HOPE VILLAGE

ATTAINABLE HOUSING DEVELOPMENT

Program Overview



3200 BLOCKS OF CHESTNUT & MONTGALL **KANSAS CITY, MISSOURI**

A Public-Private Partnership with Capital Support from the City of Kansas City, Missouri | July 2026

01 | EXECUTIVE SUMMARY

A model for attainable homeownership and neighborhood reinvestment

Hope Village is a 21-home, for-sale infill development planned for the 3200 blocks of Chestnut Avenue and Montgall Avenue in Kansas City, Missouri. The initiative is led through a public-private partnership between Hope Center, as Owner, and Sankofa EDG, LLC, as Developer. It is designed to convert vacant residential land into complete blocks of quality, owner-occupied housing while creating a structured pathway to sustainable homeownership.

21	80% AMI	$1.9M	6 months
NEW HOMES	TARGET HOUSEHOLDS	CCED SUPPORT	BUILD DURATION

THE DEVELOPMENT PROMISE

Hope Village pairs new construction with education, counseling, mortgage preparation, down payment resources and post-purchase support. The goal is not simply to sell a house, but to prepare each buyer to understand the responsibilities and opportunities of ownership.

THE WEALTH-BUILDING GOAL

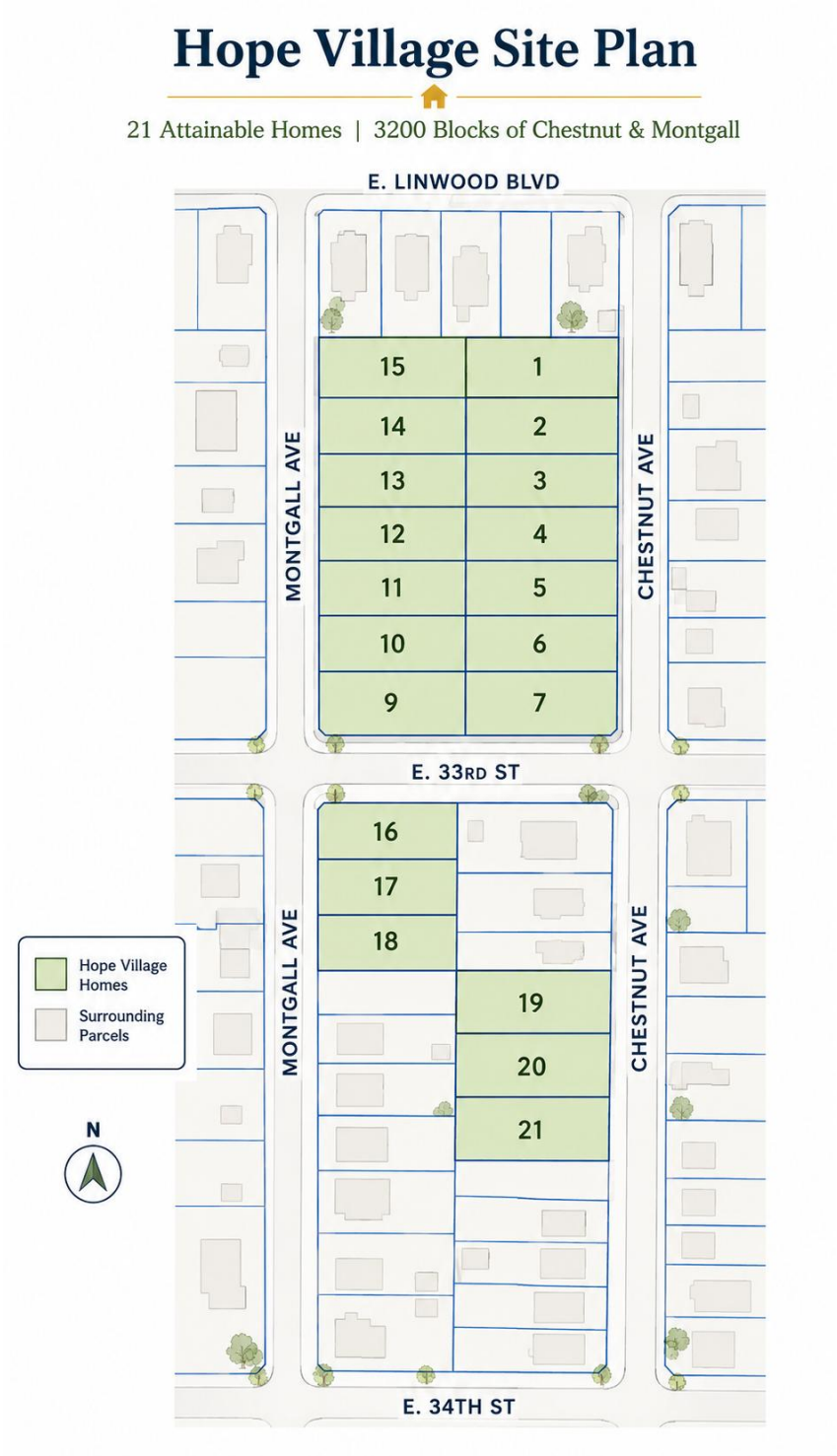
A typical home is expected to have a minimum estimated value and purchase price of approximately $300,000. By layering qualified assistance, the development team seeks an ideal final mortgage near $250,000 and meaningful buyer equity at closing.

