



2770  
TRACY

# SUPPORTIVE HOUSING FOR WOMEN AND CHILDREN IN THE TROOST CORRIDOR

A PARTNERSHIP OF

 **Amethyst Place**  
where families come home to heal

**SUNFLOWER**  
— Development Group —

rosemann   
& ASSOCIATES PC

# 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 40 families continue to be separated and homeless 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 two levels of supportive housing for graduates who have completed the one year intensive program (level I) at Amethyst Place. Level 1 programming allows residents to resolve circumstances that would otherwise keep them from qualifying for Section 8 housing (past evictions, outstanding legal issues, etc.). The new site will include 22 apartments (level II) and 12 townhomes (level III) for a total of 34 units. The apartment building will also include community space. 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 \$14,100,000.** Due to private donor support, Amethyst Place already secured \$555,000 to purchase the 2770 Tracy land as sole owner. In October 2021, we applied for 9% affordable housing tax credits through MHDC and hope to be awarded \$9,100,000 in tax credits and \$500,000 in Missouri Housing Trust Funds. Amethyst Place will raise the remaining \$4,500,000 million through government contracts, foundation grants, and individual donors. The project will have long-term financial sustainability through an application for KC Housing Authority Project-Based Vouchers, which would pay for ongoing costs and also produce service revenue to support personnel and program expenses. Amethyst Place currently holds 20 Project-Based Vouchers for its existing campus and has had preliminary discussions with KCHA about expanding vouchers to the new properties.

