

CHWC

Rebuilding our Neighborhoods



Community Housing of Wyandotte County

Brennan Crawford
Executive Director and CEO





Rebuilding our Neighborhoods



Our Mission

Invest in the power of our neighbors to build communities that thrive for generations.

Our Vision

An abundant, inclusive and welcoming community where every person can feel at home in a neighborhood they love.



Rebuilding our Neighborhoods

Our Approach to Neighborhood Development:

- **Housing Development**
- **Homeownership Promotion and Preservation**
- **Community Lending**
- **Community Building and engagement**

CHWC

Rebuilding our Neighborhoods

Housing Development





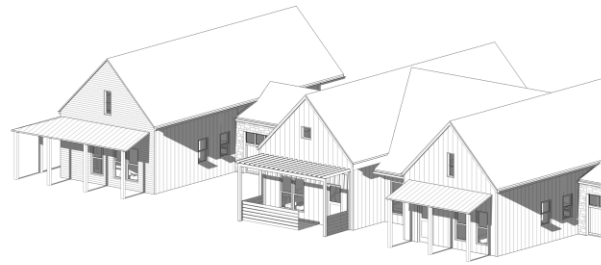
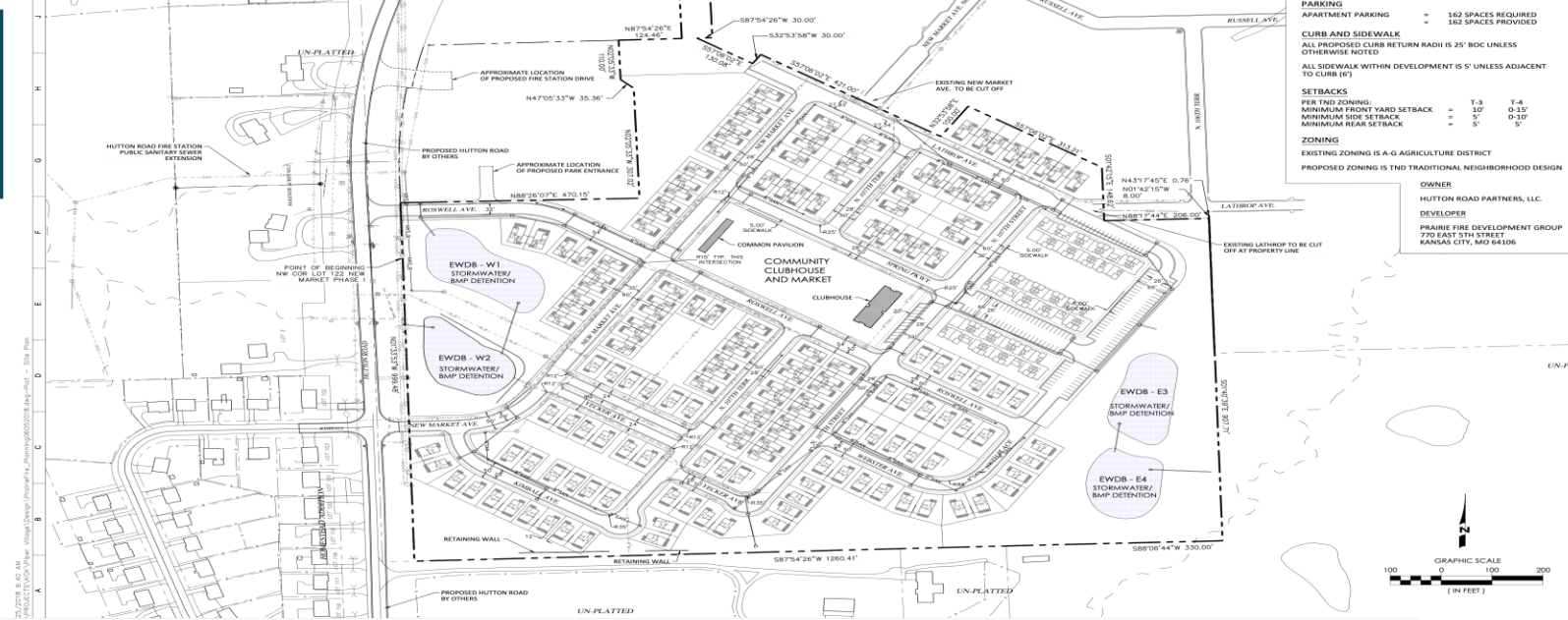
Rebuilding our Neighborhoods

