HOUSING AUTHORITY OF KANSAS CITY

Development Plan

Bigger

Better

Bolder

Bigger

Increasing Affordable Housing Throughout KCMO

1. Redevelop all Existing Public Housing Properties, improving more than 1,100 existing units of housing and creating an additional 1,000 units of affordable housing.
2. Create 3,500+ units of new construction housing in Kansas City
3. Acquire more than 1,900 units of multifamily and single family housing throughout Kansas City
4. Invest in residential development and construction projects, using returns to fund HAKC Resident Service Department programming.











REDEVELOPED PUBLIC HOUSING ASSETS (CONCEPTUAL)

Multifamily Aquisition

Initiative

1. HAKC will purchase market-rate multifamily apartment buildings throughout Kansas City, targeting properties in areas with high opportunity (ex. higher performing schools, job opportunities, higher income areas).
2. Up to 20% of any building purchased will be set aside for affordable housing residency.
3. Buildings may be owned and managed through our for-profit or non-profit affiliates (HSKC & AHKC)
4. Properties acquired will serve all income levels from VLI (Very Low Income 30% AMI) to market rate.

Better

Improving Operations and Identifying Resources

1. Leverage new and innovative funding sources including the use of bond financing and bank credit facilities
2. Shift from a partnership driven development model to a self-development model
3. Target opportunities across the development spectrum, including market rate, workforce, affordable, and supportive housing.
4. Expand the capacity & capability of our for-profit and non-profit affiliate entities (HSKC and AHKC)
5. Conduct a Physical Needs Assessment (PNA) to determine the condition of each property to guide timelines for redevelopment.

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Innovative, First-of-its-Kind Programming

1. Develop a Class-A, mixed-use headquarters for HAKC that includes residential, retail, office, and hospitality functions
2. Develop live-work-play style communities, complete with entertainment, commercial, residential, and office districts
3. Create employment opportunities for HAKC residents through ownership of businesses and franchises
4. Acquire housing specifically set aside to create homeownership opportunities for public housing residents and staff, with HAKC acting as the mortgage lender
5. Engage in partnerships to create housing opportunities with unique focus areas such as education and healthcare











NEW CONSTRUCTION PROJECTS (CONCEPTUAL)

Homeownership Program

Creating Generational Wealth

1. HAKC will acquire homes that it will hold and resell to low and moderate income families at a discount from market value
2. Qualified public housing residents will receive a mortgage issued by HAKC, and will pay HAKC towards homeownership
3. HAKC will utilize mortgage payments received to acquire additional housing to create a sustainable program
4. HAKC will provide assistance with maintenance and capital needs throughout the mortgage period to ensure long-term viability of each property









Business Ownership

PARTNERSHIPS

METROPOLITAN COMMUNITY COLLEGE

- ADULT STUDENT FOCUSED HOUSING DEVELOPMENT
- ON/NEAR PENN VALLEY CAMPUS

UNIVERSITY HEALTH KANSAS CITY/KANSAS CITY PUBLIC SCHOOLS

- TRANSITIONAL HOUSING FOR FAMILIES WITH CHILDREN
- HOUSING BUILT IN FORMER PUBLIC SCHOOLS
- SUPPORTIVE SERVICES PROVIDED BY UHKC



ONE HAKC CENTER

STREET LEVEL RETAIL

BOUTIQUE HOTEL

HAKC HEADQUARTERS

ONE STOP SHOP - NON-PROFIT SERVICE CENTER

MIXED INCOME RESIDENTIAL

UNDERGROUND PARKING

LOCATED IN AREA WITH ABUNDANT PUBLIC TRANSIT

Planned Development Totals

Summary

PROJECT DETAILS

Project	Units	Development Cost
Public/Affordable Housing Projects	1,622	$495,124,273
Acquisition Projects	1,924	$538,720,000
New Construction/Adaptive Reuse Projects	3,413	$1,453,931,766
One HAKC Center (Office+Retail+Residential)	200	$120,000,000
Total	7,159	$2,607,776,039

When

Activities Timeline

2026

- Dunbar Gardens Redevelopment (Complete 2028)
- TB Watkins Redevelopment (Complete 2032)
- Brush Creek Towers Redevelopment (Complete 2028)
- Multifamily Acquisition Initiative
- Homeownership Initiative
- Credit rating from Standard & Poor's (S&P) secured
- Credit Facility of $50M+ secured

2027

- West Bluff Redevelopment (Complete 2029)
- Pemberton Place Redevelopment (Complete 2029)
- One HAKC Center (Complete 2030)

2028

- Riverview Gardens Redevelopment (Complete 2030)
- Guinotte Manor Redevelopment (Complete 2030)
- TBD Multifamily Acquisition/Rehab (Complete 2030)
- Workforce Homeownership Initiative

2029

- TBD Multifamily Development (Complete 2031)
- TBD Multifamily Development (Complete 2031)
- TBD Mixed Use Development (Complete 2032)

2030

- TBD Mixed Use Development (Complete 2033)
- TBD Multifamily Development (Complete 2032)
- TBD Multifamily Development (Complete 2032)

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