



Willow Glen

HOPE VI Community – Kansas City, MO

Willow Glen is a small, mixed-income development, modeled on Cardinal Ridge, the Michael Development Company's first HOPE VI community in Kansas City. On a 5-acre site, north of the Missouri River, Willow Glen's blend of public housing, low-income housing tax credit and market rate rentals was built to provide an attractive and enduring affordable housing community.

Willow Glen has been designed for family living. Residents have 45 two-story townhomes and 3 single story, garden apartments from which to choose. Many of the townhouses include garages or walk-out basements.

To create the pedestrian-friendly environment associated with the "New Urbanism", all homes face tree-lined streets with sidewalks and decorative streetlights. Over 2 acres of undeveloped land was preserved as permanent open space with walkways and park benches.

A Broad Income Mix

Of the 48 units, fourteen have no income restrictions and are rented at market rates. Another fifteen units are designated as public housing units with residents paying 30% of their monthly incomes towards housing expenses. The remaining 18 units are maintained as tax credit units rented to households with incomes up to 60% of the area median.

Financial Structure

Funding sources of approximately \$6.9 million was used to finance the Willow Glen development, including an approx. \$1.4 million mortgage loan from the Missouri Housing Development Commission, \$1.5 million in financing from the Housing Authority of Kansas City, and \$4 million from the sale of state and federal tax credits.



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