



Hello!

This document was assembled by the Urban Neighborhood Initiative's Vacant to Vibrant Securing Funding Action Group as a resource for those who may be interested in purchasing and perhaps rehabbing a home in the urban heart of Kansas City. Resource categories include: Tax Abatement, Affordable Homeownership, Home Repair, Rehabilitation and Construction and Energy Saving. In addition, we've interviewed several financial institutions to learn about the type of mortgage products they offer. Information about each is included in a chart at the end of this document.

Please note that this resource list is not exhaustive, and our purpose is solely to provide information, not a recommendation. It will be updated periodically but because programs change frequently, we suggest that you call a resource that you may be interested in to make sure the program has not changed.

If you have a question or know of a good resource that is not included, please send us information. We would be pleased to touch base with them and include their information.

Deborah Craig at dcraig@uni-kc.org

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Financial Services Menu

DownPayment Resource.com	Automates the process of matching buyers and properties to available homebuyer programs. Works with more than 1,000 housing agencies to find and update information about local, state and national homebuyer programs.	Go to website and enter home address
Tax Abatement		
Kansas City Land Clearance for Redevelopment Authority	Urban Renewal Area (URA) Property taxes are frozen for 10 years with a minimum home improvement of \$5,000 for homes within designated URA.	Susan Tumey stumey@edckc.com 816.691.2106
Affordable Homeownership Programs		
Habitat for Humanity KC	At least one year of steady, verifiable income One year of good rental history Have less than \$1,000 in credit collections debt Must pay an agreed amount toward closing costs	https://habitatkc.org Follow "Own A Home" tab 816.924.1096
Missouri Housing Development Commission	First Place Loan – Participants must meet income guidelines. Provides cash assistance to first-time home buyers for down payment and closing costs OR provides a lower interest rate to first-time homebuyer who does not need down payment or closing cost assistance. If you are a qualified veteran, you do not have to be a first-time homebuyer.	Missouri Housing Development Commission 920 Main Street, Ste 1400 Kansas City, MO 64105 www.MHDC.com 816.759.6600 or 800.246.7973
	Mortgage Credit Certificate – Participants must meet income guidelines. Provides income eligible first-time homebuyer an opportunity to reduce the amount of federal income tax owed each year he or she owns and occupies the home. The program gives qualified borrowers a non-refundable federal tax credit of 25% of the total amount of mortgage interest paid each year. If you are a qualified veteran, you do not have to be a first-time homebuyer.	http://www.mhdc.com/notices/MCC_NOTICE_2018-2019.pdf
	Next Step Program – Participants must meet income guidelines which are higher than for a "First-Place" loan or the Mortgage Credit Certificate. Enables non-first-time homebuyers who lack sufficient equity or funds for a down payment to purchase a home in specified census tracts. Next Step provides incentives for homebuyers to move into "opportunity areas" throughout Missouri. Borrowers receive a slightly lower interest rate in these areas, down payment and closing cost assistance.	http://www.mhdc.com/homes/nextstep/index.htm

	Home Repair	
KCMO Programs	<p>City Home Repair Program - The City Home Repair Program helps homeowners who cannot afford urgent home repairs. The work done in this program may include one of the following:</p> <ul style="list-style-type: none"> • Plumbing, such as main water lines, water heaters, and sanitary sewer lines; • Electrical, such as service connections, main electrical panel, and branch circuits; • Furnace repair or replacement, and ductwork; • Roof repairs or replacement; • Removal of accessibility barriers – bathroom grab bars, handheld shower equipment, elevated toilet seats and toilet safety rails; • Roofs – Removal of existing shingles, installation of new shingles which may include replacement of roof sheathing. <p>This program uses the HUD income limits.</p>	<p>Mae Caruthers mae.caruthers@kcmo.org 816.513.3003</p>
	<p>Targeted Minor Home Repair Program - The Targeted Minor Home Repair and Special Northeast Targeted Programs help homeowners in targeted areas. Work done in this program may include the following:</p> <ul style="list-style-type: none"> • Plumbing, such as main water lines, water heaters, and sanitary sewer lines; • Electrical, such as service connections, main electrical panel, and branch circuits; • Furnace repairs, replacements, and ductwork; • Roof repairs or replacement. <p>Applicants must own and live in the property to be repaired, cannot own more than one residential property, and cannot have received home repair assistance from the City in the last five years.</p> <p>These programs use HUD income limits.</p> <p>Projects may become ineligible if conditions of the home are beyond the minor home repair program guidelines.</p>	<p>Mae Caruthers mae.caruthers@kcmo.org 816.513.3003</p>
	<p>Paint Program - The Paint Program provides free paint and supplies to qualifying homeowners who live in Kansas City, Missouri, own and reside in the property to be painted, and who only own one property.</p>	<p>Mae Caruthers mae.caruthers@kcmo.org 816.513.3003</p>