Strategic objectives

- Deliver attractive, energy-conscious, three-bedroom homes with garages and full unfinished basements.
- Use public investment to reduce the cost burden of new construction and preserve attainable pricing.
- Coordinate City, lender and philanthropic assistance to lower qualified buyers' upfront costs.
- Stabilize entire blocks through concentrated infill rather than scattered, isolated construction.
- Create a replicable model that links housing production, buyer readiness and wealth creation.

Development principle: Public dollars should produce a durable public benefit—quality homes, prepared homeowners, immediate neighborhood improvement and long-term household equity.

Rebuilding residential blocks with coordinated infill investment



Hope Village is planned as a block-scale neighborhood investment. Concentrating the homes along Chestnut and Montgall allows the development to create a visible and cohesive transformation, strengthen the residential fabric and provide momentum for continued reinvestment in the North Oak Park area.

BLIGHT ELIMINATION Activates vacant parcels and replaces long-term disinvestment with maintained, tax-producing homes.	**NEIGHBORHOOD STABILITY** Increases owner occupancy and supports residents who intend to remain rooted in the community.	**MARKET CONFIDENCE** Demonstrates that high-quality new construction can be delivered in historically underinvested neighborhoods.
BLOCK-LEVEL IMPACT Creates a stronger visual and economic result than disconnected, one-off infill projects.	**GENERATIONS OF VALUE** Uses homeownership and equity as tools for family stability and intergenerational wealth.	**COMMUNITY FIT** Supports vibrant, mixed-income neighborhoods responsive to the needs and character of each community.

A right-sized, modern home designed for everyday living



3
BEDROOMS

2
BATHROOMS

1,200
SQUARE FEET

1.5
CAR GARAGE

FULL
UNFINISHED BASEMENT

Home design highlights

- Open living and kitchen area supporting daily family life and entertaining.
- One bedroom and a full bath on the main level, providing flexibility for guests, work or multigenerational living.
- Two additional bedrooms, a second full bath, laundry and storage on the upper level.
- Attached 1.5-car garage with direct connection to the home.
- Full unfinished basement providing storage and future expansion potential.
- Contemporary exterior materials and multiple coordinated color palettes that create variety while maintaining a unified development identity.

Final specifications, materials, colors and dimensions remain subject to approved construction documents, procurement and field conditions.

