

#	Organization	Developer's Company Name	Project Name	Project Location	City Council District	Project Type	Project Description (Please keep information brief and focused)	Is this project New Construction, a Rehab, or both?	Are you requesting a loan or a grant from HTF?	Amount of Funds Requested	Total Project Budget	Amount of total project going to housing components	less than 30 percent AMI (Extremely low income households)	31 to 50 percent AMI (very low income households)	51 to 60 percent AMFI	61 to 80 percent AMFI	81 to 100 percent AMFI	Number of Unrestricted Units	Total Number of Units	Life of Affordability: Indicate how long the units identified above will remain affordable		
118	Our Spot KC	Our Spot KC	Lion House Cottages	3702 E. 61st St., Kansas City, Missouri 64130	5th	Transitional and Supportive Housing	This proposal is for additional funds for the Lion House cottage project awarded Housing Trust Fund monies in round 2; the increased cost of materials, labor, and services as well as additional infrastructure requirements from the city have resulted in increased cost for this project. The project includes new construction of a cottage village style transitional housing community, navigation center and community garden, located at 6024 Swope Parkway and extending to the adjoining lot at 3702 East 61st Street. This project will serve LGBTQ+ adults and families who are homeless or at risk of homelessness, who are disproportionately affected by homelessness and its impacts. This project will include units that are completely ADA accessible. In phase 1 of this project, we acquired the lots and are completing renovations on the existing building on the property at 6024 Swope Parkway. This lot currently has a single-family style house with nine bedrooms. This house has been converted to a transitional housing facility, featuring 7 units and offices for the provision of supportive services. Phase 2 of this project will be the new construction of small cottage units (studio, 1 bedroom, 2 bedroom, and 3 bedroom) and community garden on the rear of the parcel at 6024 Swope and the adjoining lot at 3702 E. 61st. We will build a total of 9 freestanding units, consisting of 3 3-bedroom units, 2 2-bedroom units, and 2 1-bedroom units, and 2 studio/efficiency units. These units will include ADA accessible units, off street parking, and outdoor community space. All new construction will be optimized for energy efficiency and conservation through the use of energy efficient building materials, processes, and installed appliances and finishings. Each cottage will be built using Eco-Panels, which boast superior energy efficiency ratings, and cite utility savings of 50% or more for the end user. Additionally, because the panels are pre-engineered, construction time is cut rapidly. In keeping with our mission to uplift our communities, we will be employing current program enrollees, community members, and city-funded workforce development programs in the metro (on top of Section 3 and other requirements); this will also reduce labor costs and encourage diverse participation.	New Construction	Grant	\$198,938.55	\$5,582,057.00	\$5,550,040.00	15	0	0	0	0	0	15	15	30 years	
109	Ivanhoe Neighborhood Council	Ivanhoe Neighborhood Council	Heroes Home Gate	2005 E 35th Street, Kansas City, Missouri 64109	3rd	Transitional and Supportive Housing	Project Type and Location This project is a transitional home for homeless veterans with supportive services that is entirely free to the residents. The veterans are referred by the VA who pays a per diem for their care and shelter. The project is located on 35th Street in the heart of the Ivanhoe neighborhood. The nearest intersection is Euclid and 35th Street. It is one block away from Hwy 71 and is in the Central City Economic Development and Heart of the City Area Plan areas. Project Goals – short and long term The long term goal of the HHG transitional housing is to help veterans acquire skills to live independently in permanent housing. To do this, HHG first provides supportive services that address why a veteran is homeless. Most of the veterans are experiencing mental health issues, PTSD, addiction and/or complete alienation from their family and the community. Once the veteran is stabilized, we work with them so they acquire skills to improve their mental and physical health, reconnect with their family and community, and secure gainful employment. We also work with the veteran to determine the best independent permanent housing environment for them. Over 70% of our clients successfully enter permanent housing. Population to be served Heroes Home Gate is a refuge to approximately 100 