

Applicant Information Sheet: Multipurpose Grant – The Way Home (TWH) FY26**B.1 | Applicant Identification**Community LINC Housing dba **The Way Home**

117 W 20th St Ste 202, Kansas City, Jackson County, MO 64108

B.2 | Website URL: www.thewayhome.org**B.3.a. | Grant Type:** Multipurpose**B.3.b | Federal Funds Requested:** \$1,000,000**B.4 | Location:** Kansas City, Jackson County, Missouri**B.5 | Target Area and Priority Site Information:**

Target Area: Ivanhoe Neighborhood, Kansas City MO.

Priority Sites: all vacant lots are located in the Ivanhoe neighborhood, Kansas City, MO: 3928 and 4112 Garfield Ave, 3947, 4033, 4042, 4133, 4205, and 4322 Brooklyn Ave, 3540 and 3540 Wabash Ave ; 4540 Park Ave, 4004 Olive St

B.6.a | Project Director: Ann Harbin, Cell: (816) 820-8186, Email: ann@thewayhome.org,

Physical Address: 117 W 20th St., Suite 202, Kansas City, MO 64108

B.6.b | Chief Executive/Highest Ranking Elected Official: Jarrod Sanderson, Cell: (660) 202-9159, Email: jarrod@thewayhome.org, Physical Address: 117 W 20th St., Suite 202, Kansas City, MO 64108**B.7 | Population**

Population of Ivanhoe Neighborhood is 5,048; Population of Kansas City MO is 508,090

B.8 | Other Factors

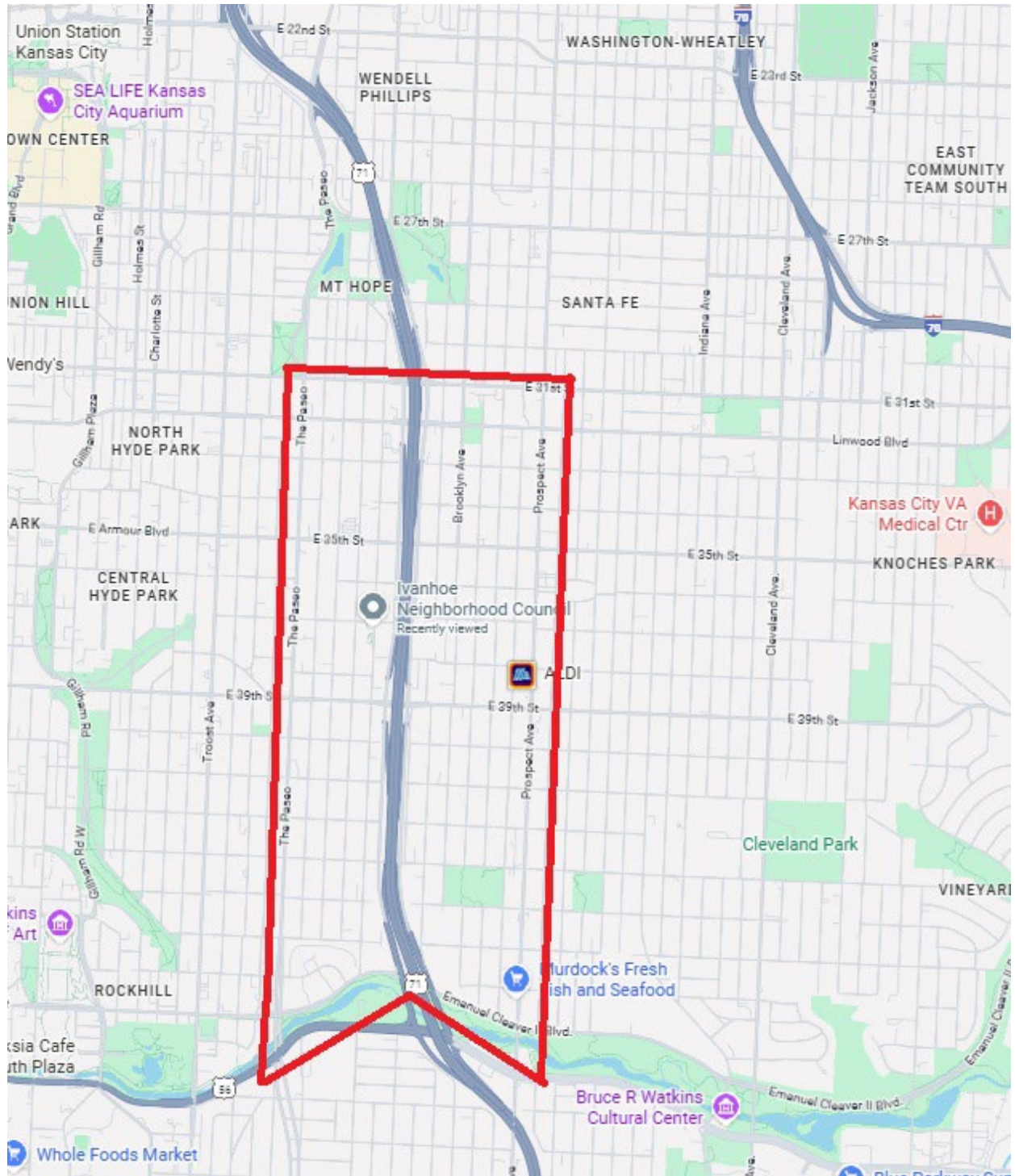
Sample Format for Providing Information on the Other Factors	Page #
Community population is 15,000 or less.	2
The applicant is, or will assist, a federally recognized Indian Tribe or United States Territory.	
The priority site(s) is impacted by mine-scarred land.	
The priority site(s) is adjacent to a body of water (i.e., the border of the priority site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The priority site(s) is in a federally designated flood plain.	
The reuse of the priority site(s) will facilitate renewable energy from wind, solar, or geothermal energy.	
The reuse of the priority site(s) will incorporate energy efficiency measures.	1
The proposed project will improve local resilience to the impacts of extreme weather events and natural disasters.	
At least 20% of the overall project budget will be spent on eligible reuse/area-wide planning activities, as described in Section 3.A.(2)., for priority site(s) within the target area(s).	
The target area(s) is impacted by a coal-fired power plant that has recently closed or is closing.	

