



# **KANSAS CITY MISSOURI**

# AFFORDABLE HOUSING TRUST FUND ROUND III

## Project Application Submissions

September 25, 2023

*Prepared for The HTF Advisory Board*

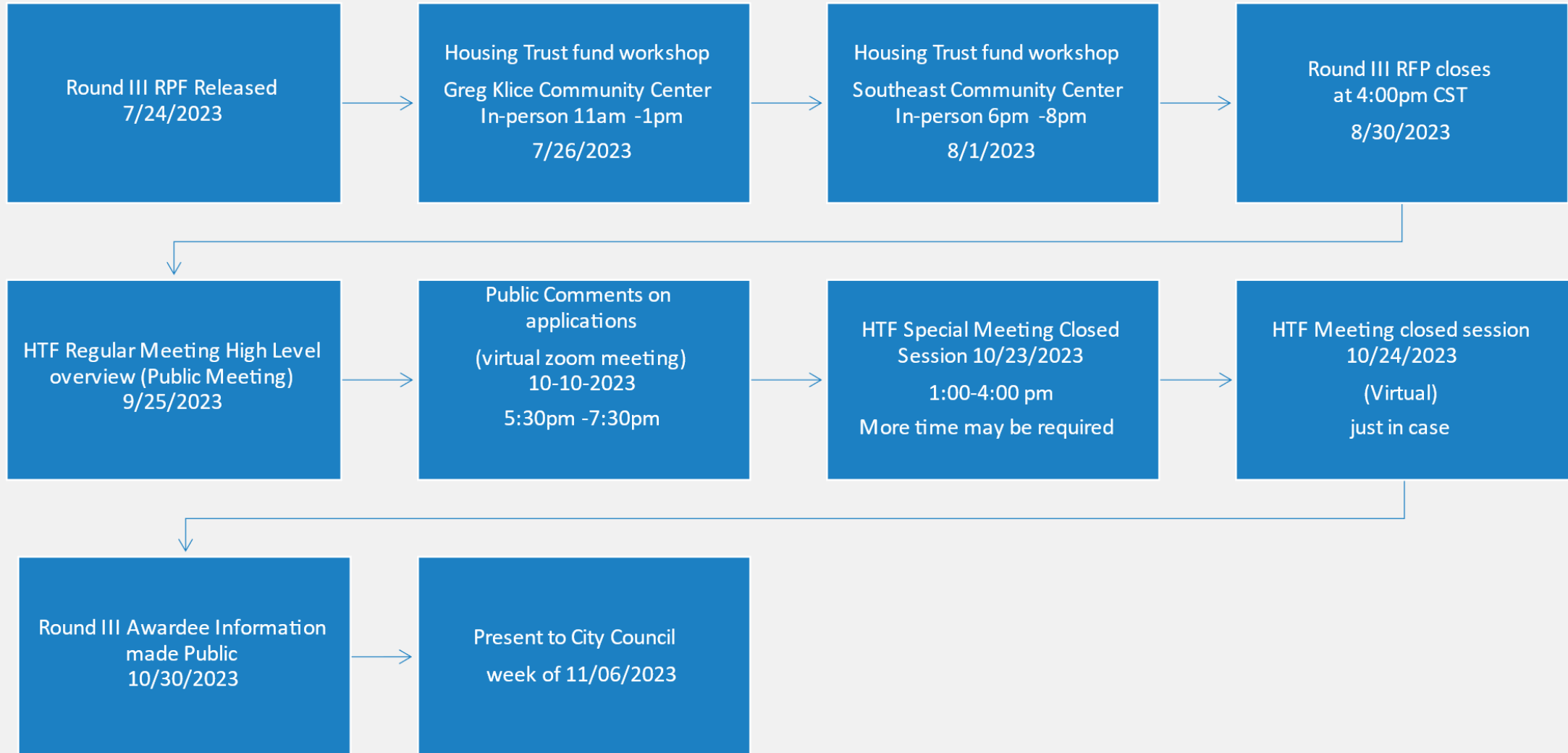
Presented by Jennifer Tidwell, Deputy Director



# Who We Are and What We Do

- The Housing Trust Fund (HTF) was established in 2018 by Ord. 180719 to implement neighborhood revitalization, housing development, and preservation projects in accordance with the City's housing policy.
- In 2021, Ord. 210873 established the process by which funds would be allocated from the Housing Trust Fund.
  - Created the Housing Trust Fund Board to review applications and recommend projects to Council through a bi-annual RFP process.
  - Named priorities and requirements to guide the review and evaluation of projects.
- For this RFP, up to **\$9,000,000** is available to award towards projects.

