

2770 TRACY



SUPPORTIVE HOUSING FOR WOMEN AND CHILDREN IN THE TROOST CORRIDOR

A PARTNERSHIP OF



UPDATED AS OF 6/20/24

THE VISION

WHO WE ARE

This project is a partnership of Amethyst Place, Sunflower Development Group, and Rosemann & Associates, P.C. Together, we will leverage our areas of expertise to double the housing capacity of Amethyst Place. Currently, a 12-month waitlist means over 50 families continue to be separated and houseless while awaiting safe housing and support to transform their lives. Through this project, we will provide women and children with affordable, long-term housing, breaking cycles of poverty, substance use, and trauma to achieve multi-generational impact.

THE PROJECT

Just off the Troost Corridor in an Opportunity Zone, we will develop 32 units of supportive housing for graduates who have completed the stabilization program phase at Amethyst Place. This phase allows residents to resolve circumstances that would otherwise keep them from qualifying for Housing Choice Vouchers (past evictions, outstanding legal issues, etc.). The new site will include 25 apartments and 7 townhomes for a total of 32 units. The apartment building will also include program space, offices, youth empowerment space, and fitness center. Parking will surpass minimum urban design standards to meet parking needs while providing ample green space for outdoor play.

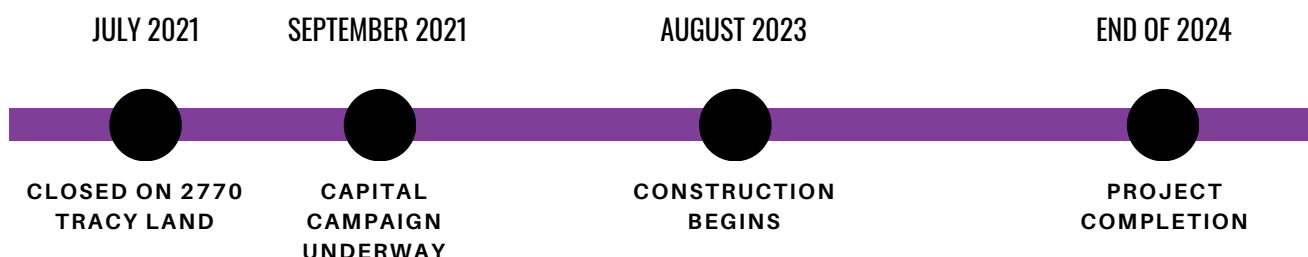
THE FINANCING

The total project will cost \$16,000,000. Due to private donor support, Amethyst Place already secured \$555,000 to purchase the 2770 Tracy land. We are in the process of fundraising the remainder through a capital campaign. To date, we have raised \$14,121,500 (88%) through:

- City of Kansas City (\$3,050,000)
- Sunderland Foundation (\$2,000,000)
- Hall Family Foundation (\$2,000,000)
- State of Missouri (\$2,000,000)
- Yield Giving (\$2,000,000)
- William T. Kemper Foundation (\$760,000)
- Bloch Family Foundation (\$500,000)
- Shepard McCaskill Foundation (\$500,000)
- Sherman Family Foundation (\$400,000)
- Baum Family Foundation (\$250,000)
- UMB Bank (\$200,000)
- Dehaemers Family Charitable Trust (\$150,000)
- Mullinix Family Foundation (\$115,000)
- Ann and Gary Dickinson Family Foundation (\$50,000)
- The McDonnell Foundation (\$50,000)
- The Ronald D. Deffenbaugh Foundation (\$25,000)
- Country Club Christian Church (\$16,500)
- Hallmark (\$15,000)
- Children's Mercy Hospital (\$15,000)
- T-Mobile (\$15,000)
- Francis Family Foundation (\$10,000)

The project will have long-term financial sustainability through its award of Housing Authority of KC (HAKC) Housing Choice Vouchers, which will pay for ongoing costs and also produce service revenue to support personnel and program expenses.