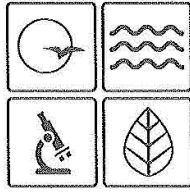
B.9 | Letter from the State or Tribal Environmental Authority

Please find letter dated December 17, 2025 from Missouri Department of Natural Resources acknowledging our intent to apply for FY26 grant funds and conduct assessment activities.

B.10 | Releasing Copies of Applications: Not Applicable

Map of Ivanhoe Neighborhood of Kansas City MO





MISSOURI
DEPARTMENT OF
NATURAL RESOURCES

Mike Kehoe
Governor

Kurt U. Schaefer
Director

December 17, 2025

Ann Harbin
The Way Home Community LINC Housing
117 W 20th St Ste 202
Kansas City, MO 64108

RE: Small Business Liability Relief and Brownfields Revitalization Act Environmental
Protection Agency (EPA) Grants

Dear Ann Harbin:

Please allow this letter to confirm acknowledgment by the Missouri Department of Natural Resources of the intention to apply to EPA for funding by The Way Home authorized under the above-referenced Acts. I understand and acknowledge that The Way Home or any of its constituent agencies or agents intend to utilize such funds for eligible purposes pursuant to the above-referenced Acts if its grant application succeeds.

The Way Home is applying for a FY2026 US EPA Brownfields Multi-Purpose Grant and requests \$1,000,000.

We expect The Way Home to enroll the cleanup site(s) in the Brownfields Voluntary Cleanup Program (BVCP) and receive the program's benefits. Of course, we require that each site enroll separately in the BVCP. Nothing in this letter should be construed as automatic acceptance of the sites; standard enrollment procedures still apply.

Sincerely,

ENVIRONMENTAL REMEDIATION PROGRAM

Scott Huckstep
Section Chief
Brownfields/Voluntary Cleanup Program

SH:cr



Ten of the twelve priority lots are located in Ivanhoe Southeast, the most distressed of the Ivanhoe neighborhoods, and demographics presented below are based on this subdivision (two lots are located in Ivanhoe Northeast, to the north of 39th St). Ivanhoe Southeast has ~1600 residents located in eastern Kansas City, MO, and lies in Census Tract 29095016900. Although the Ivanhoe Southeast population is <15,000, it is incorporated within Kansas City, MO with a population of ~500,000. The population density in Ivanhoe Southeast is 30% higher than Kansas City, comprised of 95% Black, 3% White, and 11% Hispanic (note: Hispanics may be of any race and are included in applicable race). (www.areavibes.com/kansas+city-mo/ivanhoe+southeast/demographics for Ivanhoe Southeast, and www.areavibes.com/kansas+city-mo/#google_vignette for Kansas City MO, accessed 2026-01-22).

Ivanhoe Southeast is among the lowest income neighborhoods in America, with incomes lower than 92% of U.S. neighborhoods (median income of \$31,745 vs \$67,449 for Kansas City MO (2010 data, www.census.gov/quickfacts/fact/table/kansascitycitymissouri,kansascitycitykansas/POP060210, accessed 2026-01-22;). With 57% of the children here below the federal poverty line, this neighborhood has a higher rate of childhood poverty than 96% of U.S. neighborhoods. Ivanhoe Southeast neighborhood has more single mother households than 96.6% of the neighborhoods in the U.S. Often high concentrations of single mother homes can be a strong indicator of family and social issues such as poverty, high rates of school dropouts, crime, and other societal problems. (www.neighborhoodscout.com/mo/kansas-city/ivanhoe-southeast#:~:text=; accessed 2026-01-22)

Health problems in Ivanhoe Southeast are among the worst in America. The Social Vulnerability Index (SVI) is a measure developed by the Center for Disease Control (CDC), based on demographics, economics, and living situation to rate vulnerability from 0 to 1 (least to most vulnerable) (<https://storymaps.arcgis.com/stories/83947dae543e4e478b49e582dfe96c81>, accessed 2025-12-01). The SVI in the Ivanhoe Southeast Neighborhood (zip code 64130) is 0.93, indicating that residents face more health challenges and vulnerabilities for all adverse conditions. These, in turn, lead to a shortened life expectancy in the Ivanhoe neighborhood of 68 years, as compared to 77 years in KCMO (<https://health.mo.gov/data/lifeexpectancy>, accessed 2025-10-01).

Ivanhoe Southeast faces distinct crime challenges that are more acute than the average for Kansas City as a whole, with a crime score of D on a scale of A+ to F, ranking as the 25th worst neighborhood out of 234 Kansas City neighborhoods assessed (https://www.doorprofit.com/crime-map/city/kansas_city-MO, accessed 2026-01-22). This grant will attempt to reduce blight and serve as a disincentive to crime by removal of dumping sites, overgrown brush (at times leading to homeless encampments), as well as increasing neighborhood density.

There are 154 Ivanhoe vacant lots currently in the Kansas City MO Land Bank (<https://public-klcb.epropertyplus.com/landmgmtpub/app/base/landing>, accessed 2026-01-22), and specifically 83 lots available for purchase in Ivanhoe Southeast. Some lots have been vacant for decades as the neighborhood declined, and many with encumbrances including buried basements containing asbestos, locations within 1/3 mile of historical dry cleaners or auto repair facilities, and a known history of lead impacted soils. The heavily used US 71 north-south traffic corridor divides the Ivanhoe Southeast and Southwest neighborhoods in half and contributed to tetraethyl lead vapors from leaded gasoline deposited on surface soil. The contamination has been an ongoing hindrance to revitalization and is a disincentive to development. According to Lead Safe KC, up to 50% of soils in the 64130 zip code are lead-contaminated (www.kcmo.gov/city-hall/departments/health/lead-poisoning, accessed 2025-10-11). According to state data, zip code 64130 has one of the highest blood levels of lead in children at 7%, (<https://storymaps.arcgis.com/stories/21da6abba9ca469ab69ce71605469de0>, MO Health and Senior Services Lead Exposure Risk Tool, latest data is from 2018; accessed 2026-01-22); in comparison, the MO average is 3%. Lead's many destructive outcomes contribute to problems in the neighborhood: poverty, poor health, crime, violence and shortened lives described above.