New and Renovated Single Family homes across WYCO

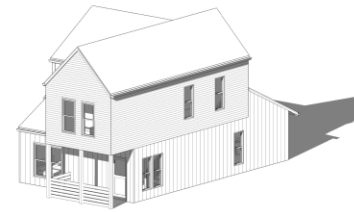
- New homes under construction in Douglass Sumner, River's Edge East, Waterway, and Meadowlark Valley
- Homes under renovation in Argentine, Strawberry Hill, Waterway, Westvale, City Park, and Northeast



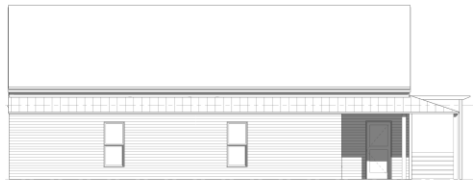
New Subdivision: Piper Village



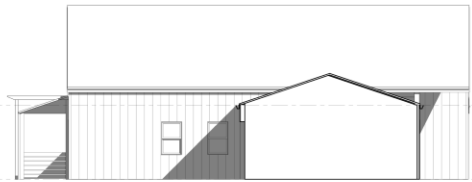
2 DUPLEX AXONOMETRIC



3 VILLA AXONOMETRIC



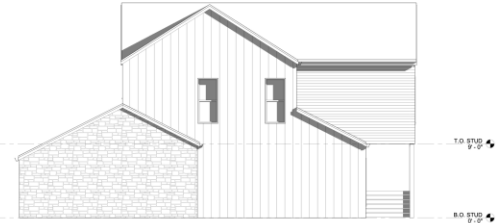
3 SIDE ELEVATION 1: DUPLEX PLAN OPT. 1
1/4" = 1'-0"



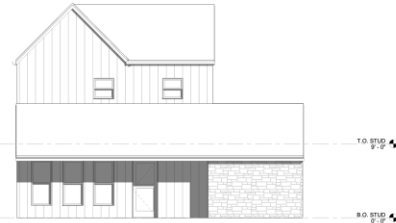
4 SIDE ELEVATION 2: DUPLEX PLAN OPT. 1
1/4" = 1'-0"



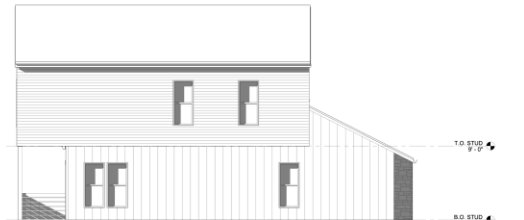
1 FRONT ELEVATION: DUPLEX PLAN OPT. 1
1/4" = 1'-0"



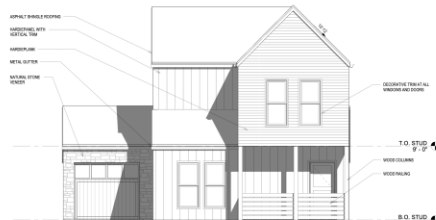
3 VILLA SIDE ELEV. 2
1/4" = 1'-0"



2 VILLA BACK ELEV.
1/4" = 1'-0"



4 VILLA SIDE ELEV. 1
1/4" = 1'-0"



1 VILLA FRONT ELEV.
1/4" = 1'-0"

Prairie Fire Development
Prairie FIRE
odimo
 2022/09/28/09:07
 BY: MTD / B.E.B.2014
 10/09/24



Unified Govt
 Development Review

Elevations-Villa



Rebuilding our Neighborhoods

Multifamily developments across WYCO

- Boulevard Lofts apartments
- Mission 43
- 601 Minnesota





Rebuilding our Neighborhoods

Boulevard Lofts

50 Apartments & Townhomes
800 Washington Blvd





Rebuilding our Neighborhoods

Mission 43

- 24 unit mixed income development in Rosedale
- Construction begins in 2025



Adam Anthony Pfeiffer, NCARB

43rd & Mission | Schematic Design | Images

Scale: 1/8" = 1'-0"
Project No: 2020.09
Date: May 4, 2020



West Elevation (Mission Road)



South Elevation (43rd Avenue)

Adam Anthony Pfeiffer, NCARB

43rd & Mission | Schematic Design | Building Elevations

Scale: 1/8" = 1'-0"
Project No: 2020.09
Date: May 4, 2020





Rebuilding our Neighborhoods

601 Minnesota: A new home for CHWC



- 24+/- Apartments, possible ownership opportunities
- New Headquarters
- Mission aligned commercial space
- Historic Tax Credits, other flexible equity sources
- Early stages; investigation and stabilization.



Rebuilding our Neighborhoods

BONUS– Career training

From reviewing plans to constructing a storm shelter, local students are learning the practical skills to build healthy, energy-efficient homes in their own neighborhoods.

Bulldog Builders, a new partnership among CHWC, CoBuild, and Wyandotte High School, combines classroom education with onsite job training as students construct a home in one of CHWC's core neighborhoods.