DEVELOPMENT TIMELINE



THE PARTNERS

AMETHYST PLACE | THE NONPROFIT

After more than two decades of transforming lives and healing generations in Midtown KC, we believe our work is more than a mission; it's a noble cause. We inspire transformational healing and empower generations of women and children to achieve recovery, reunification, and resilience. Each year, we provide nearly 200 women and children in Kansas City with truly comprehensive, family-centered care to help them overcome the interconnected cycles of poverty, trauma, and substance use to achieve multi-generational impact. The community demand for our services far outpaces our current housing capacity (37 units). This expansion will allow us to serve even more Kansas City families, producing transformative outcomes.



SUNFLOWER DEVELOPMENT GROUP | THE DEVELOPER

Sunflower Development Group transforms overlooked real estate into thriving places of community and commerce. Our team of consultants and development partners work with our clients to build iconic spaces that blend past, present and future. We provide a wide range of design, consulting and management services that improve the urban experience in metropolitan areas across the country. The team at Sunflower brings extensive LIHTC development experience throughout the Midwest.

ROSEMANN & ASSOCIATES, P.C. | THE ARCHITECT

Architecture for Life evolves through a process of bringing people together and creating a sense of place and community. Since 1987, Rosemann & Associates, P.C. has focused on designing the backdrop for life by actively studying how people live in built environments. We know how people live! The result is smart design, strict budget control and on-time performance. Rosemann has extensive experience in multifamily affordable housing and provided pro bono services to Amethyst Place's Community Building and garage renovations.

RAU CONSTRUCTION COMPANY | THE CONTRACTOR

Rau Construction isn't just an innovative, high quality construction company. It is also a company that is steeped in history and family tradition. Originally founded in 1870 in Solgen, Germany, the company came to the United States in 1905. Since then, Rau Construction has operated in the Kansas City area, serving customers nearby. The company has been maintained as a family owned and operated entity, today run by 5th generation Rau's, Dan and Gus.



THE SITE DESIGN

OUR VISION:

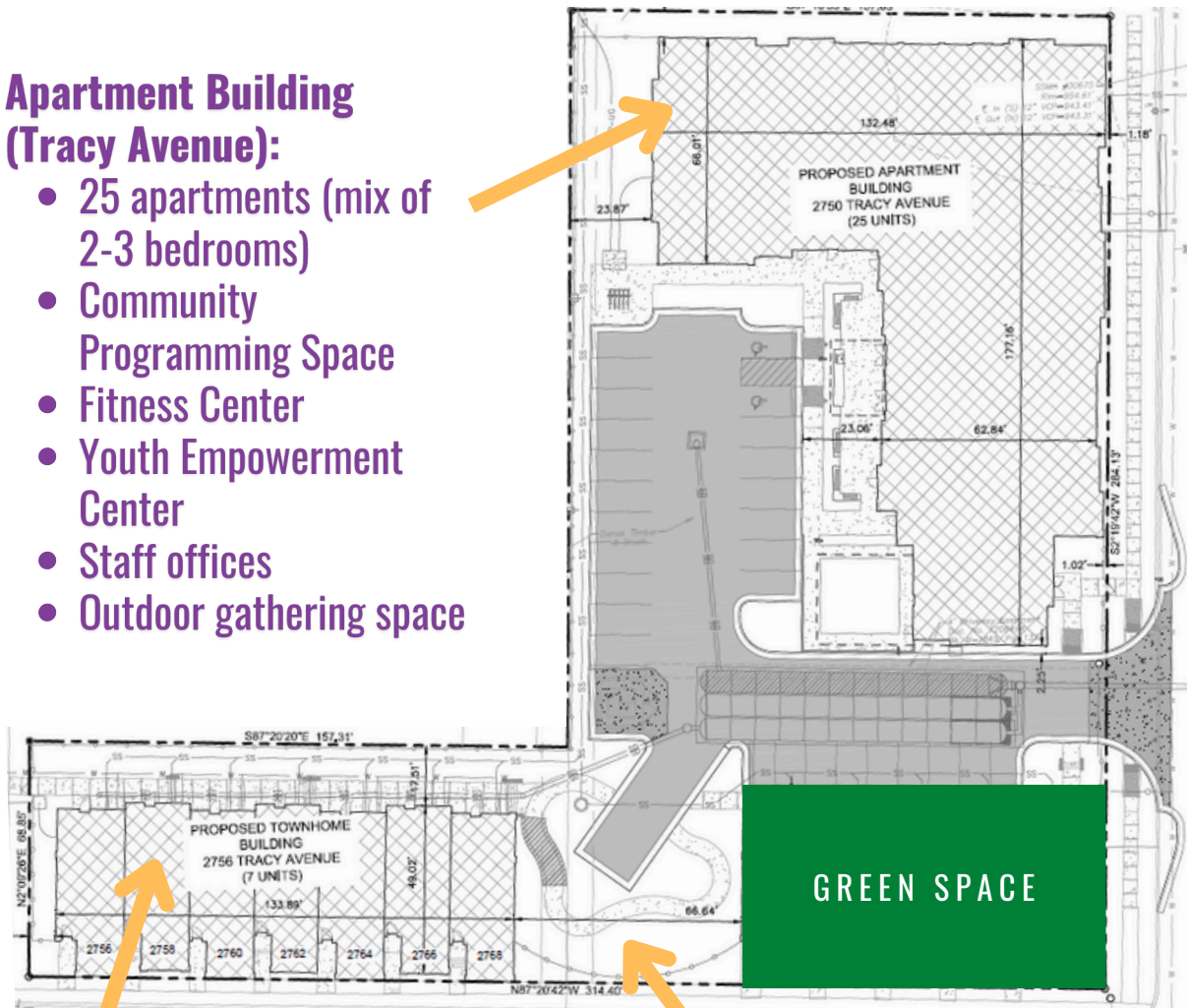
To transform 1.28 acres of blighted, vacant land into a family community and neighborhood asset