veterans from through-out the Kansas City Metropolitan area. In operation since 2009, the program has served over 900 veterans who are referred by the Veteran Administration. Veterans experience unique obstacles when they return to civilian life that increase their risk for homelessness, including difficulties finding affordable housing and earning a livable income. Nearly 80% of homeless veterans suffer from mental health challenges, drug and/or alcohol abuse, or co-occurring disorders, the most frequent of which is post-traumatic stress disorder (PTSD) due to experiences before and during their military service. The general demographics of the veterans seen at HHG tend to be male (89%); African American (59%); non-Hispanic (98%); older (16% over 45 years, 53% over 55 years) and of very low income (92% below 30% AMI). In late 2019, the VA indicated that additional beds were needed to serve the number of homeless veterans in the area. HHG responded and revamped three floors of an apartment building on Linwood Blvd as temporary space until construction of the new home is completed. While the current facility is a good short-term solution, HHG shares a multi-story apartment building with other organizations. It is imperative to the success and health of our Veterans that they be housed in a facility that is dedicated to their needs. Ensuring a drug-free, alcohol-free facility is crucial to their recovery. Accessibility	New Construction	Grant	\$425,623.00	\$7,670,823.00	\$4,602,494.00	18	4	2	0	0	0	0	24	24	99+ years
										\$624,561.55												
120	By Purpose Productions	By Purpose Productions	KC Urban Core Homeownership Fund	5737 SWOPE PARKWAY, 200, Kansas City, Missouri 64130	5th	Homebuyer Assistance and Retention	By Purpose Productions engages the urban core with financial literacy and homeownership education. The KC Urban Core Homeownership Fund has provided credit assistance, down payment assistance, pre/post homeownership seminars supporting a pathway to homeownership for its participants.	Rehab	Grant	\$184,000.00	\$184,000.00	\$0.00	100	350	200	200	0	0	850	N/A		
113	Credit & Homeownership Empowerment Services, Inc. ronf@chesinc.org	N/A	Turning Visions into Keys	Citywide	Citywide	Homebuyer Assistance and Retention	N/A	Both New Construction and Rehab	Grant	\$1,400,000.00	\$2,150,000.00	\$0.00	0	0	0	0	0	0	0	N/A		
										\$1,584,000.00												
119	The NHP Foundation vgonzalez@nhpfoundation.org	The NHP Foundation	Cardinal Ridge Apartments	14200 E 49th St, Kansas City, Missouri 64136	5th	Affordable Rental Preservation	The property was built as 1 LIHTC property and includes a total of 160 units - 90 senior and 70 family. The property will serve families with an income of 60 percent of AMI or below. The amenities included are a leasing office/clubhouse, playground, and community room. A Resident Service Coordinator (RSC) will be assigned to help residents navigate through everyday life. RSC will help identify underlying needs that are leading to challenges in residents' daily lives and connects them to programs and services offered by partnering agencies or community-based organizations. We will build to Enterprise Green Communities standards, but will not certify. Each unit features a full appliance package including an electric range/oven, vent-hood, frost free refrigerator, and dishwashers. Additionally, each unit features wood cabinets with laminate countertops and vinyl flooring in the kitchen area.	Rehab	Grant	\$1,500,000.00	\$31,276,469.00	\$1,500,000.00	69	38	37	0	0	16	160	31 - 50 years		

108	TAG Development LLC Tarold@theacgroup.com	TAG Development LLC	Mayfair Apartments	1224 E. Linwood Blvd, 3134 Tracy Ave, Kansas City, Missouri 64109	3rd	Affordable Rental Preservation	<p>Mayfair Apartments is a 59-unit multistory complex located at 1224 E Linwood Blvd in Kansas City, MO. Originally built in 1925, it originally operated as a hotel. In later years, Mayfair was converted to residential housing and benefits from a HUD Project Based Section 8 Contract covering 100% of units. The eight-story building encompasses 59 one-bedroom units. In addition, we will set-aside at least 15% of the units for permanent veteran housing. The development will offer various supportive services to the entire complex.