p>Southwest Center for Independent Living - 417-886-1188; 800-676-7245; 2864 S. Nettleton Ave, Springfield www.swcil.org Resources and services for individuals with disabilities to live independently in their own homes.</p>
<p>Gift of Hope, Inc. - 417-546-8062; 15366 Hwy 160, Forsyth 65653 www.giftofhopeinc.org Providing essentials and pathways to independence for Taney county families.</p>	<p>Stone County OACAC Neighborhood Center - 417-739-1130; 15060 Business Hwy 13, Ste. 10, Branson West 65737 https://oac.ac/tag/stone-county-missouri/</p>
<p>MU Extension in Stone County - 417-357-6812; 108 E. 4th Street Courthouse, 2nd floor, PO Box 345, Galena 65656 www.extension.missouri.edu/stone/</p>	<p>Tantone Industries, Inc. - 417-334-7447; 1629 E. Hwy 76 www.ozarksteenchallenge.com and www.tantone.org Tantone Industries is a not-for-profit, sheltered workshop, providing meaningful employment to adults with disabilities in Taney County.</p>

Apartment Name *Low income housing complexes	Contact Information	Studio	1 BR	2 BR	3 BR	Pets	Included with Rent	Notes
Branson 65616								
Bee Creek Apartment Homes 200 Buzz St.	417-243-0233; 913-396-6310 https://www.ovpgroup.com/bee-creek-apartments	n/a	n/a	\$795	\$895-\$915	Y	Internet	All 2 bath; Washer & Dryer Included
* Branson Estates 1507 Bee Creek Rd.	417-334-1336; 417-443-0909 hamiltonpropertiescorporation.com	n/a	Income Based	n/a	n/a	N	Water Sewer Trash	24 unit low income based; 62+ or Disabled Only; Sections 8 & 515 properties
Branson Heights 1450 Herschend Ln.	660-851-1125 barnesrealty.com	n/a	\$525	\$625	n/a	N	Water Sewer Trash	Unit #5 walkout/handicap accessible = \$675
* Branson Manor 218 S Old County Rd	417-334-3800 branson.keymgmt.net	n/a	Income Based	Income Based	n/a	N	Water Sewer Trash	80 unit low income based (not rent subsidized); 62+ or Disabled Only; Project based Section 8 & rental assistance; Income based between \$25 & \$648
Branson Park 301 Scott Blvd	417-339-1272	n/a	\$684	\$898	\$923	Y	Water Sewer Trash Cable Internet	4 BR units available
Branson Village 811 S Commercial St. (Business 65)	417-239-6140 or 294-7554	n/a	n/a	\$525	n/a	N	Water Sewer Trash	33 units
* Country Ridge Residences II 2550 State Hwy 248	417-334-9095 branson.keymgmt.net	n/a	n/a	\$480	\$540	N		Section 8, Low income/tax credit/mkt rate units
* Country Ridge Residences 2550 State Hwy 248	417-334-9095 branson.keymgmt.net	n/a	n/a	\$470-550	\$530-630	N	Water Sewer Trash	Section 8, Low income/tax credit/mkt rate units

Apartment Name *Low income housing complexes	Contact Information	Studio	1 BR	2 BR	3 BR	Pets	Included with Rent	Notes
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*Dorgan-Weaver 1625 E. State Highway 76	417-334-9095 branson.keymgmt.net	n/a	Income Based	n/a	n/a	Ask		14 unit low income based; Section 811 supported housing for persons with disabilities and project based rental assistance.
*Douglas 400 Judy St (& Pine Sts.)	417-336-5254 hamiltonpropertiescorporation.com	n/a	n/a	\$390	n/a	N	Water Sewer Trash	12 unit low income based housing (not rent subsidized); low income housing tax credit & accepts housing choice vouchers
Eagle Bunker 110 Prairie Dunes Dr.	417-544-8515 or 239-0951 www.hcwrealty.com	n/a	n/a	\$875	n/a	Ask		
Fall Creek Crossing 185 Walker Rd	417-337-7368 thousandhillsrealty.com	\$295	\$425	\$525	n/a	Y	Water Sewer Trash	
Golden Oaks 1600 Bird Rd	417-337-5803 www.goldenoaksapartments.com	n/a	n/a	\$695	n/a	Y	Water Trash	
Hamiltonian IV 405 Country Trace	417-336-5254 hamiltonpropertiescorporation.com	n/a	n/a	\$465	n/a	Y	Water Sewer Trash	36 units
*Judy Street AKA Branson Heights 407 & 409 Judy St.	417-233-4466	n/a	n/a	\$650	n/a	Y	Water Trash	24 unit low income (LIHTC) complex; not rent subsidized; accept housing choice vouchers
*Lost Tree South 150 Lost Tree Dr	417-882-4440 or 335-3936 kodiacresources.com	n/a	n/a	n/a	\$550	Ask		88 unit low LIHTC (not rent subsidized); accepts housing choice vouchers; HOME investment partnerships program