# Housing Trust Fund Timeline



## PROJECT APPLICATION OVERVIEW

<b>Number of project interest</b>	32
<b>Number of eligible projects</b>	19
<b>Number of incomplete projects</b>	10
<b>Number of ineligible projects</b>	3

## ELIGIBLE APPLICATIONS BY COUNCIL DISTRICTS

District	Total Project Budgets	Project Applications
1	\$ 0	0
2	\$ 0	0
3	\$ 130,388,358	11
4	\$ 234,716,132	4
5	\$ 67,150,000	3
6	\$ 29,500,000	1

## ELIGIBLE APPLICATIONS BY PROJECT TYPE

<b>Affordable Housing Creation</b>	<b>12</b>
<b>Affordable Rental Preservation</b>	<b>4</b>
<b>Homebuyer Assistance &amp; Retention</b>	<b>1</b>
<b>Transitional &amp; Supportive Housing</b>	<b>2</b>

Housing Trust Fund Round III Public Information																
#	Developer's Company Name	Project Name	Project Location	City Council District	Management Company	Engagement	requesting a loan or a grant from HTF?	Total Budget	Number Unrestricted Units	Number Affordable Units	Total Number of Units	Years of Affordability	30% and below AMI	31-50% and below AMI	51-60% and below AMI	60% and above AMI
67	Jenny Olivero	n/a	n/a	n/a	N/A	n/a	Grant	\$300,000.00	0		0	30 years	0	0	0	0
72	Pedcor Investments, A Limited Liability Company	Trails at Bannister Apartment Homes	6200 East Bannister Road, Kansas City, Missouri 64138	5th	Pedcore Management Corp	This project has received unopposed zoning and development plan approval as well as approval for a 25-year property tax abatement from the Planned Industrial Expansion Authority	Loan	\$64,750,000.00	22	194	216	30 years	33	0	161	0
73	Haydn Homes LLC	Urbanity	2461 Prospect Ave, Kansas City, Missouri 64127	3rd	Shawwna Murrell	Team project engagement is top priority. Keeping everyone engaged and on the same page requires focus to ensure the team remains aligned and effective. The Developer's team consists of Pendulum Architecture, Stand Engineering, Custom Engineering & the Accountant, Attorney and Owner's Representative. Engagement of all team members simultaneously improves the project success by creating efficiency and effectiveness. The Developer is actively engaged with them all. The projects plan runs smooth because everyone is comfortable speaking and collaborating with other project team members on an ongoing basis. First and foremost, the Developer has set clear vision and specific project goals to foster group engagement and the Owner's Representative supports by ensuring the timelines are met and the budget is adhered to. As a team, the Developer, Architect, Engineers, and General Contractor meet weekly. Each meeting focuses on the main topics of how we can make sure our project stays on budget and on time. We discuss solutions for any competing priorities or critical roadblocks as they emerge. We also discuss creative ideas that can be contributed to enhance the projects final output.	Grant	\$2,313,107.00	1	3	4	51-98 years	0	0	1	2
76	Grayson Capital	Mohawk at 15th	1531 Holmes Street, Kansas City, Missouri	4th	Yarco Companies	Developer has met with Crossroads Community Association and received positive feedback.	Grant	\$49,000,000.00	152	38	190	99+ years	0	0	38	0
77	Jerusalem Farm	Northeast Community Land Trust	See map, multiple properties, Kansas City, Missouri 64124	4th	N/A	Under this partnership, KCCLT has provided a series of community workshops teaching residents and partners about the benefits and operations of a Community Land Trust (CLT). In these workshops, residents also taught KCCLT what factors must be considered when drafting and implementing documents governing the Jerusalem Farm properties transferred to the KCCLT. These factors included buyer qualifications, purchase process, equity share, and ongoing owner engagement. As the Northeast trust grows, there will be more opportunities for neighbors to join the trust committee.	Grant	\$1,312,500.00	0	6	6	30 years	0	2	4	0