By enabling development on brownfield sites in Ivanhoe, this grant will 1) transform neighborhood eyesores into community assets; 2) remove environmental health threats from a vulnerable community; 3) create affordable housing supply in an area with high demand and limited options; 4) catalyze additional private investment in a historically disinvested neighborhood; and 5) demonstrate a replicable, scalable model for affordable housing development on brownfield sites:

C.1.b. | Description of the Priority Brownfield Site(s)

The priority sites are identified as follows:

- 1) **TWH1** comprises four lots with signed Phase 2 reports and requiring **cleanup** at 4112 Garfield Ave, 3947 and 4042 Brooklyn Ave, and 4540 Park Ave.
- 2) **TWH2** comprises four lots requiring Phase 2 **assessments** and subsequent **cleanup** at 3928 Garfield Ave, 4004 Olive St, and 4205 and 4322 Brooklyn Ave.
- 3) **TWH3** comprises four lots currently slated for Phase 2 assessments with Kansas City Brownfields (KCB) at 4033 and 4133 Brooklyn Ave and 3540 and 3540 Wabash Ave. These lots will require **cleanup** following assessments.

The twelve lots in this project, all slated for efficient, new home construction for low-income families (30% to 80% of Kansas City Area Median Income, or AMI), are located in Ivanhoe Neighborhood (ten of the twelve are in Ivanhoe Southeast and two in Northeast Ivanhoe). All of the lots are part of our Kansas City MO Housing Trust Fund (HTF) grant dated January 23, 2024, for construction of 20 new single-family homes. All owned by TWH, which was not responsible for contamination.

The costs of environmental assessment and cleanup have created a gap in our development pipeline. Private developers and impact investors are unwilling to take on the environmental risk and costs associated with brownfield sites, even when the underlying real estate economics support affordable housing. Enabling TWH to deliver these eight shovel-ready sites to developers, or undertaking the development ourselves, will remove the uncertainty that currently prevents project financing.

The lots range in size from 4145 S.F. to 11,925 S.F. for a total area of 85828 S.F. (1.91 A). Maximum lead concentrations range from 453 to 4,450 ppm as shown during Phase 2 ESAs (TWH1) or XRF surface screening (TWH2 and TWH3). TWH1 lots are slated for cleanup and TWH2 and TWH3 lots are slated for Phase 2 ESAs followed by cleanup.

C.1.c. | Identifying Additional Sites

There are 17,000 vacant lots in Kansas City (www.kansascity.com/news/local/article306328671.html) according to May 2025 data, with approximately 400 located in Ivanhoe. An estimated 50% are assumed to be lead-contaminated (KC Brownfields estimate confirmed by our past work). Through Phase 1 ESAs coupled with XRF screening for lead, 200 of these lots could be demonstrated to be safe for immediate development.

Priorities for lot selection, based on TWH development plan and collaboration with INC and Harris Park, both key partners based in Ivanhoe, will include criteria of lots improperly used for dumping and those with dense brush and overgrowth. INC and Harris Park also have development plans, and we will combine and formalize an additional lot selection plan. .

If grant funds remain after cleanup of the twelve priority sites, we will identify additional Ivanhoe vacant lots in the Kansas City MO Land Bank or from other sellers. Lots will be used explicitly for residential home construction. These sites will be prioritized through collaboration with the Ivanhoe Neighborhood Council (INC) and/or Harris Park (located in Ivanhoe Southwest).

INC has both a board and a housing committee tasked with advancing their development strategy and we will prioritize their requests. Harris Park has a development plan focused on building new residential homes to stabilize the Ivanhoe Southwest neighborhood.

The limiting factor will **not** be available vacant lots for purchase and remediation, but rather the costs of assessment and cleanup. Grant funds will cover Phase 1 ESAs and XRF screening prior to purchase, Phase 2 ESAs as needed post-purchase, and, if funds remain, Cleanup as required.

C.1.d. | Overall Plan for Revitalization

The plan for the revitalization of brownfield sites within the target area exists and is simple and concise: TWH will build efficient, affordable new homes on all priority sites after environmental issues are resolved. This reuse completely aligns with the city's plan "A Vision for Housing: Solutions for Kansas City" (June 2021). In particular, the goals of 1) developing 10,000 new affordable units by 2027, 2) leveraging vacant land, 3) funding projects via the Affordable Housing Trust Fund mirror TWH goals.

As a component of leveraging vacant lots, and realizing a primary hindrance was inefficient city housing policies, the KCMO Council approved the "Vacant Land Activation Initiative" on May 15, 2025.

C.1.e. | Outcomes and Benefits of Overall Plan for Revitalization

The Kansas State TAB Community Benefits tool was used to estimate the monetary and social benefits of our Housing Trust Fund (HTF) project to build 20 efficient, affordable homes in Ivanhoe. This Multipurpose grant will be of enormous help by cleaning up 12 of these lots for immediate residential construction. The total project cost is \$8.1M, with \$6.3M to be financed by non-EPA grants. These include secured funding of \$1.4M through the Housing Trust Fund, 0.1M through Rebuild KC Neighborhoods, \$0.2M through Health Forward Foundation, \$1M through a single private donor, and \$3.6M through recycled funds from the sale of 20 homes. We were also awarded eight Phase 2 assessments from KC Brownfields, four are complete and four are expected to complete in mid-2026 (value of these assessments not specified in our contract).