Apartment Name *Low income housing complexes	Contact Information	Studio	1 BR	2 BR	3 BR	Pets	Included with Rent	Notes
Lost Tree 860 Lost Tree Dr	417-335-3936;297-0485 www.kodiakresources.com	n/a	\$400	\$374-450	\$520-645	Y	Trash Cable	264 unit LIHTC community
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*Lost Tree Phase II AKA North 150 Lost Tree Dr	417-335-3936; 335-3936 www.kodiakresources.com	n/a	n/a	n/a	\$642	Ask		88 unit low LIHTC (not rent subsidized); accepts housing choice vouchers; HOME investment partnerships program
*Lost Tree West 1500 Lost Tree Dr.	417-882-4440					Ask		8 Low income based (LIHTC) housing apts (not rent subsidized)
*Oak Manor 320 W Main St.	417-334-4236 Branson Housing Authority	n/a	Income Based	Income Based	n/a	Y		40 unit low income; some/all rent subsidized. Elderly or Disabled only; Section 8 managed by Branson Housing Authority (public housing)
*Oak Tree 404 Neihardt	417-336-5254; 883-7887 hamiltonpropertiescorporation.com	n/a	n/a	\$445	n/a	N	Water Trash	24 unit tax credit community; income guidelines apply. Some rental & other assistance may be available through Branson DFS.
Park Place 3515 Arlene St.	417-334-2778	n/a	\$550- \$595	\$625	\$695- \$720	N	All+ Cable & Internet	6 and 12 month lease availability
(The) Preserve 164 Preserve Dr.	417-544-9839 wootenco.com	n/a	\$690	\$780	\$875	Y	Partial + Cable & Internet	Washer & Dryer in each unit; 6 & 12 month lease availability
*Ridgecrest Estates AKA Ridgecrest Apt 211 Olympus Dr (Bull Creek Village)	417-302-5106	n/a	n/a	n/a	\$460- \$560	N	Water Sewer Trash Cable	160 unity tax credit property

Apartment Name *Low income housing complexes	Contact Information	Studio	1 BR	2 BR	3 BR	Pets	Included with Rent	Notes
*Rock Ridge Villas (Apts) 117 Colleen St.	417-334-4078 wilhoitliving.com/property/rock-ridge-villas	n/a	n/a	\$477-\$600	\$697	Y		Section 42 of the LIHTC Program of the Internal Revenue Code.
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*Rock Ridge Villas Phase II 215 Schaefer Dr	417-334-4078; 334-4078 rockridge@wilhoitproperties.com	n/a	\$417-\$518	\$496-\$609	\$567-\$663	Ask		Section 42 of the LIHTC Program of the Internal Revenue Code.
*Saint Street Apartments 200 Saint Street	417-335-4135 developmentalconnections.com	n/a	\$295-\$500	\$350-\$560	n/a	Ask		Independent housing complex for individual adults, couples and families with children with developmental disabilities.
Sycamore Ridge 200 Toni Lane	417-696-1150	n/a	n/a	\$550 and up	n/a	Y	Trash	
Sycamore Townhouse 265 Sycamore Lane	417-339-7777 or 336-2048 www.crismonapartments.com	n/a	\$375	\$650	n/a	Ask	Yard care & trash	Branson & Hollister rentals
Table Rock Heights AKA Branson Apts 406-408 Judy St.	417-332-2788	n/a	Income Based	n/a	n/a	Ask	Water Sewer Trash	Low income; rental assistance
Terrace Green 2818 Shepherd of the Hills Expy.	417-213-8442 vincinogroup.com	n/a	\$640	\$705	\$810	Y	All except gas & electric	2 & 3 BR furnished units available w/all utilities included; 6 & 12 mo. lease options