78	Synergy Services, Inc.	Forest Hill Village	3500 Prather Road, Kansas City, Missouri 64119	4th	KC Mass	Since 2019, Synergy Services has worked in partnership with Mark Irvin from KC MASS to develop housing for survivors of domestic violence and their children. Effort was made to connect with realtors and a variety of community leaders to seek property and the best location to create a safe apartment complex to provide transitional housing in a comfortable and accommodating "village".  In 2021 12+ acres were located at 3500 Prather Road and DRAW Architecture worked in collaboration with Synergy and KC MASS to manage the rezoning process for Kansas City MO. Meetings were held with Northland Neighborhood and nearby homes associations as well as area elected officials, the North Kansas City School District, North Kansas City Hospital and a variety of funders. Synergy clients presented their stories regarding the benefits and impact of the agency's current scatter-site transitional living program on their lives as survivors of domestic violence and the lives and future of their children. Synergy staff members also shared how crucial the addition of housing within a supportive community was to both expand the capacity to meet the needs as well as the genuine impact of sharing stories and lives together. North Kansas City School District commended the impact Synergy's in-school services have had on the school and how much they appreciate the housing being constructed within the district.  The property was rezoned in December 2022 and ongoing engagement for the project continues as the campaign to raise needed funds is ongoing. Senator Lauren Arthur was able to leverage a bi-partisan Missouri appropriation by sharing the need for the program.  Synergy seeks to build community that will engage the children into the neighborhood and encourage residents to participate in community activities as well establishing a close community between the residents.	Grant	\$14,001,837.00	0	18	18	31-50 years	18	0	0	0
79	Arnold Development Group LLC	Historic Northeast Lofts	5401 Independence Ave, Kansas City, Missouri 64123	4th	Yarco Companies	We have met three times with the Lykins Neighborhood Association. Presented to the Sheffield, Indian Mound and Lykins Community, Met with board members from Mattie Rhodes, JVS, and the executive director of Cultivate KC. Presented to the Sheffield Neighborhood Association.	Grant	\$170,401,825.00	67	322	389	99+ years	54	130	0	67
81	Freeman Investment Group	Freeman Remodel and Addition	7200 Tracy Ave, Kansas City, Missouri 64131	5th District	N/A	N/A	Grant	\$150,000.00	0	0	0	30 years	24	0	0	0
82	Community Builders of Kansas City	Ivanhoe Gardens Apartments	2012 E 38th St, Kansas City, Missouri 64109	3	EastPoint Realty Group, LLC	CBKC continues to work with the surrounding neighborhoods to discuss ways to reduce crime, improve safety and combine resources to improve economic outcomes in the area.	Grant	\$1,100,000.00	None	80	80	N/A	0	80	0	N/A
84	Purpose Driven Development	Chestnut Village	2508-2538 Chestnut Street, Kansas City, Missouri 64128	3rd	reStart, Inc.	Along with building financial support through federal/local government agencies, corporations, and individuals, reStart knew success ultimately depended on neighborhood partnerships. We've been engaging with the neighborhood and neighborhood association all along the way starting in August 2022. reStart has attended neighborhood meetings and met individually with neighborhood representatives. reStart CEO most recently presented an updated preview of the site plan and is scheduled for a larger site presentation in September.	Grant	\$1,500,000.00	0	5	5	30 years	0	5	0	0