THE SITE DESIGN

Apartment Building (Tracy Avenue):

- 25 apartments (mix of 2-3 bedrooms)
- Community Programming Space
- Fitness Center
- Youth Empowerment Center
- Staff offices
- Outdoor gathering space



Townhomes (28th Street):

- 7 townhomes (mix of 2-3 bedrooms)

Playground & Bike Path



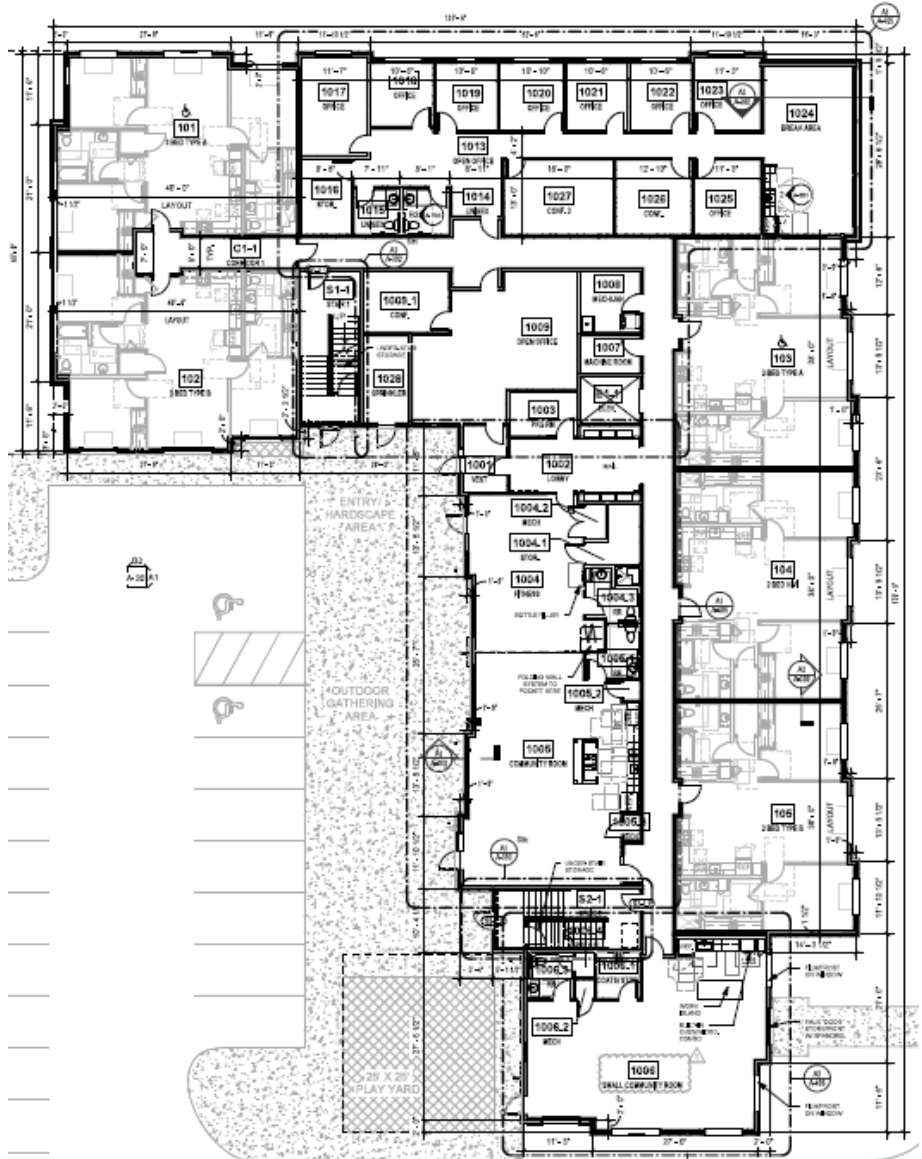
THE SITE DESIGN

APARTMENT BUILDING (25 UNITS)



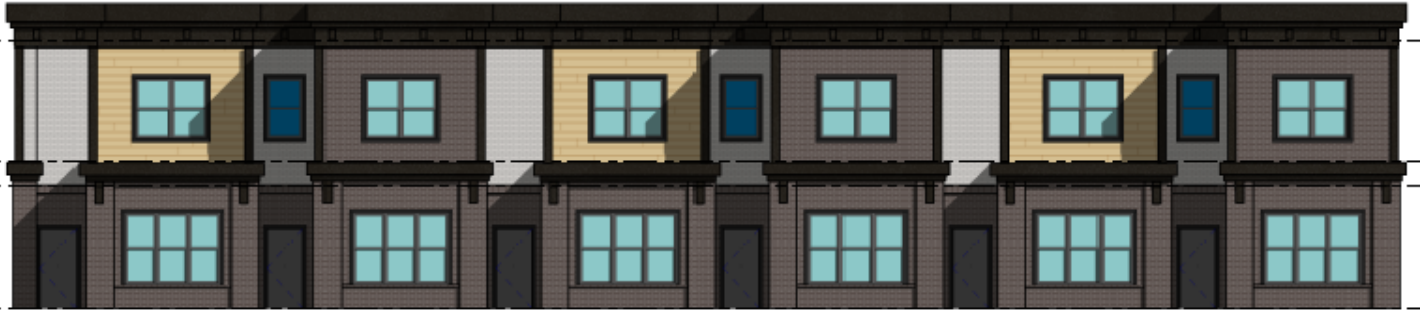
SPECIFICATIONS

- Community programming space, fitness room, childcare, and staff offices on first floor
- Gated outdoor space with courtyard and two playground areas
- Seventeen (17) - 2 bedroom/2 bath
- Eight (8) - 3 bedroom/2 bath
- Laundry on second and third floors
- Elevator with accessible units
- Parking lot with 21 spaces and secure gated entry



