



KANSAS CITY MISSOURI

AFFORDABLE HOUSING TRUST FUND ROUND III

Project Application Submissions

November 30, 2023

Council Meeting

Ordinance 230962

Prepared for The HTF Advisory Board & City of KCMO Council

Housing Division Manager of Local & State Initiatives, Dion Lewis



Who We Are?

- **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 Advisory Board

- Kavya Shankar, Trust Neighborhoods (Chair)
- Erik Dickinson, Urban Ranger Corps
- John Fierro, Mattie Rhodes Center
- Melissa Ferrer-Civil, KC Tenants
- A.J. Herrmann, Accelerator for America
- Shalaunda Holmes, Urban Neighborhood Initiative
- Geoff Jolley, LISC Greater Kansas City
- DeJanae Moreland, KC Tenants
- Rosemary Salerno, Realtor and owner of Vintage Market Days of Kansas City

What We Do

GUIDANCE PROVIDED BY ORDINANCE 210873

PRIORITIES:

- The longer the length of the affordability the higher the priority.
- Depth of affordability, with higher priority for projects that serve very low (50% AMI) and extremely low (30% AMI) households.
- Number of affordable units created per HTF dollar invested.
- Projects which include a higher percentage of units suitable for families (2+ bedrooms).
- Social housing opportunities (co-ops, land trusts, etc.).

What We Do

GUIDANCE PROVIDED BY ORDINANCE 210873

FUNDING MINIMUMS:

- At least 20% for Affordable Rental Creation
- At least 20% for Affordable Rental Preservation
- At least 10% for Transitional Housing and Permanent Supportive Housing
- At least 10% for Homeownership support and/or retention programs

What We Do

GUIDANCE PROVIDED BY ORDINANCE 210873

MAXIMUM ALLOCATIONS PER PROJECT:

The maximum grant awards given to for-profit developers is 10% of their total development costs (15% of total development costs for nonprofits).

The maximum loan award to for-profit developers is 20% of costs (30% of costs for nonprofits).

HTF Round III Timeline



General Comments from the Board

The Housing Trust Fund is a central piece of the City's efforts to address our shortage of affordable housing.

- Unanimous vote
- Many strong applications submitted
- Focusing on key relationships with property management and tenants
- Seeking continuous feedback from applicants and community members

OVERVIEW OF APPLICATIONS RECEIVED

Eligible Project Applications	19
Incomplete Project Applications	10
Ineligible Project Applications	3
Total Project Applications	32

ELIGIBLE APPLICATIONS BY PROJECT TYPE

Affordable Housing Creation	9
Homeownership & Retention	2
Housing Preservation (Rental)	6
Transitional & Supportive Housing	2

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

58% of eligible applications received were in the 3rd District (compared to 61% in RFP 2).

13 of the eligible applicants were non-profits and 6 were for-profit entities.

4 of the eligible applicants sought loans and 15 sought grants.

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

RECOMMENDED PROJECTS BY CATEGORY

Note: Continued heavy investment in preservation of existing affordable rental units in this allocation, plus a continued emphasis on transitional and supportive housing to meet some of our greatest unmet needs (housing with services for people with special housing needs – people experiencing homelessness, older adults, people with disabilities, veterans).

Comparative info from RFP 2:

- Rental creation: \$2,300,000 across 2 projects (65 units)
- Rental preservation: \$2,525,362 across 3 projects (262 units)
- Transitional and supportive housing: \$4,638,378 across 4 projects (177 units)
- Homeownership: \$1,798,430 across 3 projects (37 units)

RFP3	Affordable Housing Preservation (Rental)	Affordable Housing Creation	Transitional & Supportive Housing	Homeownership & Retention
Funds allocated based on 11/29/23 funding modifications from Council	\$2,575,000	\$4,600,000	\$2,035,999	\$630,000
Projects supported	2	4	2	2
Affordable units created or preserved	373	286	36	81

RECOMMENDED PROJECTS

Total HTF funding allocated based on funding modifications made by Council	\$9,840,999
Number of projects	10
Total number of units across projects	1,005
Number of affordable units across projects	776
Average HTF investment per unit based on funding modifications made by Council	\$12,681.70