**Housing and Community Development**

85	Taliaferro & Browne, Inc. / Fulson Housing Group	Prospect Summit Townhomes	2209 Olive St., Kansas City, Missouri 64127	3rd	Fulson Asset Management	Numerous public meeting have been held with the general public, neighborhood associations and Mt. Pleasant Missionary Baptist Church.	Loan	\$10,529,002.00	0	24	24	99+ years	24	0	0	0
87	TBD	DeLano Youth Housing and Supportive Services Redevelopment	3708 Linwood Boulevard, Kansas City, Missouri 64128	3rd	N/A	<p>The DeLano project is grounded in community voice. Convening local youth, supportive housing stakeholders and local community partners positions the redevelopment efforts in alignment with the local capacity, strategy, and vision. Over the past eight months community partners, sector agencies and key project stakeholders participated in regular Community Advisory Committee (CAC) meetings. The Community Advisory Committee includes: KCPS, KCMO, IFF, Design Team: STRATA and MultiStudio, reStart Inc., Synergy Services, Drumm Farm, HENC, Greater Kansas City Coalition to End Homelessness (GKCCEH), University Health Community Care Clinic - Linwood YMCA, Linwood YMCA, Our Spot KC, and KCMO Housing Authority. The DeLano CAC positioned key project partners, local stakeholders, and sector partners as deep collaborators in designing the project goals, priorities, and programmatic needs.</p> <p>Centering the voices of youth with lived experience of homelessness is critical to the success of the DeLano redevelopment efforts. The project team engaged Youth4Change KC, a local youth advisory board whose participants serve as experts on youth homelessness, students from Central High School, and the KCPS Student District Advisory Council (SDAC) during the feasibility phase to ensure the project vision reflected their priorities and lived experience. Each of these groups contributed critical feedback on proposed programs, priority service needs, operational opportunities and barriers based on site and building layout, and input on design approach. In each session the project team heard youth fervently affirm the need for the proposed services, especially in the surrounding neighborhood. They demonstrated enthusiasm during participation and many vocalized interest in staying engaged in planning and fundraising to ensure the realization of this vision. Several youth expressed an interest in serving as mentors and/or staff once DeLano was in operation. Beyond providing expertise and input, CAC partners and youth alike become meaningful ambassadors of the project as the project moves from planning to implementation.</p>	Grant	\$23,912,900.00	0	18	18	30 years	18	0	0	0
88	By Purpose Productions	KC Urban Core Homeownership Fund	5737 Swope Parkway, Kansas City, Missouri 64130	5th	By Purpose Productions	By Purpose Productions engages the urban core with a wealth of knowledge and consistent community awareness. This organization created The Kansas City Urban Core Home Tours in commemoration of the 50th Anniversary of the Fair Housing Act in 2018 and as a result has helped to create over 660 new homeowners in the underserved communities in Kansas City. This is an ongoing event held bi-annually to presently to date. By Purpose Productions has hosted networking Engagements, countless Credit and Homeownership Seminars, Community Thanksgiving Dinners, and Community Fun Days to various communities within the Kansas City Urban Core.	Grant	\$400,000.00	0	0	0	30 years	12	12	24	0
89	Keys Realty Group Inc	City Pulse Apartments	27th & 28th Prospect, Kansas City, Missouri 64127	3rd	Keys Realty Group Inc.	I've done engagement activities in the neighborhood, local businesses and meeting and discussions with the councilmen of the district.	Grant	\$12,609,822.00	10	29	39	30 years	8	0	35	0
90	Kansas City Community Land Trust	Marlborough Townhomes	1300 E 75th St, Kansas City 64131	5th	Kansas City Community Land Trust	Please see "Neighborhood Impact" above	Grant	\$2,000,000.00	0	25	30	30 years	0	0	2	4
91	Flaherty & Collins Development, LLC	Jazz Hill Homes	924, 928, 930, 1000, 1100, 1106, 1200, 1300, 1304 Paseo Boulevard & 1401 E. 10th Street, Kansas City, Missouri 64106	3rd	Flaherty & Collins Development, LLC	<p>The development team's proactive approach to community engagement has left no stone unturned. Prior to even breaking ground, we embarked on a journey of forging alliances with a diverse array of entities. We formed vital connections with esteemed organizations such as the FEC Full Employment Council. This collaboration not only aligns with our commitment to economic empowerment but also reflects our dedication to harnessing the potential of every community member.</p> <p>The SCLC Southern Christian Leadership Conference, The Paseo West Neighborhood Association, KC Tenants organization, and other community pillars have lent their voices to champion our cause, underscoring the depth of our shared commitment to justice and equality through housing.</p> <p>The significance of the 12th Street CID cannot be understated. Our ongoing dialogue with them has been instrumental in ensuring that our project is not just a development, but a continuation of our community's rich heritage. Our interaction with current residents, the beating heart of our endeavor, has been marked by genuine conversations that have steered our path.</p> <p>Recognizing the power of the media, we joined forces with local news stations like KSHB 41 and KCTV 5, as well as esteemed publications including the Kansas City Business Journal, The Urban Summit, and local newspapers like CityScene KC, northeast news, and community voices. Their involvement has magnified our message, ensuring that we reach as many community members as possible.</p> <p>Furthermore, our engagement has extended to the realm of governance, with city council members, Jackson County legislators, and the mayor pro tem all becoming integral parts of our journey. Their involvement underscores the importance of a unified vision for progress.</p> <p>Our web of partnerships, connections, and collaborations serves as a testament to the vitality of collective engagement. As we continue to pave the way for revitalization, our commitment to providing affordable housing in the Kansas City Area and inclusivity remains resolute.</p>	Grant	\$37,783,667.00	0	181	181	31-50 years	8	0	35	