A coordinated collection of contemporary exterior palettes



Cool blue + light masonry



White + charcoal + wood

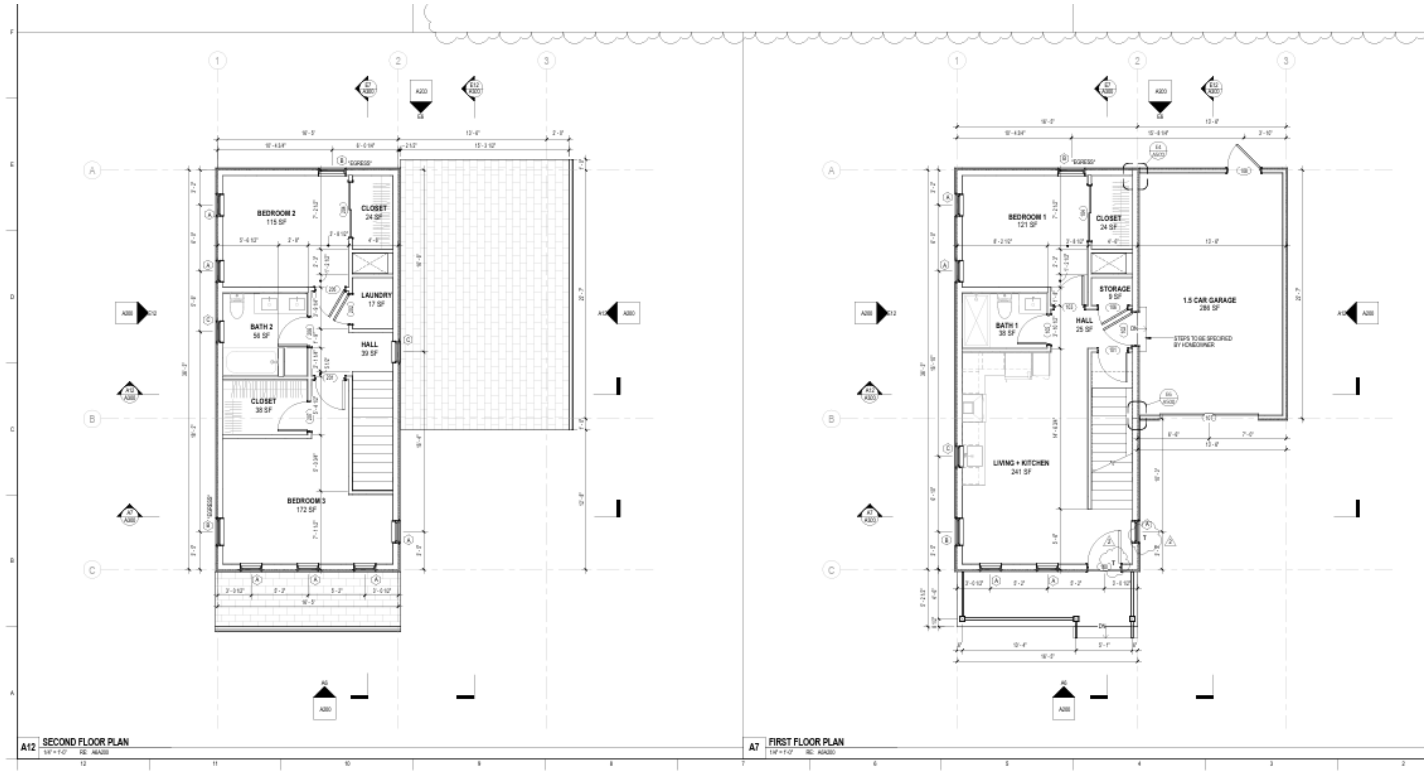


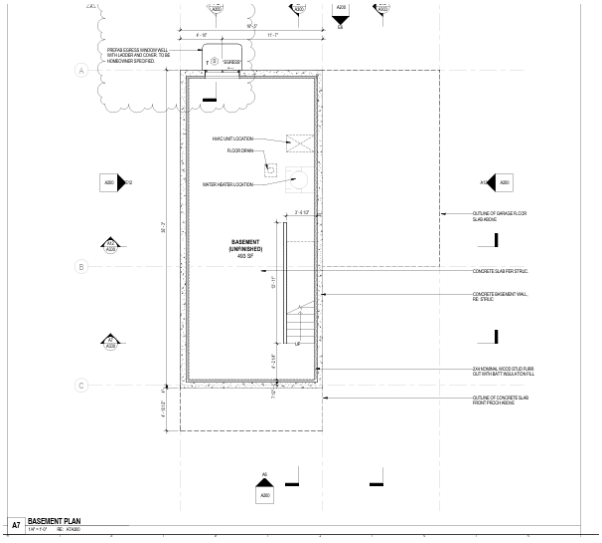
Sage + natural wood



High-contrast white + charcoal

Efficient use of space across three functional levels





FIRST FLOOR

Open living and kitchen space, Bedroom 1, full bath, storage and direct garage connection.

SECOND FLOOR

Bedrooms 2 and 3, full bath, laundry, closets and hall circulation.

BASEMENT

Full unfinished lower level for mechanical systems, storage and potential future homeowner improvements.

A coordinated pathway from interest to successful ownership



Education and counseling continue before and after closing to support sustainable owne

Hope Village is structured around the belief that a prepared buyer is central to a successful development. Each applicant will be connected to the appropriate education, counseling, lending and sales resources based on individual readiness and program eligibility.

1. Interest and pre-screening

Murrell Homes and the development team introduce the opportunity, gather preliminary information and explain the process.

2. Financial assessment

Pathway Financial and participating counselors help buyers evaluate income, debt, savings, credit and affordability.

3. Education and readiness

CHES, Inc. provides HUD-certified homebuyer education and counseling; applicants address identified readiness needs.

4. Mortgage and assistance qualification

Bell Bank evaluates mortgage eligibility and available lender assistance; the buyer may also apply for KC Home 1st.

