Changing Housing Needs for Older Adults

Understanding the evolving financing trends in our region’s housing

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Kauffman Conference Center
Renovations for Resale and/or Neighborhood Stabilization

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Builders Development Corporation (BDC)
Builders Development Corporation

• 501c3 nonprofit community development corporation

BDC’s Mission is to increase the production of affordable housing and revitalize neighborhoods throughout the region by applying innovative, energy-efficient and entrepreneurial business principles.

• Formed in 2005, but reformed/updated in 2010

• Currently building and rehabbing homes throughout Kansas City metro
  • 55+ housing
  • New construction and rehab
  • Focus on Energy Efficiency
  • Work in partnership with Cities
Accomplishments

• **Neighborhood Stabilization Program (NSP)**
  - NSP 1: 8 small cities in 2010
  - NSP 3: 3 small cities in 2011
  - HUD Best Practice Award for the NSP Program - 2011

• **Bring Housing Interests Together** - Successfully coordinated 2010, 2011 and 2012 Midwest Sustainable Housing Conferences

• Named **Community Housing Development Organization (CHDO)** for Johnson County, State of Kansas CHDO, and City of Independence CHDO

• Majority **Owner/Developer of 36 unit LIHTC Senior Housing** in South Hutchinson, KS.

• **Renovated/built/sold over 70 single-family units** over the past 4 years.
Riverview Senior Residences
South Hutchinson, KS
Tools to Assist Neighborhoods/Cities

- HOME
- Neighborhood Preservation Act
- Abandoned Housing Act
- Federal Home Loan Bank
- Others
  - Land Banks
  - City/County Housing Trust Funds
  - CDBG via Neighborhood Revitalization Strategic Areas
  - General funds
16908 Barry Lane
17206 S Benton
208 & 210 N Willow
HOME

Federal

Participating Jurisdictions

Independence

Johnson County Consortia

Kansas City, MO

Kansas City, KS

States also receive HOME funds
Energy-Efficient Features

All homes – Energy Star rated

- Windows
- HVAC systems
- Low Flow faucets
- Low flush toilets
- CFC lighting
- Insulation

New Homes

- Rain barrels
- Energy Star 3.0 certified
- Geothermal heating/cooling on select homes
Abandoned Housing Act

• Both State of Missouri and Kansas
• Judicial Process
• Missouri
  – Only nonprofits with housing history eligible
  – Must have own funds to rehab
  – Process can take months to acquire
  – 1 year redemption period
Abandoned Housing act
Neighborhood Preservation Act

- State of Missouri – Department of Economic Development
- Only in certain census tracts
- If eligible, up to $25,000 reimbursement via tax credit
- If distressed, 35% up to $70,000 reimbursement via tax credit
- Cash to cover gaps
Federal Home Loan Bank

• Regional offices
  – Des Moines for Missouri
  – Topeka for Kansas

• Application Process

• Funds possible for housing
BDC Experience with Funders

• Lenders willing to partner
  – Requiring more equity/other funds
    • No longer 85% Loan-To-Value
    • Sometimes as much as 50% other funds

• Government Programs
  • More emphasis on Sustainability
  • Less reliability as programs are changing
Questions?

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