Rebuilding our Neighborhoods

Homeownership Promotion and Preservation





Rebuilding our Neighborhoods

Homeownership Promotion and Preservation Programs

- Counseling
- Matched Savings
- Downpayment Assistance Grants
- Home Repair & Improvement Grants & Loans
- Community Land Trust





Rebuilding our Neighborhoods

Housing Counseling

Our HUD Certified Housing Counselors offer 1-on-1 counseling and classes to help people get into housing, stay in housing, and manage their finances





Rebuilding our Neighborhoods

Matched Savings

IDA Matched Savings program creates 2-to-1 savings for families looking to buy or repair a home





Rebuilding our Neighborhoods

Downpayment Assistance

Get Up To

**\$21,000 down
payment
assistance**

To reduce the cost of buying your home, you can apply for a down payment grant from CHWC, offered through the Federal Home Loan Bank's Affordable Homeownership Program (AHP). [Learn More>](#)



<https://chwckck.org/ahp-down-payment-assistance/>



Rebuilding our Neighborhoods

2024 AHP Home Choice Priority Qualifications

The selected **home** must:

- Have three or more bedrooms, OR
- Be located in Wyandotte County, OR
- Be built on a donated lot.

The total income of every person in the household combined must be no more than **50% of AMI**.

- 1-4 People: \$51,250
- 5-8 People: \$67,650
- Based on the 2024 HUD Area Median Income (AMI) Guidelines for the Kansas City Metro Area. Subject to change.

At least one person in the household must be:

- 55 years or older, OR
- Mentally or physically disabled, OR
- Recovering from physical, alcohol or drug abuse, OR
- Living with HIV/AIDS.



Rebuilding our Neighborhoods

Owner Occupied Repair & Improvement



- Grants & Loans
- Approximately \$500K funded to date
- 20+ homes complete, 20 more under current funding
- We received additional funding for 95 more projects



2 S. 14th Street
Kansas City, KS 66102
(913) 342-7580



3033 N Getty St Pricing

Numbers are not final and may be adjusted

Market Sales Price \$296,000
Cost to build new home

25% CLT Subsidy -\$74,000
Percentage of subsidy depends on
buyer's income

Final CLT Price \$231,990
A 4.5% realtor fee is added to the CLT
subsidized price

*Additional closing cost and down payment
assistance may be available to reduce the
buyer's final price even further.*

Community Land Trust

- CHWC builds/rehabs the home
- Sells the home to the buyer while retaining the land
- Reduces cost to buyer based on income, other factors
- Other assistance can be layered to reduce price more
- Owners agree to a lower return on investment if they choose to sell later
- Owners sign ground lease with CHWC
- CHWC provides ongoing support and education

COMMUNITY
LAND TRUST

PRICING EXAMPLE



More info at:
chwckck.org/clt



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Community Building and Engagement





Rebuilding our Neighborhoods

EPIC Arts Clay Studio

EPIC Arts provides access to the arts for children and adult from their location on 6th st and across the county through partnerships with the school district, libraries, and more

Visit their website to learn more



“

EPIC generates community. These experiences heal division and help balance everyday chaos by building relationships with others.

- Jill C, an EPIC Clay student



Rebuilding our Neighborhoods

Third Friday Art Walk

May to October every Third Friday
from 5-9pm on 6th Street





Rebuilding our Neighborhoods

Urban Agriculture

Splitlog Farm CSA Program serves 75 families with fresh produce during the growing season





Our Strategic Goals: 3 Years

- Build, renovate, or repair 500 homes.
- Create 500 new homeowners.
- Facilitate 50,000 hours of community engagement.





Progress Toward Goals as of Q1 2024

| | Q1 2024 | Goal | % |
|--|---------|--------|-----|
| Homeowners Created or Preserved | 191 | 500 | 38% |
| Homes Built, Renovated, or Repaired | 124 | 500 | 25% |
| Community Engagement Hours Facilitated | 25,370 | 50,000 | 51% |



Rebuilding our Neighborhoods



Get Involved!

- Sign up for a counseling session to learn about the programs we offer
- Join a Committee
- Volunteer at Splitlog Farm
- Come to Art Walk, take a clay class, or visit the gallery space, current exhibit is Vessels featuring student art from the clay studio!
- CHWCkck.org



Rebuilding our Neighborhoods

Block Party for Rooftops

- **Friday, September 6 at Waterway Park** from 5 – 9 pm
- Sponsorships available
- Contact rswank@chwckck.org to reserve
- Link to rsvp and get meal tickets on our website at chwckck.org/block-party



CELEBRATE OUR NEIGHBORHOODS



Rebuilding our Neighborhoods

Contact

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