Apartment Name *Low income housing complexes	Contact Information	Studio	1 BR	2 BR	3 BR	Pets	Included with Rent	Notes
*The Greens at Branson Hills 110 Harbour Town Drive	417-239-1235 bransonkeymgmt.net	n/a	n/a	\$498	n/a	Ask		94 unit low income based (not rent subsidized) 62+ only complex. Low income housing tax credit & accepts housing choice vouchers.
Turtle Creek 159 Turtle Creek Dr.	417-332-8878 turtlecreekbranson.com	\$590	\$670	\$770	\$890	Y	Water Trash Cable Internet	3, 6, & 12 month lease options

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*Valley Ridge Residences, II & III AKA Branson Apts. 2026 Bird Rd.	417-334-9095 or 339-3672 branson.keymgmt.net	n/a	n/a	\$465-535	\$525-615	N		160 unit LIHTC complex; accepts housing choice vouchers
(The) Vinyards 2901 Vinyards Pkwy. #4	417-213-5075 branson89vinyard.com	n/a	n/a	n/a	\$675	Y		Washer & Dryer in each unit
Westwood Apt. 4441 Fall Creek Rd	417-339-7777; 336-2048 crismonapartments.com	n/a	n/a	\$	\$	Ask	Water Lawn	6, 4-plex building (24 units)
Forsyth 65653								
122 Brentwood Street	417-336-1902 btlpropertymanagement.com	n/a	n/a	\$390	n/a	Ask	Water Trash Sewer	
Countryside Properties AKA Lakecrest Apt. 289 Scofield Ave.	417-546-2379 bellmanage.com	n/a	\$470-\$624	\$525-\$679	n/a	Ask		16 unit family complex

Apartment Name *Low income housing complexes	Contact Information	Studio	1 BR	2 BR	3 BR	Pets	Included with Rent	Notes
*Forsyth Meadows AKA Forsyth Sr Housing 329 Main St	417-546-6642; 624-4144 bellmanage.com	n/a	\$360	\$390	n/a	Y	Water Trash Cable	40 unit low income based 62+ or disabled households regardless of age
Shepherd of Hills Estates Apartment Complex 143 Lakeside Dr	417-546-3334 or 545-4534 www.soheapts.com	n/a	\$445-\$495	\$550-\$675	n/a	Y		36 units
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*(The) Woodlands 65653 300 Coy Blvd. (15629 US Hwy 160)	417-546-5577 hallmarkmgt.com	n/a	n/a	\$421-\$499	\$467-\$547	Ask		
Hollister 65672								
Church Street Apartments AKA Hollister Apartments 174-176 Church Street	417-223-4416	n/a	n/a	\$580	n/a	Y		
College View 195 College View Dr (2818 Shepherd of the Hills Pkwy)	417-334-2431 hollisterapartments.com	n/a	\$580	\$680	n/a	Y	Water Sewer Trash Cable Internet	Section 8
Creekside Village 2972 Maple Street	417-812-5080					Ask		24 units