5. Home selection and contract

A qualified buyer selects an available home, reviews the deed restriction and executes the required purchase documents.

6. Construction, closing and support

The team coordinates construction updates, inspections, walkthrough, closing and post-purchase counseling.

Buyer selection will be administered in accordance with applicable fair housing, lending, program and funding requirements.

Layering resources to reduce the buyer's long-term mortgage burden

ILLUSTRATIVE $300,000 HOME PURCHASE



- **Public development support:** helps reduce the cost of newly constructed homes.
- **KC Home 1st:** may provide up to $30,000 at or below 80% AMI.
- **Bell Bank and other resources:** may provide additional qualified-buyer assistance.
- **Closing costs:** may be supported by a City grant of up to $5,000, based on need.

*Assistance is subject to program eligibility, underwriting, funding availability and final program approval.

Illustrative financing objective

For planning purposes, the development team is using an estimated home value and purchase price of approximately $300,000. The ideal affordability outcome is to combine eligible buyer assistance totaling up to approximately $50,000, producing a final mortgage near $250,000. The actual structure will vary by buyer and may include a different mix of mortgage proceeds, assistance, closing-cost support and buyer funds.

ILLUSTRATIVE SOURCE	PLANNING AMOUNT	PURPOSE
First mortgage	Approximately $250,000 *estimated	Long-term acquisition financing, subject to underwriting.
Down payment resources	Up to approximately $50,000	May include KC Home 1st, Bell Bank or other qualified resources.
Closing-cost support	Up to $5,000 through KC Home 1st	Need-based grant that may reduce cash required at closing.

A strong fit for qualified City of Kansas City employees

Hope Village can provide a pipeline of newly constructed homes for qualified City employees participating in the KC Home 1st Down Payment Assistance Program. Its education-centered buyer process, target affordability and phased delivery schedule align well with the program's objective of helping employees become sustainable homeowners.

CORE ELIGIBILITY

- Full-time City employment for at least two years.
- Good standing with no outstanding disciplinary actions.
- No homeownership within the preceding three years.
- Completion of required HUD-certified education, financial literacy and post-purchase counseling.
- Minimum credit score of 670, subject to stated counseling exceptions.

AVAILABLE CITY ASSISTANCE

Up to $30,000
At or below 80% AMI | 20-year, 0% loan

Up to $20,000
Above 80% through 100% AMI | 15-year, 0% loan

Up to $10,000
Above 100% through 120% AMI | 10-year, 0% loan

Up to $5,000
Need-based closing-cost grant

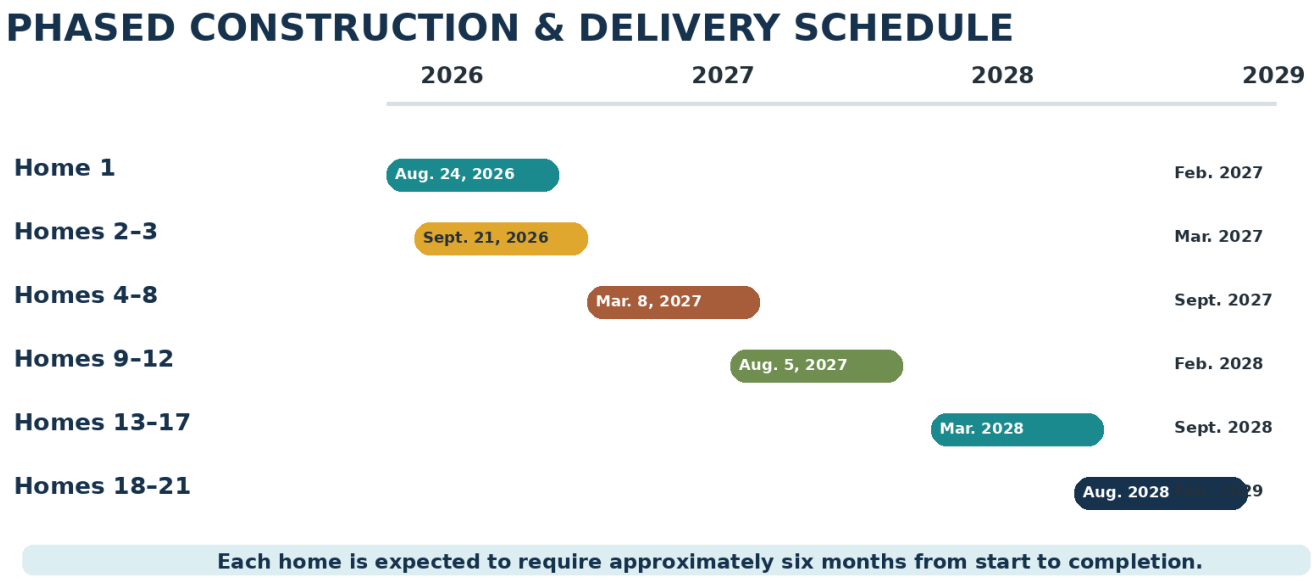
Proposed coordination with the Housing Department