AFFORDABLE HOUSING CREATION

Applicant Organization	Taliaferro & Browne, Inc. / Fulson Housing Group
Location	2209 Olive St., Kansas City, Missouri 64127
Total units	24
Total affordable units	24
Length of affordability	30 Years
Total budget	\$10,529,002
Recommended Funding	\$ 750,000

Prospect Summit Townhomes

Prospect Summit Homes is a 24-unit LIHTC project on a 2.17 Acre site at 23rd & Prospect The project is reserved for 55+ seniors. It has the following characteristics: 900 sq. ft., 2 Bed Rooms, 1 Full Bath, Washer/Dryer, all Kitchen Appliances, 1 Car Garage, Off-Street Parking,

Affordability Breakdown

Units at <30% AMI	Units at 31-50% AMI	Units at 51-60% AMI	Units >60% AMI
24	0	0	0



AFFORDABLE HOUSING CREATION

Applicant Organization	18th & Vine Developers, LLC		
Location	1511 East 18th Street, Kansas City, Missouri 64108		
Total units	48		
Total affordable units	43	(5 unrestricted)	
Length of affordability	30 Years		
Total budget	\$22,938,000		
Recommended Funding	\$ 1,850,000		

Jazz District III

Effort focuses on a new mixed-use infill building located on the south side of 18th Street between The Paseo and Vine Street. Future phases include preservation and redevelopment of the remaining historic properties along the west side of Vine Street, including the Roberts Building.

Affordability Breakdown

Units at <30% AMI	Units at 31-50% AMI	Units at 51-60% AMI	Units >60% AMI
8	0	35	0



AFFORDABLE HOUSING CREATION

Applicant Organization	Pedcor Investments, A Limited Liability Company		
Location	6200 East Bannister Road, Kansas City, Missouri 64138		
Total units	216		
Total affordable units	194	(22 unrestricted)	
Length of affordability	30 Years		
Total budget	\$64,750,000		
Recommended Funding	\$ 1,000,000		

Trails at Bannister Apartment Homes

A 114 two-bedroom unit, and 42 three-bedroom unit complex will provide an onsite playground, tot lot, and swimming pool. 33 units are permanent supportive housing partnered with Pheonix Family Care to provide a safe place for individuals or families that suffer from a disability that is likely to remain permanent.

Affordability Breakdown

Units at <30% AMI	Units at 31-50% AMI	Units at 51-60% AMI	Units >60% AMI
33	0	161	0



AFFORDABLE HOUSING CREATION

Applicant Organization	Metro Lutheran Ministry
Location	3436, 3444, 3454 Prospect, Kansas City, Missouri 64128
Total units	30
Total affordable units	25 (5 unrestricted)
Length of affordability	30 Years
Total budget	\$10,046,860
Recommended Funding	*\$ 1,000,000

***Based on funding modifications made by Council**

HTF Board recommendation presented at NPD Committee for \$300,000

Prospect at 35th

New construction of rental units with supportive housing for those with special needs and families at-risk of or experiencing homelessness, and those living in poverty. ROAD Forward initiative vouchers targeted to families with children are committed to 7 units of the project.

Affordability Breakdown

Units at <30% AMI	Units at 31-50% AMI	Units at 51-60% AMI	Units >60% AMI
5	0	20	0



HOMEOWNERSHIP & RETENTION

Applicant Organization	Jerusalem Farm
Location	Unknown
Total units	6
Total affordable units	6
Length of affordability	99+ Years
Total budget	\$1,312,500
Recommended Funding	\$ 230,000

Northeast Community Land Trust

A sustainability project focused on current homeowners, restoring abandoned houses and revitalizing as new homes in Northeast Kansas City. The six homes restored in this project will be placed into the KCCLT to ensure proper management and long-term affordability and sold at the cost of the repairs.

