

Housing Trust Fund Project Recommendations

February 1, 2023

Neighborhood Planning and Development Committee



What is the Housing Trust Fund?

- 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 **\$11,380,000.00** was available to award to projects.

What is the Housing Trust Fund?

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.).

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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

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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).

RFP Process

October 2022	RFP is open Housing Department hosts two workshops for interested applicants
November 2022	RFP closes, and Housing Department begins review and scoring of applications
Dec-Jan 2022	Housing Trust Fund Advisory Board met three times to review applications and determine recommendations

Who is the Housing Trust Fund 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
- DaJanae Moreland, KC Tenants
- Rosemary Salerno, realtor and owner of Vintage Market Days of Kansas City
- The Board has been supported by City staff as well as two facilitators: Brent Never (UMKC Midwest Center for Nonprofit Leadership) and Triveece Penelton (Vireo).

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
- Appreciation for the \$50 million bond, which will allow the work to continue
- Clear demand for additional resources
- Seeking feedback from applicants and community members

Overview of applications received

34 applications were received, requesting a total of \$63.7 million across the four categories specified in the HTF ordinance.

Applications by Council District:

- 61% of applications received were in the 3rd District (compared to 77% in RFP 1).
- 6 applications were for projects in the 4th District, 4 applications were for projects in the 5th District, and 2 applications were for projects in the 6th District.

19 of the applicants were non-profits, and 15 of the applicants were for-profit entities.

11 of the applicants sought loans, and 23 sought grants.

Considerations that guided 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

Total HTF funding allocated	\$11,262,170.00
Number of projects	12
Number of affordable units created/preserved	542
Average HTF investment per unit	\$33,534.51

Recommended projects by category

	Affordable rental creation	Affordable rental preservation	Transitional & supportive housing	Home- ownership
Funds allocated	\$2,300,000	\$2,525,362	\$4,638,378	\$1,798,430
Projects supported	2	3	4	3
Affordable units created or preserved	65	262	177	37

Crescendo

AFFORDABLE RENTAL CREATION

39 townhome units sized for families, near 18th & Vine; part of UNI's Purpose Built Communities effort to revitalize Wendell Phillips.

Applicant Organization	UNI & Brinshore (dba UNI Crescendo, LLC)				
Location	2401 Highland Avenue / 3 rd District				
Total units	39				
Total affordable units	30				
Length of affordability	30 years				
Total budget	\$15,206,864				
Recommended allocation	\$2,000,000 (Loan)	Affordability Breakdown			
		Units at <30% AMI	Units at 31-50% AMI	Units at 51-60% AMI	Units >60% AMI
		6	11	13	9

Oak Park Townhomes

AFFORDABLE RENTAL CREATION

28 3-bedroom, townhouse apartments and 7 one-bedroom units, serving families and veterans.

Applicant Organization	Oak Park Neighborhood Association
Location	38 th Street and Prospect Avenue / 3 rd District
Total units	35
Total affordable units	35
Length of affordability	30 years
Total budget	\$15,072,092
Recommended allocation	\$300,000 (Loan)

Affordability Breakdown

Units at <30% AMI	Units at 31- 50% AMI	Units at 51- 60% AMI	Units >60% AMI
23	0	12	0

Allenwood Properties

AFFORDABLE RENTAL PRESERVATION

Rehabilitation and historic preservation of 9 apartments, across the street from Hope Leadership Academy.

Applicant Organization	Allenwood Properties, LLC
Location	2811 & 2815 E Linwood Blvd / 3 rd District
Total units	9
Total affordable units	9
Length of affordability	99+ years
Total budget	\$2,253,623
Recommended allocation	\$225,362 (Grant)

Affordability Breakdown

Units at <30% AMI	Units at 31- 50% AMI	Units at 51- 60% AMI	Units >60% AMI
6	3	0	0

Bridgeport Apartments

AFFORDABLE RENTAL PRESERVATION

Rehabilitation of a 232-unit affordable housing community in Southeast Kansas City, originally built in 1987.

Applicant Organization	Overland Property Group
Location	8426 E 108 th Street / 6 th District
Total units	232
Total affordable units	232
Length of affordability	31-50 years
Total budget	\$26,848,853
Recommended allocation	\$2,000,000 (Loan)

Affordability Breakdown

Units at <30% AMI	Units at 31- 50% AMI	Units at 51- 60% AMI	Units >60% AMI
0	72	160	0

Lykins Neighborhood Trust

AFFORDABLE RENTAL PRESERVATION

Community-led acquisition of 33 units to preserve affordability in perpetuity.