</p> <p>While Mayfair has maintained steady occupancy, it is dated and has a multitude of deferred maintenance issues that threaten housing stability for current tenants if issues are not addressed. In addition, the property is at risk of losing its project-based section 8 contract should conditions not be improved. TAG Development is proposing the substantial renovation of the property by use of KCMO CDBG funds, HTF, Historic Tax Credits and MHD 4% and 0% LIHTC. The total substantial renovation is estimated at \$8.5M. All units will be upgraded with new cabinets, flooring, light fixtures, plumbing fixtures, fresh paint, new tub/showers and toilets as well as new doors and hardware. We are also bringing back online an elevator that was taken out of services some years ago. This is a larger elevator that will improve the efficiency of tenant move in and move out. Tenants will also enjoy shorter waiting periods as their is currently only one small elevator servicing the building. The exterior will be upgraded with key fob door entry as well as improved security camera systems throughout the building. All parking lots will receive new asphalt overlays as needed.</p>	Rehab	Grant	\$600,000.00	\$16,933,999.55	\$6,332,065.00	9	25	25	0	0	0	59	30 years
										\$2,100,000.00										
117	Twelfth Street Heritage jcollier@tco.com	Faherty & Collins	Parade Park Redevelopment	1903 E 15th Terrace, Kansas City, Missouri 64127	3rd	Affordable Housing Creation	<p>The redevelopment of Parade Park is envisioned as a comprehensive redevelopment of the 26-acre site that is currently known as Parade Park Homes. This redevelopment will create a unique revitalized neighborhood and establish it as the place to live in the expanding Kansas City urban core. The full buildout will include over 1,000 residential units in varying sizes and configurations providing rental unrestricted workforce housing, affordable housing, and senior housing, as well as supporting commercial space. The redevelopment will also provide affordable home ownership opportunities. This densification of the site from 19 units/acre to over 35 units/acre will create the necessary critical mass to re-establish the neighborhood community. The redevelopment will take place through three phases and is estimated to cost over \$350,000,000.</p> <p>Phase 1 will include demolition and site work that encompasses the southern portion of the current site to make way for new units - a scope that will re-establish a street grid and upgrade utility services to the site, as well as address remediation needs - 42 units serving 30% AMI, 48 units serving 50% AMI, 145 units serving 60% AMI, 240 units serving 60-80% AMIs. Of those units, 80 are reserved for seniors aged 62+.</p> <p>These units will be built in several buildings of varying heights. Two pools will also be included in the phase 1 redevelopment; one will be reserved for adults and the other for families.</p> <p>Financing will consist of 9% and 4% LIHTCs, State LIHTC equity, CDBG funds, City demolition funds, brownfield funds, HUD Section 202/PRAC funds, donated land, CCED funds, Housing Trust Funds, Permanent loans, and developer contributions in the form of cash/equity and guaranteed debt. Total costs for phase 1 are approximately \$150,000,000.</p> <p>Approximately 15,000 square feet of first-floor commercial space is also proposed in Phase 1, which will be built at the southwest corner of 18th Street and Woodland. The proposed commercial space will extend the existing historic corridor east along 18th Street, complementing and augmenting the corridor's existing economic and cultural activities. Potential tenants of this space may include micro retail and office space and small business incubator space; however, this may evolve as the development team continues to engage the community.</p> <p>Phases 2 and 3 continue with additional mixed-income, mixed-service housing as well as home ownership opportunities.</p>	New Construction	Grant	\$1,700,120.00	\$144,469,614.00	\$1,700,120.00	0	90	150	0	0	240	480	31 - 50 years
114	Pieces Peaces boando@gmail.com	Constructability	Pieces Peaces Quad-Plex 2024	3021 Wayne Ave, Kansas City, Missouri 64109	3rd	Affordable Housing Creation	<p>Overall goals of this project align with Pieces Peaces goals for the 2024-2025 fiscal year. Our goals are to provide a safe place to live for individuals needing homes at an affordable price. We would also love to increase our impact on the community by being able to serve not just individuals but also families in need as well. The Quad-Plex proposed would provide four families with a safe place to call home at rent prices that are affordable for low-income families in the heart of the metro area of KC. We are proposing to use the Quad-Plex as low-income housing for families in need.</p> <p>The funds from Housing Trust fund will be used to construct one structure that includes four individual units. Each unit has three bedrooms that include two full bathrooms as well (one master bathroom and the other a full bathroom as well). The location of the project is at 3019 and 3021 Wayne Ave Kansas City, MO 64109. These parcels of land are currently vacant lots. It will be an addition of services provided by Pieces Peaces to serve any family that meets the criteria. The space can fit a family size of up to six.</p> <p>Each apartment home will be built with updated current energy efficient HVAC equipment, modern stove, refrigerator, and energy efficient windows. The goal is to keep heating and cooling costs down as much as possible for the families.</p>	New Construction	Grant	\$879,753.00	\$979,753.00	\$879,753.00	0	0	2	0	0	2	4	30 years