Affordability Breakdown

Units at <30% AMI	Units at 31-50% AMI	Units at 51-60% AMI	Units >60% AMI
0	2	4	0



HOMEOWNERSHIP & RETENTION

Applicant Organization	By Purpose Productions
Location	5737 Swope Parkway, Kansas City, Missouri 64130
Total units	75
Total affordable units	75
Length of affordability	Unknown
Total budget	\$400,000
Recommended Funding	\$400,000

KC Urban Core Homeownership Fund

Repurposing the historic R. J. DeLano School to provide a drop-in center, non-congregate overnight/emergency shelter (15 indiv. units for ages 14-18) and transitional living program (TLP) housing (18-24 units for ages 17-21) will be on-site.

Affordability Breakdown

Units at <30% AMI	Units at 31-50% AMI	Units at 51-60% AMI	Units >60% AMI
0	25	50	0



HOUSING PRESERVATION (RENTAL)

Applicant Organization	Twelfth Street Heritage Development Corporation
Location	924, 928, 930, 1000, 1100, 1106, 1200, 1300, 1304 Paseo Boulevard & 1401 E. 10th Street
Total units	181
Total affordable units	181
Length of affordability	30 Years
Total budget	\$ 37,783,667
Recommended Funding	* \$ 1,000,000

***Based on funding modifications made by Council**

HTF Board recommendation presented at NPD Committee for \$300,000

Jazz Hill Homes

Renovation of 181 efficiency, one-, and two-bedrooms units in ten historic colonnade- style buildings along Paseo Boulevard. 10 units will be fully accessible. On-site amenities include surface parking, community rooms, and laundry facilities.

Affordability Breakdown

Units at <30% AMI	Units at 31-50% AMI	Units at 51-60% AMI	Units >60% AMI
0	0	181	0



HOUSING PRESERVATION (RENTAL)

Applicant Organization	Historic Northeast Lofts, LLC		
Location	5401 Independence Ave, Kansas City, Missouri 64123		
Total units	389		
Total affordable units	192	(67 unrestricted)	
Length of affordability	30 Years		
Total budget	\$170,401,825		
Recommended Funding	\$ 1,575,000		

Historic Northeast Lofts

A 1.2 million square foot project of existing buildings for mixed-use development of residential and retail in the Lykins, Indian Mound, and Sheffield neighborhoods. Proposed funding in part with Low Income Housing Tax Credits and a Land Use Restriction Agreement following MHDC's guidelines.

Affordability Breakdown

Units at <30% AMI	Units at 31-50% AMI	Units at 51-60% AMI	Units >60% AMI
19	119	54	130



TRANSITIONAL & SUPPORTIVE HOUSING

Applicant Organization	KCMO Public Schools
Location	3708 Linwood Boulevard, Kansas City, Missouri 64128
Total units	18
Total affordable units	18
Length of affordability	30 Year Minimum
Total budget	\$23,912,900
Recommended Funding	\$ 1,235,999

DeLano Youth Housing and Supportive Services Redevelopment

Repurposing the historic R. J. DeLano School to provide a drop-in center, non-congregate overnight/emergency shelter (15 indiv. units for ages 14-18) and transitional living program (TLP) housing (18-24 units for ages 17-21) will be on-site.

Affordability Breakdown

Units at <30% AMI	Units at 31-50% AMI	Units at 51-60% AMI	Units >60% AMI
18	0	0	0



TRANSITIONAL & SUPPORTIVE HOUSING

Applicant Organization	Synergy Services, Inc.
Location	3500 Prather Road, Kansas City, Missouri 64119
Total units	18
Total affordable units	18
Length of affordability	30 Years
Total budget	\$14,001,837
Recommended Funding	\$ 800,000

Forest Hill Village

Converting 12.3 acres of land with an existing former elementary school into transitional housing for vulnerable, low-income families surviving domestic violence and unstable housing. Located on 12-acres of land, the first-tier development will provide 18 apartments along with office space for supportive services and community activity space.

Affordability Breakdown

Units at <30% AMI	Units at 31-50% AMI	Units at 51-60% AMI	Units >60% AMI
18	0	0	0



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