Applicant Organization	Lykins Neighborhood Association & Trust Neighborhoods (dba Lykins Neighborhood Trust)				
Location	5701, 5703, 5705 St. John Ave / 3 rd District				
Total units	33				
Total affordable units	22				
Length of affordability	99+ years				
Total budget	\$3,000,000	Units at <30% AMI	Units at 31- 50% AMI	Units at 51- 60% AMI	Units >60% AMI
Recommended allocation	\$300,000 (Grant)				
		0	0	22	0

Affordability Breakdown

St. Michael's Housing Phase III

TRANSITIONAL & SUPPORTIVE HOUSING

Affordable housing with services for veterans, leveraging federal and state tax credits and Housing Authority voucher programs.

Applicant Organization	St. Michael's Veterans Center Inc.
Location	3835 Chelsea Drive / 3 rd District
Total units	62
Total affordable units	55
Length of affordability	30 years
Total budget	\$16,472,956
Recommended allocation	\$1,500,000 (Grant)

Affordability Breakdown

Units at <30% AMI	Units at 31- 50% AMI	Units at 51- 60% AMI	Units >60% AMI
17	0	38	0

Amethyst Place Expansion

TRANSITIONAL & SUPPORTIVE HOUSING

Supportive housing for women and children in recovery from substance use, poverty, and trauma.

Applicant Organization	Amethyst Place		Affordability Breakdown			
Location	2770 Tracy / 3 rd District					
Total units	37					
Total affordable units	37					
Length of affordability	99+ years					
Total budget	\$15,400,000					
Recommended allocation	\$500,000 (Grant)		Units at <30% AMI	Units at 31-50% AMI	Units at 51-60% AMI	Units >60% AMI
			37	0	0	0

Bodhi Kansas City

TRANSITIONAL & SUPPORTIVE HOUSING

53 new units of mixed-income housing with comprehensive support services for persons experiencing homelessness and mental illness.

Applicant Organization	Vecino Group, LLC & SAVE, Inc.
Location	4100 E 39 th Street / 3 rd District
Total units	53
Total affordable units	47
Length of affordability	30 years
Total budget	\$15,556,962
Recommended allocation	\$2,000,000 (Loan)

Affordability Breakdown

Units at <30% AMI	Units at 31- 50% AMI	Units at 51- 60% AMI	Units >60% AMI
15	0	32	0

Lion House

TRANSITIONAL & SUPPORTIVE HOUSING

38-unit cottage community with navigation center for LGBTQ+ individuals and families.

Applicant Organization	Our Spot KC
Location	E 61 st Street and Swope Pkwy / 5 th District
Total units	38
Total affordable units	38
Length of affordability	31-50 years
Total budget	\$4,255,851
Recommended allocation	\$638,377 (Grant)

Affordability Breakdown

Units at <30% AMI	Units at 31- 50% AMI	Units at 51- 60% AMI	Units >60% AMI
38	0	0	0

29TH Belleview Townhomes

HOMEBUYER ASSISTANCE AND RETENTION

Turning a vacant property into intergenerational townhomes, with full ADA accessibility and energy efficient features.

Applicant Organization	Hispanic Economic Development Corporation
Location	913 W 29 th Street / 4 th District
Total units	9
Total affordable units	9
Length of affordability	99+ years
Total budget	\$2,600,000
Recommended allocation	\$360,000 (Grant)

Affordability Breakdown

Units at <30% AMI	Units at 31- 50% AMI	Units at 51- 60% AMI	Units >60% AMI
9	0	0	0

Northeast Community Land Trust

HOMEBUYER ASSISTANCE AND RETENTION

Expanding Community Land Trust activity in the Northeast to create long-term affordable homeownership options.

Applicant Organization	Jerusalem Farms
Location	Kansas City's Historic Northeast / 3 rd District
Total units	9
Total affordable units	8
Length of affordability	99+ years
Total budget	\$1,504,750
Recommended allocation	\$225,000 (Grant)

Affordability Breakdown

Units at <30% AMI	Units at 31- 50% AMI	Units at 51- 60% AMI	Units >60% AMI
4	1	3	0

Scaling Attainable Homes – Phase 1

HOMEBUYER ASSISTANCE AND RETENTION

Creating 20 certified “passive houses” and providing homeownership programming and services to help renters transition into ownership.

Applicant Organization	Community LINC
Location	Ivanhoe and Oak Park / 3 rd District
Total units	20
Total affordable units	20
Length of affordability	30 years
Total budget	\$8,089,536
Recommended allocation	\$1,213,430 (Grant)

Affordability Breakdown

Units at <30% AMI	Units at 31- 50% AMI	Units at 51- 60% AMI	Units >60% AMI
0	15	5	0



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