112	Guinn Group Properties LLC kwanzaaproducts@gmail.com	Guinn Group Properties LLC	Skye Place	3344 Paseo Blvd, Kansas City, Missouri 64109	3rd	Affordable Housing Creation	<p>The Skye Project, located at 3344 Paseo in the heart of a redevelopment area, aims to address the need for affordable housing and neighborhood integration in Kansas City. The project's overarching goal is to provide families with access to neighborhoods previously inaccessible due to stagnant federal housing subsidies. Through the implementation of the Small Area Fair Market Rents (SAFMR) program, the project seeks to break down socio-economic barriers and enhance the quality of life for low-income families.</p>	Rehab	Loan	\$325,469.00	\$586,779.00	\$586,779.00	1	1	2	2	0	0	6	31 - 50 years
110	Pedcor Investments, A Limited Liability Company tulesnick@pedcor.net	https://www.pedcor.com/panies.com/	Trails at Bannister Apartment Homes	6200 E Bannister Road, Kansas City, Missouri 64134	5th	Affordable Housing Creation	<p>Trails at Bannister is a planned new construction 4% LIHTC development located at 6200 E Bannister Road, Kansas City, Missouri. This project will include the construction of 216 new affordable housing units across multiple three-story buildings. All units will be rented to low income families whose income averages 60% of the area median income. The project will be fully equipped with market rate quality units and amenities including a clubhouse, community room, fitness center, pool, playground, tot lot, and walking trails.</p>	New Construction	Loan	\$1,000,000.00	\$70,752,825.00	\$70,752,825.00	33	0	134	49	0	0	216	30 years
107	Grayson Capital michael@graysonre.com	Grayson Communities	Mohawk at 15th	1531 Holmes Street, Kansas City, Missouri 64108	4th	Affordable Housing Creation	<p>Mohawk at 15 is a proposed 190-unit mixed-income TOD multifamily development to be located on a 1.158 acre tract at 1531 Holmes, Kansas City, MO, currently the City of Kansas City, MO surplus land and decommissioned police annex, in the Crossroads submarket of the Downtown Central Business District (CBD). The parcel is within three (3) blocks of Crossroads dining, office, entertainment and living options and is on the Kansas City Area Transit Authority's (KCATA) Troost Bus Rapid Transit line; three blocks from the KCATA metro transit center and six (6) blocks from the Streetcar line. Grayson will target 20% of the units to renters at 60% of AMI, as part of the new affordable housing plan and as shown in the Projections. Amenities include the above amenities, high-end appliances, 9-10 foot ceilings, in-unit washer/dryers, ceiling fans, and central heat/air conditioning. The design will complement the surrounding neighborhood. Air-filtering systems, large outdoor area(s), stringent sanitation practices, including testing, if necessary, and touchless technology will be in place to address any pathogen crisis.</p>	New Construction	Grant	\$925,000.00	\$49,000,000.00	\$48,790,000.00	0	0	38	0	0	152	190	30 years

106	LCKC (LocalCode Kansas City) 31P Development Partners, LLC	LCKC 31P Development Partners, LLC	31P Mixed-Income Transit-Oriented Development Project	3012 Prospect Avenue, Kansas City, Missouri 64128	3	Affordable Housing Creation	<p>The overall goal of the 31P Mixed-Income Transit-Oriented Development Project is to convert continually and historically severely distressed land in a high transit area into housing for up to 165 supporting low- and moderate-income households (50-80% AMI or lower) and restoring vibrancy to the neighborhoods surrounding the 31st and Prospect area. This project also hopes to help increase economic mobility and improve overall well-being for current and future residents of the area.