Changing Housing Needs for Older Adults

Understanding the evolving financing trends in our region’s housing

January 28, 2015
Kauffman Conference Center
Affordable Housing Development

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Local Initiative Support Corporation (LISC)
Gaps in the Kansas City Housing Market
Single Family Housing Issues

- 30% gap in new construction
- Appraisals are artificially low
- Land value is near $0.00
- Qualified buyers for HOME
- CDBG uncertainty
- Reduce # of CDCs
Multi-family Issues

- 9% LIHTCs are very limited
- Competition is heightened for LIHTCs
- CDBG and HOME funds are being cut
- Increased need for affordable units
- Predevelopment financing difficult to secure
- Political uncertainty around LIHTCs
- Equity investors want limited terms
LISC's Reaction to Market Gaps

- More flexible than traditional banks
- Work closely with City to bridge CDBG
- Provide grants to pay for early predevelopment costs
- Provide predevelopment and acquisition financing up to 90% LTV and 1:1 DSCR
- Capitalize interest-only period
- Patient lender
- Creative collateral structures
- 33% increase in for-profit developers
- CDFI Bond Guarantee Program
Contact Information

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