Apartment Name *Low income housing complexes	Contact Information	Studio	1 BR	2 BR	3 BR	Pets	Included with Rent	Notes
Evergreen 878 Evergreen	417-336-3800					Ask		4 units
Green Oaks 428 Kays Lane Hollister	417-334-7757; 334-4246	n/a	n/a	\$510-525	n/a	Y	Water Sewer Trash	
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*Hollister Gables 128 2nd Street	314-535-2220; 417-335-4579		Income Based	Income Based	Income Based	Ask		HUD property; affordable housing rental
*Hollister Heights 616 Evergreen St	417-332-2788; 866-933-2293	n/a	Income Based	Income Based	n/a	N		23 unit low income apartments (not rent subsidized); accepts Section 8 housing tax credit
*Keeter Heights 65737 117 Estate Lane	417-546-5577; 864-6000 hallmarkmgt.com	n/a	n/a	n/a	\$572-\$604	Ask		Low income tax credit homes
*Hcr 3 Bldg Nos 1 & 2 (AKA Landing View) 800 Knox Ave.	affordablehousingonline.com	n/a	Income Based	Income Based	n/a	Ask		20 unit low income apartment community; not rent subsidized
*Silver Nugget Housing 121 White River Mountain Blvd	417-883-1632		Income Based	Income Based		Ask		120 unit low income apartment community; not rent subsidized

Apartment Name *Low income housing complexes	Contact Information	Studio	1 BR	2 BR	3 BR	Pets	Included with Rent	Notes
*Sycamore Springs 120 Sycamore Springs Lane	417-334-4083; 230-7791	n/a	\$443-561	\$510-636	\$561-695	Y	Water Trash Internet	Units for disabled individuals available; Section 42 LIHTC program for middle income families
White River Mountain 115 White River Mtn Blvd	417-335-6767 apartmenthomeliving.com	n/a	\$499	\$599	n/a	Y	Water Trash Sewer	
Kirbyville 65679								
Deer Run 2500 State Hwy K	417-335-4901 or 544-8339 dixonproperties.net	n/a	\$375-\$445	\$425-\$525	n/a	Cats only	Water Sewer Trash	
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Oakland 7133 State Hwy 76	417-336-2824	n/a	\$425-\$450	\$500	\$500	N	Trash	
Redbud 6758 E State Hwy 76	417-334-2738; 336-4133	n/a	n/a	\$410-\$450	n/a	Y	Trash Sewer	
Stone County								
Cottage Hill Senior Housing 26 Cottage Hill, Kimberling City 65686	417-272-9250 midamproperties.com/cottage-hill	n/a	n/a	\$348	n/a		Trash Water	36 units for ages 55+; Section 8 vouchers & Section 42 LIHTC

Apartment Name *Low income housing complexes	Contact Information	Studio	1 BR	2 BR	3 BR	Pets	Included with Rent	Notes
Crane Senior Citizens Housing 602 Compton Ave, Crane 65633	417-723-0190 bellmanage.com	n/a	\$330-340	n/a	n/a	1 month rent	Trash Sewer Elec Cable Water	44 units; elderly, handicapped or disabled
Senior Galena Citizens Housing 507 Carr St, Galena 65656	417-723-8334	n/a	Income Based	Income Based	n/a	\$450	Trash Sewer Elec Water	
Green Oaks Estates 104 Bel Aire Court, Crane 65633	417-723-8334 keymgmt.com/properties/104-bel-aire-ct-crane-mo	n/a	Income Based	Income Based	Income Based	No Pets	Trash Sewer Water	Section 8 housing
Bradford Court & Little Oaks 13162 Hwy 13, Kimberling City 65686	417-739-3200	n/a	\$425	\$525	n/a	\$100	Trash Sewer Elec Water	52 units, 3 story building for ages 55+
Notch Inn & Apts 50 Notch Ln, Branson West 65737	417-338-2941 or 1-866-803-6611; notchinn-bransonwest.com							Contact for rates
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Ozark Villas Shell Knob 25905 Ozark Villas Road, Shell Knob 65747	417-858-3355	n/a	n/a	\$386	n/a	Yes	Cable Sewer Elec Water	
Reeds Spring Senior Housing 23053 Main St. Reeds Spring 65737	417-443-0909 hamiltonpropertiescorporation.com 417-883-7887	n/a	Income Based	n/a	n/a	Yes	Cable Sewer Elec Water	20 units for ages 55+

Apartment Name *Low income housing complexes	Contact Information	Studio	1 BR	2 BR	3 BR	Pets	Included with Rent	Notes
Valleyview Estates 117 Estate Lane, Reeds Spring 65737	417-272-9250	n/a	n/a	\$380	\$490	\$200/ pet	Trash Sewer Water	Section 42 of the LIHTC Program of the Internal Revenue Code.