## 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.





# THE SITE DESIGN

## OUR VISION:

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

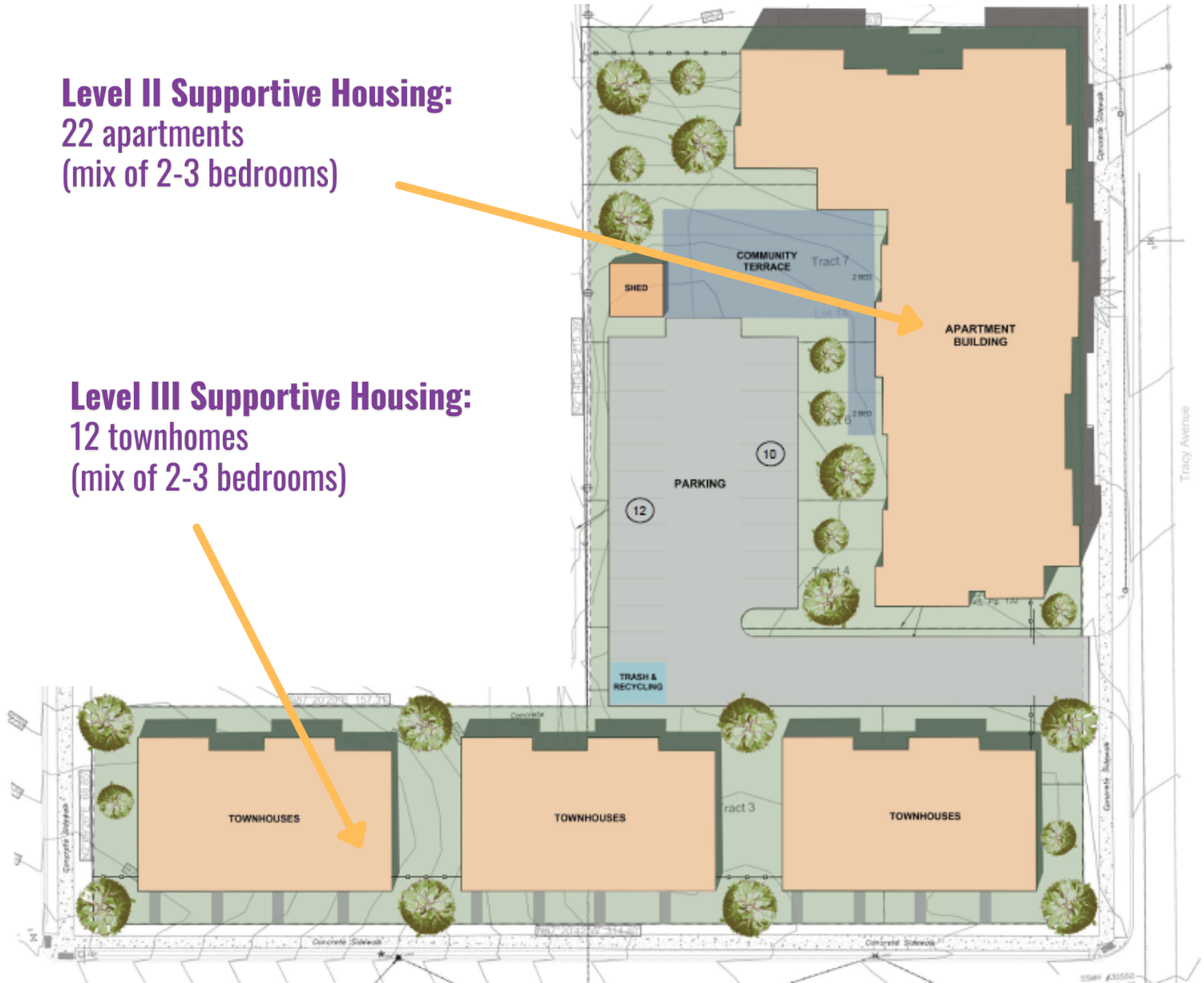


# THE SITE DESIGN

## 2770 TRACY CONCEPTUAL SITE PLAN

**Level II Supportive Housing:**  
22 apartments  
(mix of 2-3 bedrooms)

**Level III Supportive Housing:**  
12 townhomes  
(mix of 2-3 bedrooms)





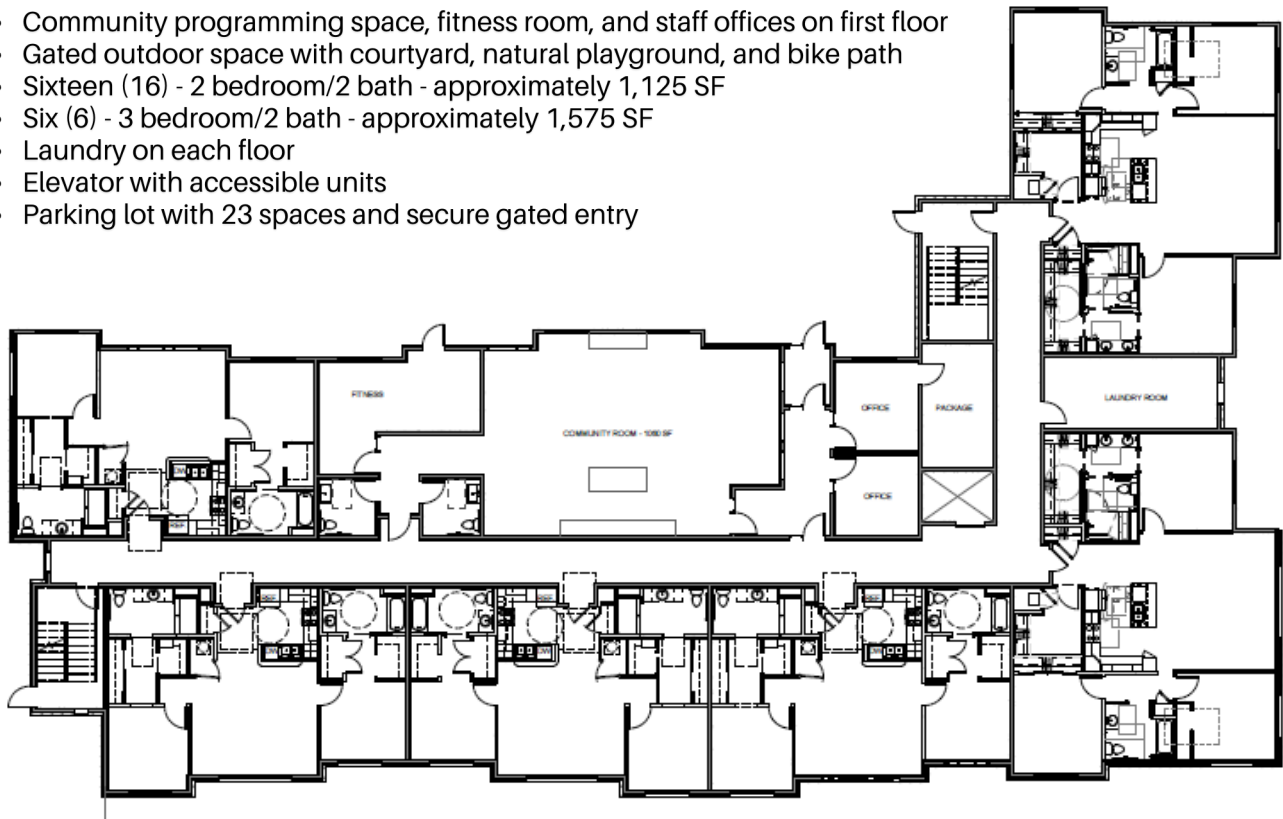
# THE SITE DESIGN

## LEVEL II SUPPORTIVE HOUSING (22 APARTMENTS)



## SPECIFICATIONS

- Community programming space, fitness room, and staff offices on first floor
- Gated outdoor space with courtyard, natural playground, and bike path
- Sixteen (16) - 2 bedroom/2 bath - approximately 1,125 SF
- Six (6) - 3 bedroom/2 bath - approximately 1,575 SF
- Laundry on each floor
- Elevator with accessible units
- Parking lot with 23 spaces and secure gated entry



Apartment Building First Floor Plan

