

REPLICABLE HOUSING PROGRAMS

Mollea Wainscott
Assistant Director of Economic Development
Dodge City/Ford County Development Corporation
101 E. Wyatt Earp
Dodge City, KS 67801
620-255-2682
molleaw@dodgecodevo.org

Carolyn Dunn
Strategic Projects Manager
Stafford County Economic Development
311 N. Broadway
St. John, KS 67576
620-549-3527
cdunn@staffordecodcodevo.com

Dodge City Housing Corporation

- ▶ Mollea link to website

Stafford County

Current Situation -

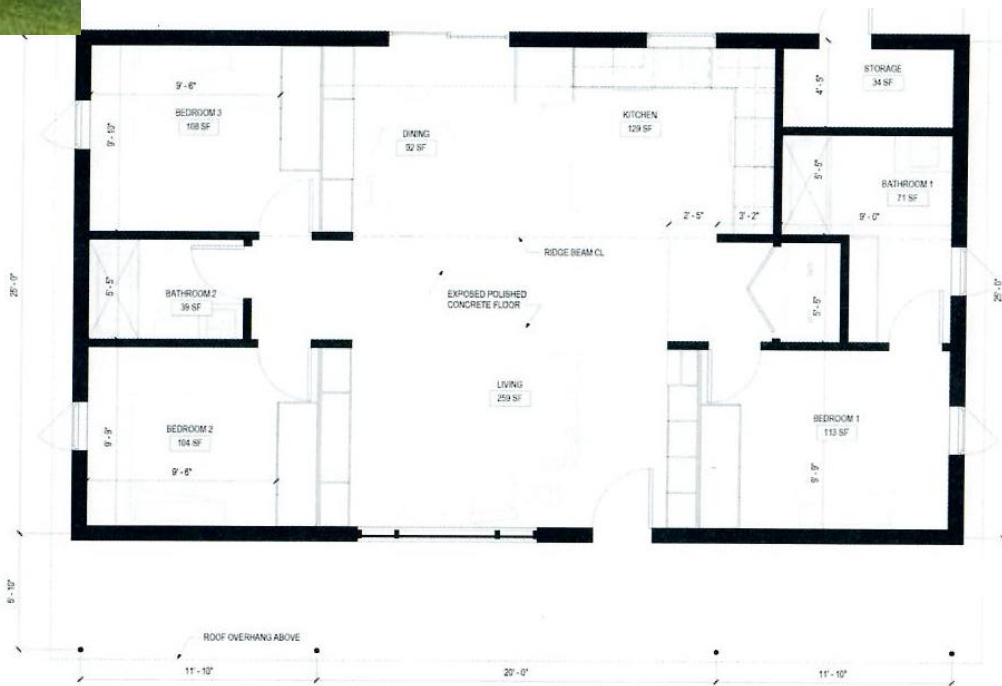
- ▶ Average age 87 years old
- ▶ Condition – less than “good” condition
- ▶ Value – 71% less than \$100,000
- ▶ Not enough inventory to accommodate current needs, let alone growth, and rentals are particularly tight

Stafford County Economic Development

- ▶ Need for new construction, but construction costs exceed affordability
- ▶
- ▶ Partnered with KSU College of Architecture Net Positive Studio, which designed an energy efficient affordable house



Is this
affordable
housing?



What elements are replicable



- ▶ Focus on low-cost price point
 - ▶ Trade offs: no basement, no garage
 - ▶ Conventional building methods are not bad
 - ▶ Finding a way to be sales tax exempt (partnering with municipality) can save tens of thousands
- ▶ Use infill lots / donated land
- ▶ CHDO – property tax exempt
- ▶ Finding the right local contractor is critical