	<p>All labor must be done by, or arranged for, by the homeowner. The house must be prepared for painting before a voucher will be issued. City staff will perform an inspection of the property.</p> <p>Approved applicants have their choice of standard, in-store paint colors only. The total cost of the paint and supplies cannot exceed \$500.</p>	
	<p>Rehabilitation Assistance for Midtown Properties (RAMP) -</p> <p>The RAMP program makes mainly exterior repairs. It is available to homeowners and multi-family property owners in Beacon Hill, Longfellow, Squier Park, Manheim Park and Midtown.</p> <p>RAMP helps maintain home ownership, which helps stabilize neighborhoods. RAMP provides a loan/grant to qualified single-family homeowners for primarily exterior improvements. Homeowners are required to live in the property for at least five (5) years. The loan/grant funds are written off 20% per year for five years. Repayment is required for the prorated period if residency is not maintained during the five (5) year term. The RAMP loan/grant may require matching funds from the homeowner, dependent upon applicant's income.</p>	<p>Stephen Reynolds Stephen.reynolds@kcmo.org</p> <p>Office: 816.513.3028 Fax: 816.513.2808</p>
Christmas in October	<p>Home repairs and home rehabilitation for seniors, disabled, or veterans with financial need.</p>	<p>http://www.christmasinoctober.org/ 816.531.6443</p>

	Rehabilitation and Construction	
AltCap	Small Contractor Home Rehabilitation Loan Fund – short term loans of 6 – 9 months for small rehabilitation contractors working within the UNI*; Micro loans of up to \$50,000 but may loan over that amount in some instances. No income guidelines.	3200 Wayne Kansas City, Missouri 64109 https://www.alt-cap.org/aux_homerehab 816.216.1851
Gateway Community Development Fund, Inc.	Predevelopment Loan – Predevelopment loans to entities that develop affordable rental housing, most often financed with the Low-Income Housing Tax Credit (LIHTC) and/or HUD loans and grants. Predevelopment loans may enable the developer to secure property rights and gain access to professional services to assist in preparing applications for development assistance. Gateway provides this financing to assure an adequate supply of affordable rental housing in the community. This program is not income based.	Gateway Community Development Fund, Inc. 2 Cleaver Blvd, Ste 405 Kansas City, Missouri 64112 http://gatewaycdfi.com/lending/1st-mortgage-loans/ 816.753.0941
	Construction Loan – Short-term loans to for-profit and not-for-profit developers, rehabilitation contractors, homeowners, and others to finance the purchase and/or rehabilitation of distressed homes which are then available for sale to owner-occupants, fulfilling a need for safe and welcoming neighborhoods for families who are ready to purchase a home. This program is not income based.	
IFF	Affordable Housing Loan Program Predevelopment – For entities building affordable rental housing covers costs incurred prior to closing on construction financing for projects with low-income housing tax credit allocations.	Josh Best jbest@iff.org 816.335.4200
	Affordable Housing Loan Program Construction to Permanent – Provides construction period financing that converts to long-term debt for new construction and rehabilitation projects.	
	Permanent Only/Forward Commitment – Funds long term debt for acquisition or take-out of construction financing	
Community Action Agency of Greater Kansas City (CAAGKC)	The Low-Income Weatherization Assistance Program (LIWAP) – Provides homeowners and renters with cost-effective, energy-efficient home improvements free of charge. Our goal is to help you lower your utility bills and ensure you and your family are living in healthy and safe conditions. Bonded and insured professional contractors will do the work, helping you feel comfy and cozy in your home. Provide proof of income for the previous 3 months Provide proof of home ownership or proof of deed or completed Landlord Agreement Certification	https://www.caagkc.org/programs/weatherization/ 816.358.6868