The current assessed value of our Ivanhoe lots is ~\$5,000/parcel, but returning the parcel to productive use with a new home increases the valuation five-fold to ~\$25,000/parcel. Stabilizing the neighborhood and increasing density may encourage a grocery store and other businesses to be built along 39th St, long the business corridor for the neighborhood. In addition to the economic benefits of bringing commercial activity back into the neighborhood, a grocery store would end the “food desert” as well as encourage local businesses along the corridor.

Besides the revitalization of infusing \$10M dollars into the neighborhood and creating an estimated 10 new jobs for neighbors, this project grounds us as an Ivanhoe neighborhood partner, bringing the intangible benefit of our belief in the community. Although we are active throughout urban KC, we work out of INC center, our Client Services Manager lives in Ivanhoe, and we use locals for mowing, brush removal, and other tasks. In our role as environmental advisors, we have given presentations on lead toxicity and on the KC Healthy Homes program and participated in neighborhood work days.

Construction of new homes, and rehabilitation of old homes, is a key component of TWH strategy for reducing blight. The neighborhood is in an enterprise zone, and LIHTC credits are available to amplify the invigoration of our projects’ jump-start.

C.1.f. | Resources Needed for Site Reuse

Name of Resource	Is the Resource for (1.c.e) Assessment, (1.c.f) Remediation, or (1.c.g) Reuse Activities?	Resource Secured or Unsecured?	Additional Details or Information About the Resource
Kansas City Brownfields	(1.c.e) Assessment	Secured	Phase 2 ESAs on 4 Ivanhoe lots (4033 and 4133 Brooklyn Ave and 3540 and 3540 Wabash Ave) to be conducted in 2026:
Kansas City MO Housing Trust Fund (2024)	(1.c.f) Remediation, and (1.c.g) Reuse	Secured	Environmental Remediation, Residential Construction
Health Forward Foundation (2025)	(1.c.g) Reuse	Secured	Operating Expenses including salaries, new homeowner preparation activities
Recycled home sale proceeds	(1.c.g) Reuse	Secured	Sale of new homes at ~\$180,000/home; proceeds recycled to future home builds*
Tax Credits HUD/ KCMO LIHTC	(1.c.g) Reuse	Unsecured	When lots are shovel-ready, TWH can apply for LIHTC credits
KCMO Property Tax Abatement	(1.c.g) Reuse	Unsecured	Ivanhoe is in a KCMO Enterprise Zone and property tax credits are available
Lot sales to developers	(1.c.g) Reuse	Unsecured	Shovel-ready lots sold to builders and/or developers for new home construction
MO Dept. of Natural Resources	(1.c.e) Assessment and (1.c.f) Remediation	Unsecured	Further assessments and help with remediation activities
EPA TBAs	(1.c.e) Assessment	Unsecured	Further assessments

Name of Resource	Is the Resource for (1.c.e) Assessment, (1.c.f) Remediation, or (1.c.g) Reuse Activities?	Resource Secured or Unsecured?	Additional Details or Information About the Resource
EPA	(1.c.e) Assessment and (1.c.f) Remediation	Unsecured	Possible future Brownfields grants
Kansas City MO Housing Trust Fund	(1.c.g) Reuse	Unsecured	Possible future HTF grants

*TWH sells homes below market price to low-income, first-time homebuyers.

This multipurpose grant, if awarded, would significantly close the environmental funding gap and allow the HTF grant dollars to be directed entirely to reuse activities (i.e., construction of new homes).

C.1.g. | Use of Existing Infrastructure

Ivanhoe, the Target Area, is a well-established neighborhood with existing infrastructure in place, including electric, water, and sewer maintained by the city. Utility upgrades on individual lots are the responsibility of the builder/developer, and these costs are not a part of the grant. Water will need to be redirected to some lots (due to city removal of prior lead pipes). The homes are fully electric; no gas will be needed. Existing roads are available, as well as sidewalks (upgraded on individual lots if needed). Transportation (bus) is readily available. All infrastructure upgrades will be paid for with TWH coordinated housing fund, or, if the lot is sold to a builder/ developer, by that builder/developer.

C.2.a | The Community's Need for Funding

In Sept 2025, an area TV station ran a story on the difficult conditions in the Ivanhoe Neighborhood (<https://fox4kc.com/news/midday-conversations-ivanhoe-neighborhood-council-pushes-for-a-brighter-future/#:~:text=Torchy's%20Tacos%20&%20Kansas%20City%20Chiefs,presses%20on%20under%20Henry's%20leadership>). “Black families in the Ivanhoe neighborhood have faced an uphill battle since the 1950s stemming from systemic injustices in quality education, affordable housing, and access to food care”. The construction of a highway (US 71, also known as Bruce Watkins Dr) started in 1987 and finally completed in 2001, split Ivanhoe in half, disrupting the neighborhood, displacing residents, and demolishing long-existing local businesses. The NAACP estimated that 2,000 homes were destroyed and 25,000 people displaced. Also cited in this story, the EPA said, until the late 1980s, Ivanhoe was misused by the city as a hazardous landfill. Citing the president of INC in the story, the median income in the neighborhood is just over \$32,000, making life challenging for residents. Additionally, closing the one area grocery created a food desert, this neglect contributes to a lifespan of 68 years for Ivanhoe, whereas the average lifespan in Kansas City MO is 77 years.

With the help of KC Brownfields, INC was able to obtain an EPA Environmental Justice grant in 2024; however, this was cancelled by EPA in 2025. INC owns over 50 lots in the neighborhood, but with a population of ~5000 and a median income of ~\$32,000, cannot afford environmental assessments and cleanups. As a result, these lots have sat dormant for years.