92	Metro Lutheran Ministry & Consolidated Housing Solutions (co-developers)	Prospect at 35th	3436, 3444, 3454 Prospect, Kansas City, Missouri 64128	3rd	Yarco Companies	The RideKC Development focus planning efforts on Equitable Transit Oriented Development (ETOD) and sought to establish community based redevelopment projects as a part of a comprehensive planning strategy. The Prospect on 35th was one of the projects defined through that planning effort. Over the last year, the group actively participated in the community development planning process that helped define The Prospect on 35th project as a part of the 35P Station Area Plan. That plan prepared with the three surrounding neighborhood associations, and active area community development entities, sought to include the not for profits in the directly in the development process. That ETOD planning effort helped promote an integrated approach for a community based housing strategy- intended to expand service to a community in need. The proposed 30 unit affordable housing project is a component of the 2022 Station Area Plan ,” 35P Station Area Plan” prepared by Scott Associates for the community development node at 35th and Prospect with RideKC Development Corporation, Palestine Economic Development Corporation, The Whole Person, Key Coalition Neighborhood Alliance, Ivanhoe Neighborhood Council and Oak Park Neighborhood Association. RideKC Development Corporation and the some of the not for profits, provided part of the planning funding for this comprehensive, community-based planning approach, with a large part of the funding provided by the Mid-America Regional Council. That plan focuses on providing affordable housing and community serving-redevelopment that can advance Equitable Transit Oriented Development in the BRT-served Prospect Corridor.	Grant	\$10,046,860.00	5	25	30	Duration of col	5	0	20	0	
93	n/a	Century Towers Apartments	612 Garfield Ave, Kansas City, Missouri 64124	3rd	Red Stone Properties, LLC	At HH, we believe that fostering a strong sense of community goes beyond the physical aspects of housing. As part of our commitment to the neighborhoods and cities we operate in, we have a history of implementing impactful community engagement initiatives that contribute to the well-being and vitality of the community. For the Century Towers Apartments preservation project, we are excited to continue and expand upon these initiatives, creating a positive and inclusive environment for residents and neighbors alike.  The following events happen: 1. Annual Food Drive:Every November, we organize an annual food drive in collaboration with local residents, businesses, and community organizations.	Grant	\$6,535,000.00	189	48	307		12	12	0	0	
94	McCormack Baron Salazar, Inc.	Jazz District III	1511 East 18th Street, Kansas City, Missouri 64108	3rd	McCormack Baron Salazar, Inc.	MBS believes that a transformational development can only be successful with the active and ongoing commitment of community stakeholders. Ultimately, the community in which the revitalization effort is taking place must be invested in achieving a successful outcome and believe that they will benefit from its success by having a better place to live, a better job, a safer neighborhood, more customers, or more opportunities for themselves, their children, and their neighbors. A planning process that actively engages the community is critical to achieving that outcome. Meaningful community engagement is a core component of all MBS projects, and our staff will work in close coordination with Rosemann Architects, who will lead our design team, and Carrie Stapleton from Phillips-West, who is responsible for community relations, as we seek input from the community to refine and finalize plans for the site.	Loan	\$22,938,000.00	5	43	48		8	0	35	0	
96	Urban Building Solutions	The Flats at South Vine Michigan Avenue	2527 Michigan Ave, 2529 Michigan Ave, Kansas City, Missouri 64108	3rd	N/A	Daniel Edwards, Principal, serves on the Wendell Phillips Downtown East board. Separately, the principals have presented the development plan to the neighborhood association and interacted with neighbors on the 2500 block of Michigan Avenue and adjacent blocks on multiple occasions.	Grant	\$1,120,000.00	0	6	6		0	0	2	4	
97	Overland Property Group, LLC	Bridgeport Apartments	8426 East 108th Street, Kansas City, Missouri 64134	6th	Weigand-Omega Management	OPG has already had ongoing discussions with several local neighborhood groups including Ruskin Hills Homes Association, Kirkside Homes Association, and the Southern Communities Coalition. Attached you will find copies of current email correspondence with these groups; as you will see, we are planning on meeting with Ruskin Heights Homes Association (date TBD) and the Southern Communities Coalition (date TBD, currently targeting November 16).	Loan	\$29,500,000.00	0	232	232		0	73	232	0	0
98	n/a	Cold Weather Shelter	Housing and Community Development Department,	All	N/A	n/a	Grant	\$2,000,000.00	0		300		300	0	0	0	0

# Moving Forward

## Considerations that guide evaluation

### Satisfying ordinance requirements

- ▶ Maximum percent of total development costs that may be awarded per project.
- ▶ Meeting priorities, funding requirements, and minimum affordability period.
- ▶ Compliance with set-aside requirements.

### Project readiness

- ▶ Do they have site control?
- ▶ How far along are they in fundraising? Have they secured other non-City funds? If they applied for LIHTC, were they successful?

### Creativity/innovation

Number of affordable units produced per dollar and level of affordability



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