Extended Stay/Long Term Hotels - Weekly/Monthly in Branson	Contact	Rent Info & Amenities		Notes
76 Inn 2330 West Country Blvd. (on the strip)	417-334-7474 C 954-802-5014	\$49 night \$145 week	All utilities, phone, mini-fridge, WIFI, microwave, cable	\$580 month, off street parking, coin laundry, outdoor pool, manager onsite, some smoke free; *on city watch list
Almost Home 3306 Shepherd of the Hills Hwy	334-0031 C 954.292-1391	\$49 night \$145 week	All utilities, phone mini-fridge, WIFI, microwave, cable	\$580 month, off street parking, coin laundry, outdoor pool, manager onsite, some smoke free
American Eagle Inn & Suites 3221 Shepherds of the Hills Hwy	417-336-2666	\$99 week move in special	All utilities, phone, mini-fridge, WIFI, microwave, cable	Monthly rates, some smoke free, off street parking, coin laundry, outdoor pool, manager onsite
Branson Plantation Inn 3470 Keeter Street (west of strip)	417-331-3102; 320-6063	\$145 week (\$99 move in special when available)	All utilities, full fridge, microwave, cable, phone, WIFI	Monthly rates, off street parking, coin laundry, outdoor pool, manager onsite, gym
Good Shepherd Inn 1023 W. Main St.	417-334-1695			*on city watch list
Green Mountain Inn 2825 Green Mountain Drive (on the strip)	417-336-6700	\$145 week/person \$10/week for each additional person	All utilities, WIFI, full fridge, phone, microwave, cable	\$580 month, off street parking, coin laundry, outdoor pool, 24/7 surveillance
Greenbrier Inn 3518 West 76 Country Blvd. (on the strip)	417-334-0444	\$135/wk 3rd floor (not updated); \$150 week (updated)	All utilities, WIFI, mini-fridge, phone, microwave, cable	Monthly rates, off street parking, coin laundry, outdoor pool, manager onsite, on-site grocery
Queen Anne Motel 3510 West 76 Country Blvd. (on the strip)	417-335-8100	\$145/wk/person; +\$15/extra person (\$99 week move in special w/\$75 dep)	All utilities, mini-fridge, microwave, cable, phone, WIFI	Off street parking, outdoor pool, manager onsite; 24/7 surveillance; weekly inspections and clean towel/linen exchange
Travel Inn 505 Gretna Rd.	417-334-8494			*on city watch list

Victorian Palace Schaefer Dr.	600	574-304-5125			*on city watch list
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Page 18 *Contact Compliance Officer for updates at 417-337-8527