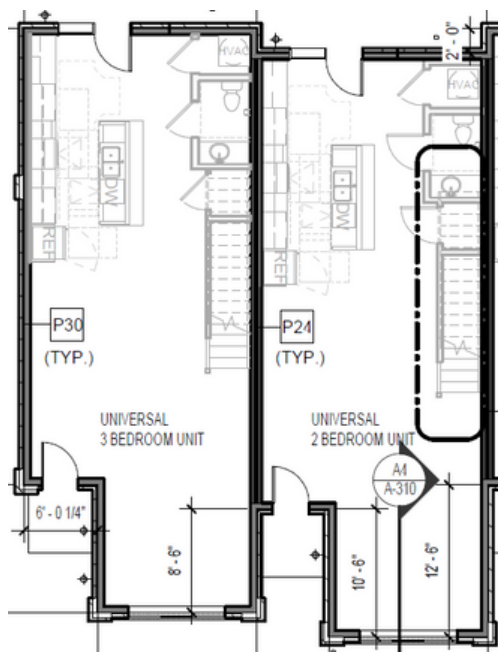
THE SITE DESIGN

TOWNHOMES (7 UNITS)



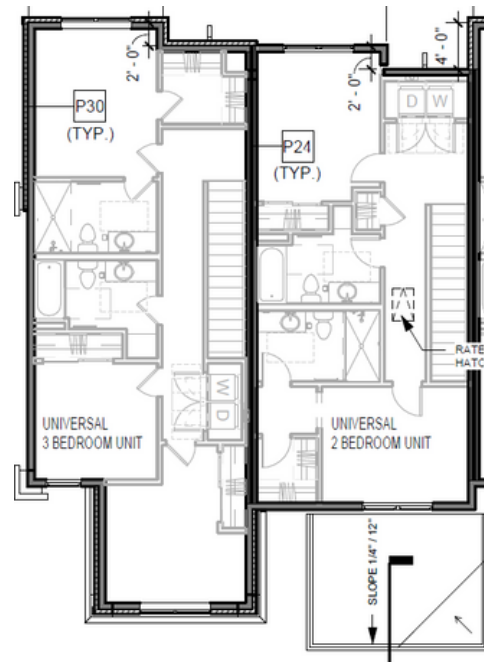
SPECIFICATIONS

- All two-story townhomes with private front and back entrances
- Four (4) - 2 bedroom/2-1/2 baths
- Three (3) - 3 bedroom/2-1/2 baths
- Laundry in each unit
- Rear-door access to parking lot, playground, courtyard, and other outdoor amenities near the apartment building



3 BD

2 BD



3 BD

2 BD

SUPPORTIVE SERVICES PLAN

Amethyst Place provides robust supportive services to help families succeed. The services offered in our current program will also be provided in the expansion site, with additional staffing added to meet the needs of an expanded community. An overview of our services is provided below.

Program	Services
<p>SUPPORTIVE HOUSING</p> <p>Family stabilization through affordable housing and access to basic needs; long-term housing with length individualized to meet resident needs</p>	<ul style="list-style-type: none">• Furnished apartments• Recovery community• Household pantry• Direct financial assistance• Randomized UA/BA• Campus security system
<p>THERAPEUTIC SUPPORT</p> <p>On-site services to help families heal from past trauma, stabilize mental health, improve parenting skills, and build resilience</p>	<ul style="list-style-type: none">• Adult therapy• Child therapy• Family therapy• Adult therapeutic groups• Child therapeutic groups• Parenting support (Conscious Discipline, Parent Cafes, Strengthening Families)• Multidisciplinary care team meetings
<p>FAMILY EMPOWERMENT</p> <p>Services to support the educational, career, financial, and health and wellness goals of families to help them overcome generational poverty and lead healthy lives</p>	<ul style="list-style-type: none">• Peer support• Case management• Court advocacy• Life skills programming• Recovery meetings• Wellness coaching and programming• Supported employment• Mentoring program• Educational and career coaching and programming• Financial coaching and programming