C.2.b. | Health or Welfare of Sensitive Populations

The median home value in Ivanhoe Southeast of \$130,000 is one of the lowest values in the city, as compared with \$360,000 in Kansas City MO. This same source cites a lower percentage of homeowners (33%) in Ivanhoe Southeast as compared with Kansas City (55%), as well as a higher percentage of vacant housing units (21% in Ivanhoe vs 9% in Kansas City. Many times low home prices and a high percentage of renters coincides with adverse home conditions (mold, mildew, asbestos, lead-based paint) that make these homes less desirable, and residents living in them more prone to adverse health outcomes (<https://www.homes.com/local-guide/kansas-city-mo/ivanhoe-southeast-neighborhood/>, accessed 2025-12-01).

54% of Ivanhoe are families with children, and 57% of these live below the poverty line (vs. 16% in KCMO (https://www.city-data.com/neighborhood/Ivanhoe-Kansas-City-MO.html#google_vignette, accessed 2025-12-28). Many residents (49%) live in rental homes, and many of these have unhealthy conditions of mold, asbestos, and lead-based paint (<https://www.neighborhoodscout.com/mo/kansas->

[city/ivanhoe-southeast](#), accessed 2026-01-22). Home-owning residents are hindered by lack of money to renovate unsafe conditions. There is currently no grocery store in the 64130 zip code, and many residents rely on bus, so access to healthy food is difficult. Crime is 70% higher in Ivanhoe-64130 than the KCMO average, leading to additional stressful conditions. This neighborhood has more single-mother households than 96.6% of U.S. neighborhoods, which can be an indicator of social issues such as poverty (<https://www.neighborhoodscout.com/mo/kansas-city/ivanhoe-southeast>, accessed 2026-01-22).

C.2.c. | Greater Than Normal Incidence of Disease and Adverse Health Conditions

The Social Vulnerability Index (SVI) is a measure developed by the Center for Disease Control (CDC), based on demographics, economics, and living situation to rate vulnerability from 0 to 1 (least to most vulnerable) (<https://storymaps.arcgis.com/stories/83947dae543e4e478b49e582dfe96c81>, accessed 2025-12-01). The SVI in zip code 64130 is 0.93, indicating that residents face more health challenges for all adverse conditions.

Asthma: Zip code 64130 is part of a cluster in Kansas City with significantly higher asthma-related emergency visits and hospitalizations compared to state and national averages (2022 data, <https://www.sciencedirect.com/science/article/abs/pii/S0277953621008753?via%3Dihub>). In Kansas City MO, black residents are 6X more likely to be hospitalized for asthma than white residents. In the Ivanhoe neighborhood, which has a disproportionately higher concentration of black residents, the problem is likely much worse (<https://pmc.ncbi.nlm.nih.gov/articles/PMC11256072/figure/F1/>).

Cancer: The risk of cancer is influenced by higher-than-average environmental and socioeconomic stressors compared to other parts of the city, as well as difficulty accessing healthy food, as there is no grocery store in zip code 64130. The rate of all cancers in Jackson County was 156 per 100,000 for Whites vs 187 for Blacks. (<https://statecancerprofiles.cancer.gov/deathrates/index.php?stateFIPS=29&areatype=hsa&cancer=047&race=00&sex=0&age=001&type=death&sortVariableName=rate&sortOrder=default#results>, data accessed 2026-01-24).

Low Birth Rate: In 2013, Jackson County MO has a low birth rate of 8.5 per 1000 live births as compared with the U.S. average of 6.0, and the number of births per 1,000 female teens is 60 as compared with the US average of 23 (www.kansashealthmatters.org/content/sites/kansas/CHA-CHIP/2013/2013_Kansas_City_Regional_Health_Assessment_Report.pdf, the most recent data accessible. Because 64130 is among the lowest income areas of Jackson County (www.census.gov/quickfacts/fact/table/kansascitycitymissouri,kansascitycitykansas/POP060210, (2020 data, accessed 2026-01-22) it can be assumed that the rates in this area code are even higher. Improving the SVI provides the clearest indication of all adverse health risks, and three of the factors included in the assessment (poverty, pollution, housing type) will be improved through this grant, both by removing environmental contamination as well as by improving the housing stock.

Lead: Lead in soil is a serious concern in the Ivanhoe neighborhood, as in many urban areas, due to a combination of deteriorated paints, vehicle emissions, and industrial air pollutants. (<https://www.sciencedirect.com/science/article/abs/pii/S0277953621008753?via%3Dihub>). TWH has tested 26 lots and found lead higher than 200 mg/kg in 50% of these lots. Lead is not biodegradable and remains in the soil indefinitely, posing a continuous and imminent health threat to children, adults, and the environment until it is remediated. Decades of research has shown that exposure to lead in children causes lower IQs and educational attainment, lower lifetime earnings, poor impulse control, leads to higher violent crime rates, behavioral problems, dementia, and cardiovascular and kidney disease (<https://pubmed.ncbi.nlm.nih.gov/25090293/> accessed 2025-12-01). The Missouri Department of Health and Senior Services tested 83,633 children less than six years of age in 2018, and 2,033 children had blood lead levels between 5.0 and 9.9 mcg/dL, and 515 had blood lead levels greater than or equal to 10 mcg/dL (<https://health.mo.gov/living/environment/lead/>). Child blood levels are 7% in Ivanhoe vs 3% in KCMO. 38% of all residents live in poverty compared with 13% in KCMO ([Childhood Lead Poisoning Prevention Program](#), accessed 2025-12-01).

C.2.d | Economically Impoverished / Disproportionately Impacted Populations

The twelve families who buy these new homes and move into the target area of Ivanhoe will be better off. These homes will be sold to first-time homeowners making 30% to 80% of Kansas City Area Median Income (AMI), many of whom are renters living in impoverished and unhealthy homes.

Building twelve high-quality homes will increase density, accelerate renovation and new builds without gentrification, remove blighted lots, support neighborhood schools with an increase tax base, and decrease lead contamination, all of which will positively affect Ivanhoe. Per the adage: “a rising tide lifts all boats”.