Resource Name & Service	Address	Phone	Notes
FOOD, PANTRIES &/or FREE MEALS			
Beacon of Hope Church Rockaway Beach 65740	Hwy 176, PO Box 355	417-527-0249	Call to confirm services
Blessings Christian Ministry Reeds Spg 65737	21877 Main St, Reeds Spg 65737 blessingschristianministry.org	417-272-0700	Small emergency food & hygiene pantry; no requirements or appointments; Noon-5, M-F
Branson Bible Church	533 Branson Landing Blvd	417-334-3678	Call for grocery assistance
Branson-Hollister Senior Center & Homebound Adult Meal Delivery	201 Compton Dr bransönhollisterseniorcenter.com	417-335-4801	8-4:30 M-F; lunch served 11-12:30; call about homebound delivery (AKA Meals on Wheels)
Christian Action Ministries (CAM)	610 S 6th Street, Branson christianactionministries.org	417-334-1157	Mon-Fri Noon-3; Branson & Forsyth pantries & mobile distribution in eastern Taney County
CAM Food Pantry-Forsyth, AKA My Neighbor's Pantry	10726 State Hwy 76 christianactionministries.org	417-251-0260	Tuesday - Wednesday - Thursday 10:00 am - 1:00 pm/ closed every 4th Wed of the month
Christian Associates Emergency Food Pantry Thrift Store	13192 Hwy 13, Kimberling City 17799 Hwy 13, Branson West catrl.org	417-739-3200 272-1121 Store	Pantry 9-3:30 Mon-Fri; no appointment needed; Thrift Store - 10-6 Mon-Sat & 1-5 on Sunday; seasonal hours may change
Eastern Taney County Senior Ctr AKA Forsyth Senior Friendship Site	13879 Hwy 160, Forsyth 65653 senioragemo.org	417-546-6100	9-5 M-F; lunch served 11:30-1; Thrift store hours: M-F from 9-5 & Sat 10-3
Jesus Was Homeless	2005 W. Hwy 76, Suite #106 jesuswashomeless.org/JWH	417-294-1300	Thursdays-sacks and delivers meals to people living in weekly-and extended stay motels.
Kimberling Area Senior Center	63 Kimberling Blvd., PO Box 873, 65686 senioragemo.org	417-739-5242	Lunches served from 11:30-1 Mon-Friday; call about home meal delivery
Loaves and Fishes-Mon. @ 1st Baptist Church & Wed. at Our Lady of the Lake Catholic Church	400 S. Sunshine-Monday 202A Vaughn Dr.-Wed	501-837-4938	Free dinner served from 5:30-6:30 January 3 thru February 28

Resource Name & Service	Address	Phone	Notes
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Salvation Army Salvation Army Family Store	2564, 1114 Tanger Blvd. 203 W. Atlantic St-Fam. Store	417-339-4434 337-8269 Store	Monday, Tuesday, Wednesday 10-Noon; M-Sat 9-5 (Store)
Taney County Health Department - WIC	320 Rinehart Road, Branson 15479 Hwy 160, Forsyth 65653 taneycohealth.org/services/WIC	334-4544 Br 546-4725 For	Food vouchers for preschool children, pregnant women and nursing mothers
HOUSING REPAIR SERVICES			
OACAC (Ozarks Area Community Action Corporation)-Branson	610 S 6th Street https://oac.ac	417-239-1882	Free service for qualified homeowners & renters; weatherization to save on utilities
Re-Building Hope for Seniors- Branson	PO Box 6549 rebuildinghopenow.org	417-335-2015	Assists senior (60+) homeowners (on fixed income) with home maintenance & repairs, and quality of life improvements
Freedom Seekers-Blue Eye	190 Parliament freedomseekersministry.org	417-527-3216	Handyman services, painting, tree service, brush removal & moving assistance.
HOUSING, UTILITIES & MISC.			
Salvation Army-Branson	1114 Stanley Drive www.salvationarmy.org/usc	417-339-4434	Rent & utility assistance as well as prescription & clothing assistance-all by appointment only.
Christian Associates	Kimberling City catrl.org	417-739-3200	Homeless prevention funds. Appointments only.
Laundry Love Project-Branson	116 Pathways laundrylove.org	417-337-7770	Free laundry assistance; call for details.

Resource Name & Service	Address	Phone	Notes
OACAC-Branson Branson West	610 S 6th St, Ste 202, Branson 15060 Bus 13 S, Ste 11, Branson West https://oac.ac	417-239-1882 417-739-1130	Help w/payments-Housing Choice Voucher; Low Income Home Energy Assistance Program (LIHEAP); EA=Energy Assistance & Energy Crisis Intervention Program (ECIP)
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TRANSPORTATION			
Jesus Was Homeless "Meet the Doc" Program	2005 W. Hwy 76, Suite #106 www.jesuswashomeless.org	417-294-1300	Medical, dental, mental health, addiction recovery, job training and other "events" follow-up
Salvation Army	1114 Stanley Drive www.salvationarmy.org/usc	417-339-4434	Gas vouchers. Appointments only.
OATS Transit-Taney County	Taney = 855-569-1449 Springfield 800-770-6287 oatstransit.org/taney	417-877-1216; 598-8398 (Branson)	Local and long distance (Springfield medical appointments) routes; check website or call for details
MEDICAL ASSISTANCE			
Faith Community Health Clinic Branson 65616	610 S 6th Street faithcommunityhealth.org	417-336-9355	Medical, vision, mental health, prescription & KwikCare (minor) medical clinic services; clinic & dispensary hours 9-4 M, T, Th & F (closed 12-1 pm). Income based monthly rates; does not receive federal or state (financial) support.
Free Medical Clinic of the Ozarks Hollister 65672	590 Birch Rd., Ste 1A	417-334-9940	Monday, Tuesday, Thursday & Friday 10:00 am - 1:00 pm. Medical Services are offered to those who meet the following guidelines: Uninsured, underinsured, Low, Call clinic for details and/or appointment.