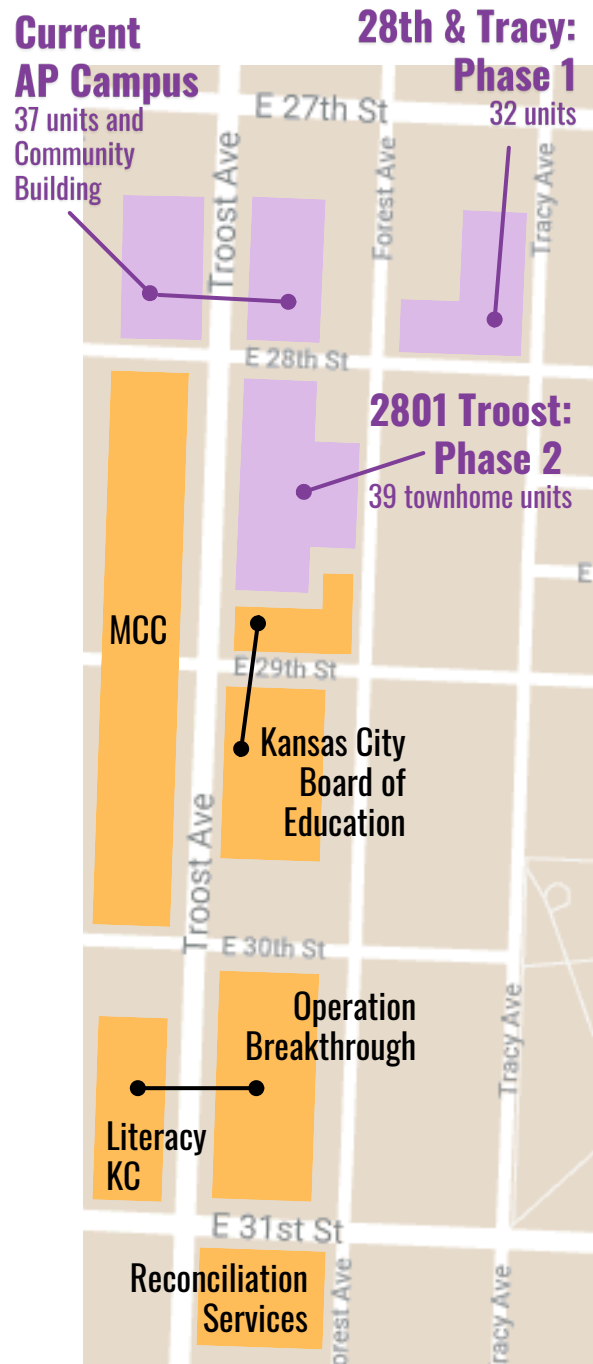
THE LONG-TERM VISION

A MULTI-PHASED PROJECT

The 2770 Tracy development is the first element of a multi-phased vision that would ultimately triple Amethyst Place's capacity. Amethyst Place has also placed a bid on the KCPS-owned 2801 Troost property, which totals 2.75 acres. We would use the land to build an additional 39 townhomes, along with green space, a walking trail, and playgrounds. Apartments on the 2770 Tracy site would naturally feed program graduates into the 2801 Troost townhomes. This would in turn create more openings in our intensive program and reduce our waitlist - reunifying families faster on their paths to overcome generational poverty, substance use, and trauma.

ENHANCING THE CORRIDOR

This expansion vision is situated amongst the resource-rich Troost Corridor, which houses important social services players but lacks affordable housing resources. The next few blocks south of our campus include our longstanding partners: Operation Breakthrough, Reconciliation Services, Literacy KC, KCPS, Journey to New Life, MCC's new state-of-the-art skills training center, and Operation Breakthrough's new Ignition Lab. Amethyst Place's expansion on the 28th block of Troost would further connect these important community resources and add much-needed affordable housing.



THE IMPACT

Ever since Amethyst Place's founding in 2000, community demand has always exceeded program capacity. Even with the program's growth from 7 to 37 supportive housing units, dozens of families remain on the waitlist for a year to get in. During this time, families are experiencing houselessness and the majority of children are separated from their moms in foster care, with entry into Amethyst Place the only thing needed to reunify them.

Through this project, we will grow our footprint and long-term impact to help transform the lives of even more families and build a stronger Kansas City. Our model is highly successful at helping families overcome the interconnected generational cycles of trauma, poverty, and substance use, as evidenced by our 2023 outcomes and strong community reputation.