</p> <p>For this phase of the project, construction will occur within the area of Wabash to Prospect and 30th and 31st Street. The resulting mixed-use development will contain 140-165 rental housing units affordable for 50-80% AMI renters. These will be constructed in LEED-certified, eco-friendly buildings built with elements of passive house certified building principles. This will help create lasting sustainable structures that reduce the cost burden of housing and maximize energy efficiency (using up to 80% less energy than non-green buildings). The buildings also feature more green spaces for working families to regularly enjoy and enhanced walkability. Additionally, the Project site is located in one of Kansas City's busiest transit corridors and in close proximity to schools, jobs, and health care providers. Inclusive of the Kansas City Public Library's Lucile H. Bluford branch expansion, the project will catalyze redevelopment at the most active transit intersection on Prospect. Following SmartGrowth America's 2016 assessment of Prospect Avenue, the area of 31st and Prospect was identified as the "epicenter for initiating and fostering transit-oriented development". The accompanying report found that this area (31st and Prospect) is best positioned to trigger and serve as a catalyst along Prospect Avenue supporting a model for transit-oriented development.</p> <p>Project activities and short-term goals include:</p> <ul style="list-style-type: none"> ● Innovative architect engineering design and entitlements. ● Blight remediation and neighborhood remediation. ● Securing LHITC tax credits and equity and securing greenhouse reduction funds. ● Begin the next round of community engagement efforts including public meetings and marketing efforts planned for residents and area stakeholders. ● Legal review and accounting reviews as required for real estate transactions and zoning and land use application submissions along with documentation of partnerships. ● Generating, reviewing, and soliciting requests for proposals for construction pre-con and pricing costs to find the most competitive pricing to keep costs reasonable. ● Construction (including completing any needed zoning and/or environmental efforts before construction can begin; filing for inspection and applications for HUD and FHA; obtaining required insurances during the construction period; management and oversight; etc.) ● Completing technical studies including traffic, environmental, market, economic analysis. <p>Anticipated long-term goals for this project include:</p> <ul style="list-style-type: none"> ● Construction of up to 165 housing units within LEED-certified buildings within one year of the grant award. ● Up to 99 housing units available for rent by qualifying 50-80% AMI households. ● Up to 36 housing units available for rent by qualifying 30-50% or below AMI households. ● Increase access to job training and workforce development in industries with labor shortages. 	New Construction	Grant	\$5,500,000.00	\$60,000,000.00	\$59,745,501.00	17	19	22	77	23	0	158	30 years
104	Teachers Like Me	Teachers Like Me	The Teacher Village: School Zone	4121 Tracy Avenue, 4125 Tracy Avenue, Kansas City, Missouri 64110	3rd	Affordable Housing Creation	<p>This project will be the fourth and fifth house in our teacher village. The location is 4121 and 4125 Tracy Avenue and will consist of two duplexes, top and bottom. Each duplex has two bedrooms and two bathrooms. The short-term goal is to house 8 teachers or two families of a teacher and four teachers. Every three years, a new teacher or family will move into the duplexes to maintain the affordability requirements.</p>	New Construction	Grant	\$412,868.00	\$2,752,455.00	\$2,752,455.00	1	1	1	1	0	0	4	99+ years
99	Kansas City Community Land Trust kyle@kcclt.org	Kansas City Community Land Trust	Marlborough Commons	1300 East 75th Street, Kansas City, Missouri 64131	5th	Affordable Housing Creation	<p>KCCLT is transforming an historic school to serve as a vibrant neighborhood hub including affordable housing, local businesses, access to nonprofit services and community space. The Marlborough School, vacant since 2007, occupies an entire city block in the Marlborough neighborhood of Kansas City, MO. This project will include affordable units for both nonprofit services and commercial tenants as well as 22 affordable rental and rent-to-own residential units. This development is the result of a near-decade of community engagement that identified a pressing need for access to basic resources, civic space, retail, and affordable housing. Marlborough Commons is owned by Marlborough School Group, LLC, of which KCCLT is the managing member (along with Equity2 as non-managing member). Revenues will support operating expenses and investment into affordable housing and related services in the region.</p>	Both New Construction and Rehab	Loan	\$1,654,738.00	\$5,735,971.00	\$3,600,000.00	0	5	0	17	0	0	22	99+ years
										\$13,997,148.00										
										TOTAL	18,305,709									