C.2.e. | Prior/Ongoing Community Involvement

TWH is already an active and well-known participant in the Ivanhoe Neighborhood. Upon award of the grant, we will hold in-person, quarterly meetings in the Ivanhoe neighborhood at the INC Center located at 3700 Woodland. The facility is ADA accessible with on-site parking. This grant requests funding for a Liaison, a respected member of the community, to assist us in organizing and promoting these meetings, as well as updating the INC website (<http://incthrives.org/>) with details of our progress, not only with Brownfields but with our rehabilitation and new construction of homes.

We will use multichannel communication (website, social media, and physical presence at neighborhood events) to share information on the homes including "before and after" stories of remediated sites, demonstrating the tangible benefits of the Brownfields program. Ivanhoe residents are quite knowledgeable about environmental assessments and cleanups because INC leadership has been communicating with Kansas City Brownfield and Lead Safe KC for many years.

When TWH purchases a property for renovation or new construction, we meet with the neighbors to thoroughly explain our project and the construction timeline, and to answer questions or respond to any concerns.

Additionally, we integrate updates on our brownfield assessment progress into our monthly Homeownership Education classes, held at INC Center at 3700 Woodland Ave, Kansas City, MO 64109. We will continue to do for this grant. This motivates our prospective buyers to continue working towards savings, credit repair, and readiness while teaching participants to be successful first-time homeowners.

C.2.f. | Project Involvement and C.2. | Project Roles

Sections 2.f. – 2.g. Due to the wide-ranging activities of TWH work, both on the demand and supply side of affordable housing, there are many partners involved.

Project Involvement and Roles

Name of organization/ entity/group	Entity's Mission	Point of contact (name & email)	Specific involvement in the project or assistance provided
Harris Park Midtown Sports and Activities Center (HP)	Providing neighborhood youth, families, and seniors with a place for sports, recreation, and social activities.	Chris Harris, harrispark45@gmail.com	Owns vacant lots in Ivanhoe Southwest; organizes residents for “ work days ” to reduce blight ; provides resident referrals for TWH housing initiatives. TWH consults with HP on their development plan and connects HP with TWH for fundraising
Ivanhoe Neighborhood Council (INC)	Coordinating activities to improve the quality of life and advocate for the interests of Ivanhoe residents.	Alana Young-Henry, ahenry@incthrives.org	Coordinates with TWH and Harris Park for neighborhood-related interests . Provides meeting space, translators, and is a liaison to residents through website and monthly in-person meetings
Kansas City Brownfields (KCB)	Assessing and remediating properties in the Kansas City Missouri area. Manages EPA subgrants and loans through the Revolving Loan Fund	Andrew Bracker, Andrew.Bracker@kcmo.org	TWH currently has four Ivanhoe lots under contract with KCB to perform Limited Phase 2 assessments . KCB provides guidance and advice to TWH regarding environmental activities. TWH attends KCB meetings for awareness of what occurs in Kansas City BF remediations.

Name of organization/ entity/group	Entity's Mission	Point of contact (name & email)	Specific involvement in the project or assistance provided
Kala Performance Homes (Kala)	Kala designs/ builds comfortable homes contributing to the welfare of occupants, the planet, and future generations.	Cary DeCamp cary@kalabuilt.com	Kala has built one home for TWH (4000 Garfield, in Ivanhoe neighborhood) and currently has detailed plans to build 5 more in the Ivanhoe Neighborhood in 2026. When the priority sites are remediated, they are interested in building on these sites.
Missouri Department of Natural Resources (MDNR)	Approving and oversight of brownfield cleanups, promoting redevelopment of brownfield sites	Scott Huckstep scott.huckstep@dnr.mo.gov	The lots will be enrolled in the Brownfields/ Voluntary Cleanup, so MDNR can provide VCP oversight resulting in Certificates of Completion.
Land Bank and Homesteading Authority (LBHA)	Facilitating the productive reuse of vacant, abandoned, and tax-foreclosed properties.	Gunnar Hand, Gunnar.Hand@kcmo.org	TWH is acquiring properties through the LBHA that TWH will develop with new single-family homes for sale/rent, converting vacant lots into new housing inventory in the neighborhood.
Legal Aid of Western Missouri	Providing free civil (non-criminal) legal assistance to low-income people and non-profit agencies.	Sarah Weber, SWeber@lawmo.org	Remediating Title Deficiencies on Land Bank purchased lots (following Phase 1s). Legal Aid cannot work directly with Land Bank, which is part of KCMO government and therefore ineligible.
Economic Development Corporation (EDC)	Promoting development, job creation, and community investment within Kansas City.	Daniel Moye, dmoye@edckc.com	Facilitating property tax abatement and providing other economic incentives to support the project's development costs.
KCMO Health Department *	Works to improve the health of KC residents.	Amy Roberts, Amy.Roberts@kcmo.org	Childhood Lead Poisoning Prevention Program collects data on lead blood levels in children . We share impacts of lead to residents' health at community meetings.

Key Community Partners & Roles: TWH has built a coalition bridging the gap between environmental contamination and long-term financial wellness. TWH has a large referral network, including these local social service agencies: KC Habitat for Humanity, Jerusalem Farms, Build WyCo, Truman Habitat, Community Services League, and others. They refer households for our Homeownership Education to build a pipeline of mortgage-ready buyers. Our relationship with two realtors experienced in our neighborhood introduce us to qualified buyers. The two banks we work with extensively (First Federal Bank of KC and Central Bank) participate in the Community Reinvestment Act (CRA) and provide specialized lending products for our 50-80% AMI graduates as well as advising on the economic feasibility of site reuses. The KCMO Police Department has assigned a police officer we turn to when encountering problems such as dumping, parked cars on our properties, vandalism, nearby gunfire while our workers are nearby, and other issues that could escalate if not resolved carefully.