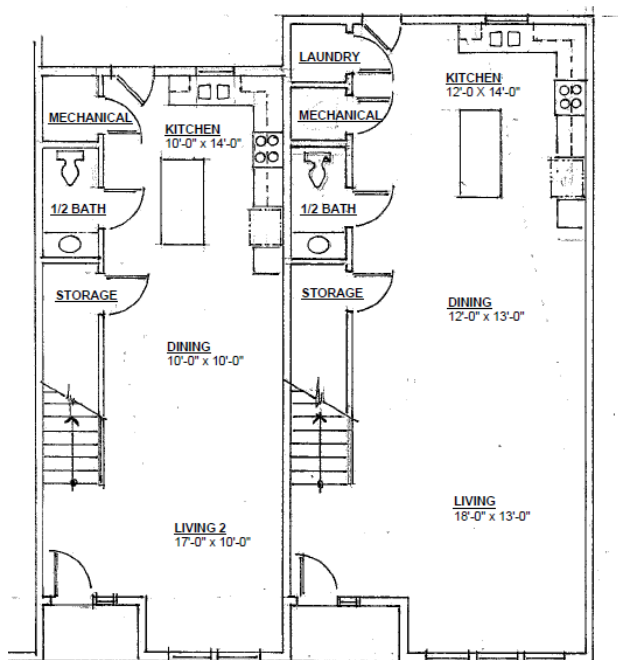
# THE SITE DESIGN

## LEVEL III SUPPORTIVE HOUSING (12 TOWNHOMES)



## SPECIFICATIONS

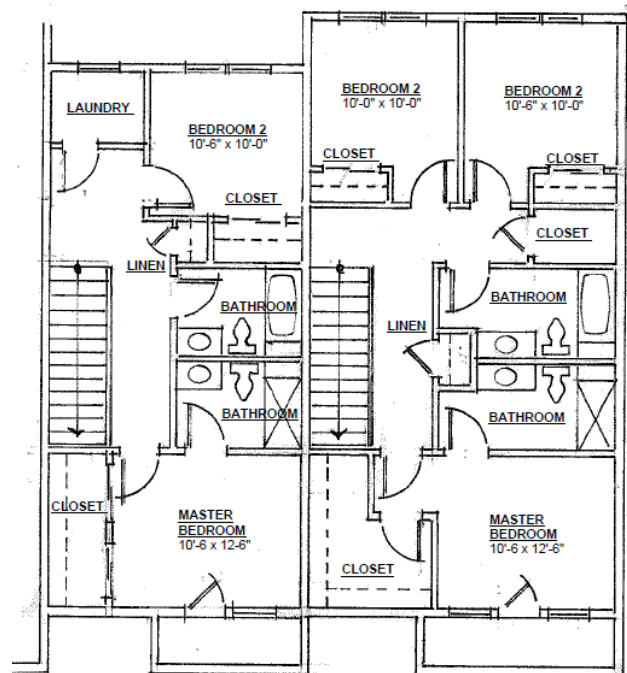
- All two-story townhomes with private front entrances
- Six (6) - 2 bedroom/2-1/2 baths - approximately 1,564 square feet
- Six (6) - 3 bedroom/2-1/2 baths - approximately 1,912 square feet
- Rear-door access to parking lot, courtyard, and other outdoor amenities near the apartment building



2 BD

3 BD

FIRST FLOOR



2 BD

3 BD

SECOND FLOOR

# 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 and relevant 2020 outcomes are provided below.

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





# 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 six months to a year to get in. During this time, families are experiencing homelessness 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 2020 outcomes and strong community reputation.