	<p>Be within 200% of the Federal Poverty Guidelines (\$49,200 annual income for a family of four)</p> <p>Present social security card for homeowner/renter</p> <p>Provide a current and active electric and gas utility statement</p>	
Energy Saving Programs		
Renovate America	<p>Lower your energy bills and improve your home with HERO financing.</p> <p>Approval is primarily based on your home’s equity and debt payment history rather than your credit score.</p>	<p>www.renovateamerica.com/financing/hero</p> <p>877.747.4889</p>
PACE	<p>Allows property owners to borrow money for renewable energy and energy efficiency property improvements with no upfront cost. New heating/cooling systems, lighting improvements, solar panels, water pumps, installation and more.</p>	<p>J.L. “Kris” Christopher</p> <p>jchristopher@MCED.mo.gov</p> <p>866.554.4083</p> <p>www.mced.mo.gov/pace/</p>

Mortgage Resources

		Loan Products					Requirements				
		FHA	FHA 203(k)	VA	USDA	Conventional	Other	Debt-to-income %	Min. Credit Score	Min. Loan Amount	Home-Buyer Education
Banking Institutions	Arvest Bank	✓		✓	✓	✓		50	620	None	Recommended
	Bank Midwest	✓		✓	✓		15yr, 30yr	46	600-650	None	None
	Bank of America	✓		✓		✓		43-55	600-660	None	Required
	BMO Harris	✓				✓		50	620	\$25,000	None
	Capitol Federal					✓		43	620	None	Required (some)
	First Federal	✓		✓	✓	✓		45	620-640	None	Required (some)
	Leader One Financial	✓	✓	✓	✓	✓	Jumbo	50	620	\$50,000	Required (some)
	MO Bank	✓		✓	✓	✓	Jumbo	Varies	600-680	\$25,000	Required (some)
	Morrill & Janes Bank and Trust	✓		✓	✓	✓	Jumbo	50	580-620	None	Required (some)
	NASB	✓	✓	✓	✓	✓		43-50	580-620	\$33,500	Recommended
	UMB	✓		✓		✓		-	-	None	Required (some)
Other Mortgage Lenders	Carrington Mortgage	✓	✓	✓	✓	✓	Jumbo				
	Family First Funding	✓	✓	✓	✓	✓	Self-Employed	43-56	550-580	\$50,000	None
	HomeBridge Financial Services	✓	✓	✓	✓	✓		45	600	\$50,000	Recommended
	James B. Nutter	✓		✓	✓	✓	15yr, 30yr	45	620	\$50,000	Required (some)
	NACA							40	None	None	

Mortgage Lending Resources

Banking Institutions

<p>Arvest Bank Raul Duran – NMLS ID: 319672 rduran@arvest.com 913.713.7333</p>	<p>Bank Midwest Jeff Jenkins jacobsje@bankmw.com 816.298.2100</p>	<p>Bank of America Nate Little nate.little@bankofamerica.com 816.621.4305</p>
<p>BMO Harris Robert Vejar – NMLS ID: 956136 rober.vejar@bmo.com 913.302.5858</p>	<p>Capitol Federal Rigo Jurado rjurado@capfed.com 816.584.4180</p>	<p>First Federal Bank Geony Sybonei Rucker geony.rucker@ffbkc.com 816.294.6352</p>
<p>Leader One Financial Corp. Charles Ferrara – NMLS ID: 12007 charles.ferrara@leader1.com 816.285.3580</p>	<p>MO Bank Kristina Belshe kbelshe@mobank.com 816.223.1027</p>	<p>Morrill & Janes Bank and Trust Jace L. Martin – NMLS ID: 1484329 jmartin@mjbtrc.com 816.548.4031</p>
<p>NASB Leo Vap lvap@nasb.com 816.508.2431</p>	<p>UMB Paul Kauffman paul.kauffman@umb.com 913.738.8838</p>	

Other Mortgage Lenders

<p>Carrington Mortgage Jon Kane 877.307.8375</p>	<p>Family First Funding Heidi Moore hmoore@fam1fund.com 816.807.4023</p>	<p>HomeBridge Financial Services Greg Redmond gredmond@homebridge.com 913.553.5902</p>
<p>James B. Nutter Mark Bradford mark.bradford@jbnutter.com 816.531.2345</p>	<p>NACA Sheena Wolford swolford@naca.com 816.531.6222</p>	