C.2.h. | Incorporating Community Input

TWH utilizes a "Meeting-Plus" approach to project communication, ensuring project progress is shared through multiple channels to accommodate the diverse schedules of Ivanhoe residents. These include: 1) Quarterly Community Progress Meetings at INC or a similar ADA-accessible venue; 2) Direct "Neighbor-to-Neighbor" Updates for residents living within a two-block radius of our priority sites, we will provide flyers and door-to-door check-ins to communicate project updates; 3) Text Message and Social Media updates to those who opt in; 4) Detailed Dashboard on our website to serve as a 24/7 "Virtual Town Hall" where residents can view site status, environmental reports, and reuse designs. For those without reliable internet, we will place status reports in the INC newsletter.

The Ivanhoe Neighborhood is primarily English-speaking; however, all printed materials will include a QR code linking to a translated Spanish version. Additionally, our Executive Director speaks fluent Spanish and is well-known in the neighborhood.

TWH does not just inform; we actively integrate community feedback into our development pipeline through these measures: we solicit input with a Q&A at every meeting; 2) we solicit input from our homeownership education participants to ensure the home designs/construction meet the needs of these future owners; 3) our website will offer a way for users to ask specific questions; 4) our Program Coordinator attends INC meetings to remain aware of neighborhood goals and concerns. Feedback is reviewed by our Board, Staff, and Environmental Consultants.

We close the loop by using a “You Spoke, We Acted” section in our quarterly updates. This demonstrates exactly how community suggestions influenced the project (e.g., changing a site’s layout to preserve a mature tree, adjusting a fence line, removing dumped trash, based on neighbor feedback).

C.3. Task Descriptions, Cost Estimates, and Measuring Progress

C.3.a. b. c. d Project Implementation

The required Phase 2 assessments would be contracted with a QEP, and documents (QAPP, work plan, property access, etc.) prepared by the QEP with review by TWH Environmental Advisor. Appropriate historical information (Phase 1 reports, Sanborn maps, TWH Ivanhoe Development Plan, XRF screening/mapping data, and any other appropriate information) would be given to the QEP. In some cases, XRF re-mapping could be used to further clarify the scope of contamination.

The required cleanups would be contracted with a QEP, and documents (RAP, ABCA, QA, work plan, etc.) prepared by the QEP with review by TWH Environmental Advisor. All appropriate documentation would be supplied to the QEP. TWH has relationships with Pace Analytical Labs, Waste Management (WM) Landfill, and other environmental vendors we have worked with previously. In some cases, XRF re-mapping could be used to further clarify the scope of contamination to remediate more efficiently; however, final decisions would be made by the QEP.

If grant funds remain after remediation of the 12 priority sites, TWH intends to use private money to evaluate lots available in the Land Bank or through other sources for purchase. Our strategy is a two-fold assessment prior to purchasing a lot that consists of a Phase 1 ESA followed by an in-situ portable X-Ray Fluorescence (XRF) screening for lead. Past experience has informed this approach, and shown that approximately 50% of the lots contain surface lead. Corroborating the XRF map of surface lead concentrations with the Sanborn maps indicating where the prior home was located have allowed us more efficiency in determining the severity of the lead contamination. Following assessment, we would purchase the lots and proceed with further assessment, if needed, or slate them to build-ready status.

Ancillary costs will be funded with in-kind, volunteer, or private donor dollars. As an example, Ivanhoe Neighborhood Council (INC) will allow us to use their meeting space to hold quarterly meetings, and their website to communicate with residents. As another example, Harris Park has organized small brush removals and trash pickups on one of our Ivanhoe properties.

Our Environmental Advisor, a retired chemist, has donated over 2000 volunteer hours in the past 3 years, valued at \$300,000, and has implemented a robust environmental remediation plan. She has also spoken with other non-profits to clarify some of the complicated points of environmental remediation.

Two staff (Executive Director and Program Coordinator) will attend the 2027 Brownfields Conference.

Task 1: Project Management/Oversight
<p>i. Project Implementation: EPA-funded activities: 1) Procure QEP contracting as per federal procurement guidelines; 2) enroll sites in Missouri Brownfields Voluntary Cleanup Program (BVCP); 3) finalize RAP, ABCA for cleanup sites, develop QAPP for assessment and cleanup sites, review work plans; 4) monitor cleanup activities, including TCLPs and soil disposal activities; 5) prepare closeout report and liaison with BVCP for site closures; 6) ACRES database, grant compliance, track outputs/outcomes. Non-EPA-funded activities: 1) TWH staff hours; 2) Environmental Advisor volunteer hours</p>
<p>ii. Anticipated Project Schedule (for EPA funded Activities Only): 1) Procure QEP 90 days prior to grant award; 2) Enroll sites in BVCP by Y1Q2; 3) finalize bid specifications, QAPP, RAP and other oversight for assessments by Y1Q4 and for cleanups by Y3Q1, RAP, QAPP, and work plans by Y1Q4; 4) Y1 through Y2 to monitor assessments and Y2 to Y5 to monitor cleanup activities; 5) ; Y5Q1 for site closeouts; 6) Compliance/outcomes Years 1 through 5.</p>
<p>iii. Task/Activity Lead: Executive Director with Environmental Advisor assistance</p>
<p>iv. Outputs: 4 assessments, 8 cleanups, 8 BVCP closeout letters</p>

Task 2: Community Engagement
<p>i. Project Implementation: EPA-funded activities: 1) Community Liaison (respected member of the Ivanhoe neighborhood) to organize meetings; communicate with residents; update INC website; 2) Quarterly meetings at INC Center; 3) Develop TWH website, social media, text blasts, other communication channels; 4) Prepare status and progress reports for Ivanhoe residents. Non-EPA-funded activities: 1) TWH staff hours</p>
<p>ii. Anticipated Project Schedule (for EPA funded Activities Only): 1) Community Liaison selection by Y1Q3; begin quarterly meetings Y1Q1; 3); develop communication channels by Y1Q3 and update throughout contract.</p>
<p>iii. Task/Activity Lead: TWH Program Coordinator</p>
<p>iv. Outputs: 20 meetings, 20 quarterly reports, ACRES compliance.</p>