- Establish a referral and information-sharing process for City employees interested in Hope Village.
- Confirm how KC Home 1st funds may be layered with lender assistance and other eligible resources.
- Coordinate timing so program approval and mortgage commitments align with phased home completion.
- Develop clear buyer-facing materials describing affordability, deed restrictions, required counseling and estimated ownership costs.

For current KC Home 1st requirements and official determinations, applicants should contact kchome1st@kcmo.org.

09 | DEVELOPMENT SCHEDULE

A phased build-out supporting continuous buyer preparation and delivery



Each home is expected to require approximately six months from start to completion.

PHASE	HOMES	START	EST. COMPLETION
1	Home 1	Aug. 24, 2026	Feb. 2027
2	Homes 2–3	Sept. 21, 2026	Mar. 2027
3	Homes 4–8	Mar. 8, 2027	Sept. 2027
4	Homes 9–12	Aug. 5, 2027	Feb. 2028
5	Homes 13–17	Mar. 2028	Sept. 2028
6	Homes 18–21	Aug. 2028	Feb. 2029

Each partner supports a distinct part of the homeownership ecosystem

HOPE CENTER

Owner and mission partner responsible for advancing the community-centered vision.

SANKOFA EDG, LLC

Developer coordinating planning, financing, design, construction and stakeholder engagement.

CCED

Public funding partner providing approximately $1.9 million in development support.

MURRELL HOMES

Owner's broker supporting marketing, buyer engagement, home selection and sales coordination.

BELL BANK

Preferred mortgage lender evaluating qualified buyers and potential lender-based assistance.

CHES, INC.

HUD-certified housing counseling partner providing homebuyer education and related counseling.

PATHWAY FINANCIAL

Strategic financial literacy partner supporting budgeting, credit and long-term financial capability.

CITY HOUSING DEPARTMENT

Potential KC Home 1st partner supporting eligible City employees with down payment and closing-cost assistance.

Shared operating principles

- Buyer readiness and long-term sustainability are as important as home production.
- Assistance must be transparent, compliant and coordinated across programs.
- Public investment should be protected while allowing families to build legitimate long-term equity.
- Communication among the owner, developer, broker, counselor, lender and City should begin early and continue through closing.

The development team's goal is to place an educated, financially prepared homeowner into a quality home with understanding, stability and meaningful equity.

Information intended to support Housing Department review and coordination

Who is the target buyer?

Households able to qualify for sustainable mortgage financing, with the development designed principally around buyers near 80% AMI. KC Home 1st may also serve eligible City employees through 120% AMI.

What is the anticipated price?

The current planning example assumes an approximately $300,000 home. Final pricing will depend on completed budgets, appraisal, subsidy, financing and market conditions.

Is $50,000 of assistance guaranteed?

No. It is an ideal layering objective. Each buyer's assistance will depend on eligibility, underwriting, funding availability and program rules.

What protects the public investment?

A three-year deed restriction is expected to prevent an immediate resale and capture of subsidy-supported equity. Final restriction language will be documented in the purchase and closing materials.

Can KC Home 1st be combined with Bell Bank assistance?

Potentially, subject to both programs' requirements, lender underwriting and the Housing Department's approval. Early coordination is recommended.

How long does a home take to build?

Approximately six months from construction start to completion, subject to normal development and construction risks.

What education is required?

The buyer pathway includes HUD-certified homebuyer education, financial literacy and post-purchase counseling. CHES, Inc. and Pathway Financial are strategic partners.

What warranties and inspections will apply?

Final warranty, inspection and homeowner orientation provisions will be established in the construction and sales documents and communicated before contract execution.

Recommended next steps

- Confirm a City point of contact and referral process for qualified employees.
- Review the proposed $300,000 purchase example and assistance-layering assumptions.
- Confirm deed-restriction compatibility and any City-required compliance language.
- Coordinate outreach timing with the first three construction starts and anticipated 2027 closings.
- Develop a shared buyer information session featuring the City, Hope Center, Sankofa EDG, Bell Bank, Murrell Homes, CHES and Pathway Financial.

PROGRAM CONTACT | Sankofa EDG, LLC: shanda@sankofaedg.org