Resource Name & Service	Address	Phone	Notes
Jordan Valley Community Health Center Hollister 65672	33 Gage Drive-Hollister jordanvalley.org/hollister	417-334-8300	Medical, well child visit, mental health, psychiatry/specialist/preventive and dental services available. Four tiered pricing income based fee schedule
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MSU Care at O'Reilly Clinical Health Sciences Center Springfield 65897	640 E. Cherry msucare.missouristate.edu	417-837-2270	MSU Care is a Mercy affiliate clinic that serves uninsured low-income adult patients, ages 18-64, in an enhanced primary care educational environment. Hours: M, T, W & F from 8 am-5 pm; Thurs from 10-7. Services formerly provided thru The Kitchen.
Skaggs Foundation Branson 65616	101 Skaggs Rd., Suite 404 www.skaggsfoundation.org	417-348-8002	Mission is to support community initiatives that improve health and wellness-Stone & Taney Counties.
Stone County Children's Smile Center Branson West 65737	18020 State Hwy 13 www.childrensmilecenter.org	417-582-KIDZ (5439)	M-F 8-5, last appt @ 4. Preventive & primary dental care to low-income children (ages 1-19) in Stone, Taney, Christian, Barry, Dade and Lawrence counties; MoHealthNet recipients or pregnant women.
Stone County Health Department North Office, Galena 65656 South Offc, Branson West 65737	109 E. 4th St, Galena 15767 Hwy 13, Ste. 1, Branson West stonecountyhealthdepartment.com	417-357-6134 417-272-0050	M-F hours. Community health services & education; immunizations, WIC; birth/death records & environmental health resources. Fees based on insurance status & income.

Resource Name & Service	Address	Phone	Notes
Taney County Health Department- Local Public Health Agency (LPHA) of MO Department of Health & Senior Services (DHSS) Branson 65616	320 Rinehart Road taneycohealth.org	417-334-4544	Wide range of Nursing & Clinical Services. Taney Cty clinical service fee is \$20 (\$25-out of county) for STD, Lab services and TB skin tests/reading. Monday 8 am-6 pm; Tues-Friday 8 am-4:30 pm
Taney County Health Department Forsyth 65653	15479 US Hwy 160 taneycohealth.org	417-546-4725	Wide range of Nursing & Clinical Services. Taney clinical service fee is \$20 (\$25-out of county) for STD, Lab services & TB skin tests/reading. Monday 8 am- 6 pm; Tues-Friday 8-4:30
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Fordland Clinic Tri-Lakes Community Health Center Kimberling City 65686	11863 State Hwy 13 fordlandclinic.org	417-739-1995	Offers family practice, dental, mental health, and prescription and lab services. Sliding fee scale for uninsured and accepts Medicaid and Medicare.
WIC (Women, Infants & Children) through Branson/Taney Health Dept.	320 Rinehart Road taneycohealth.org/services/wic	417-334-4544 or Toll Free 888- 294-9530	Special supplemental nutrition program that serves pregnant women, new mothers, infants & children up to their 5th birthday. Nutrition education, health screenings, breastfeeding education and support, referrals to other health and social services, & assistance to purchase healthy foods is offered to participants.
WIC (Women, Infants & Children) through Forsyth/Taney Health Dept.	15479 US Hwy 160 taneycohealth.org/services/wic	417-546-4725 or Toll Free 888- 707-4725	See WIC Branson for same services
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