Task 3: Environmental Assessments
<p>i. Project Implementation: EPA-funded activities: 1) Procure bids and sign contracts; 2) develop QAPP and work plans; 3) conduct Phase 2 activities; 4) obtain signed Phase 2 reports. Non-EPA-funded activities: 1) TWH staff hours; 2) Environmental Advisor volunteer hours</p>
<p>ii. Anticipated Project Schedule (for EPA funded Activities Only): 1) Signed contracts for eight lots requiring Phase 2s (TWH2) by Y2Q4; 2) signed QAPPs by Y3Q1; conduct Phase 2 activities by Y3Q3; obtained signed Phase 2 reports by Y3Q4.</p>
<p>iii. Task/Activity Lead: TWH Environmental Advisor with QEP assistance</p>
<p>iv. Outputs: 8 lots ready for cleanup</p>

Task 4: Cleanups
<p>i. Project Implementation: EPA-funded activities: 1) Procure bids and sign contracts; 2) secure areas for excavation and inform adjoining lot owners of cleanup details and timelines; 3) excavate, transport and dispose of contaminated soil and backfill lots with clean soil. Non-EPA-funded activities: 1) TWH staff hours; 2) Environmental Advisor volunteer hours</p>
<p>ii. Anticipated Project Schedule (for EPA funded Activities Only): 1) Signed contracts by Y4Q1; 2) secure areas and inform residents by Y4Q3; 3) conduct cleanup activities by Y5Q1.</p>
<p>iii. Task/Activity Lead: TWH Environmental Advisor with QEP assistance</p>
<p>iv. Outputs: 12 lots ready to build residential properties</p>

C.3.e. | Cost Estimates

Budget Categories	Project Tasks (\$)					
	Program Management	Community Outreach	Assessment	Cleanup	Administrative Costs	Total
Direct Costs						
Personnel	37,500	12,500	0	0	0	50,000
Fringe Benefits	0	0	0	0	0	0
Travel	3,000	0	0	0	0	3,000
Equipment	0	0	0	0	0	0
Supplies	0	0	0	0	0	0
Contractual	0	0	392,000	0	0	392,000
Construction	0	0	0	540,000	0	540,000
Other (Community Liaison)	0	15,000	0	0	0	15,000
Total Direct Costs	40,500	27,500	392,000	540,000	0	1,000,000
Indirect Costs	0	0	0	0	0	
Total Budget	40,500	27,500	392,000	540,000	0	1,000,000

Task 1, Program Management, \$40,500

- 1) Personnel: Coordinator (required contracting and reporting of QEP, BVCP, ACRES; budget revisions, financial reports, output tracking, closeouts). 100 hr./yr. for 5 yr. @\$75/hr = \$37,500.
- 2) Travel: 2027 Brownfields Conference includes Registration, Airfare, Hotel, Meals (\$1500 each for 2 attendees).

Task 2, Community Outreach, \$27,500

- 1) TWH Program Coordinator (develop TWH website, social media, text blasts, other communication channels). 50 hr./yr. for 5 yr. \$50/hr. = \$12,500
- 2) Community Liaison (organize and promote meetings, update INC website; neighborhood communications). 60 hr./yr. for 5 yr. @\$50/hr. = \$15,000

Task 3, Assessment, \$392,000

- 1) Contractual: Brush Removal necessary on overgrown sites prior to entry for Phase 2 ESAs on an anticipated six lots at \$12,000 per lot = \$72,000); Assessments of eight lots (Phase 2 ESAs with XRF mapping) at \$40,000/lot = \$320,000.

Task 4, Cleanup, \$540,000

- 1) Construction: Cleanup of twelve lots at \$45,000 per lot = \$540,000).

If additional grant funds remain after priority activities, they will be used to assess and cleanup additional Ivanhoe lots.

C.3.f. | Environmental Progress and Results

TWH has an Excel application currently in use that tracks progress for each phase of a project, with these components: operations, acquisition, environmental remediation, title clearance, lot "shovel-ready", home design and permitting, construction, MBE/WBE/DBE use, sale/subsidy. In addition to this financial tracking application, we will schedule regular project meetings with our QEP, and will monitor outputs and progress via ACRES entries, quarterly and annual reports to EPA.

C.4.a. | Organizational Capacity

TWH has an annual Operations budget of \$693,400 which is tracked via an Excel application that tracks income, expenses, contracts compliance, and operations. Invoices are entered by trained staff, and audits are conducted internally monthly. External auditing and preparation of the annual 990 IRS for required for nonprofits is conducted by [Supporting Strategies Kansas City](#). For the 2026 consolidated budget, TWH has budgeted assets of \$4,050,400 and expenses of \$3,982,100.

C.4.b. and C.4.c. | Organizational Structure and Description of Key Staff

The Way Home Kansas City is led by a team with deep, multifaceted expertise spanning affordable housing development, finance, and community revitalization. **CEO Jarrod Sanderson** brings extensive experience with Low Income Housing Tax Credits (LIHTC) multifamily projects, HUD financing mechanisms including Section 202/811 and 223(f) programs, Community Housing Development Organization (CHDO) operations, and asset management of 400+ senior housing units representing over \$8 million in refinanced assets. **Executive Director Anna White** has pioneered high-performance sustainable housing partnerships, including Passive House developments and Community Land Trust structures that ensure long-term affordability while addressing energy burden and maintenance costs. The board brings exceptional breadth: **Precious Stargell Cushman** led Community LINC's comprehensive housing programs serving 150+ homeless families annually with wraparound services that break cycles of housing instability; **Board Chair Dan Carroll** provides sustained leadership in nonprofit housing governance and strategic direction through periods of reduced government funding; **Father Justin Mathews** offers direct community development experience addressing housing along Kansas City's historic dividing line, innovative social venture models (Thelma's Kitchen), and policy influence through his role on the Heart of the City TIF Commission; and **Tom McDonnell** contributes legendary real estate development expertise, having led DST Realty's transformative revitalization of nearly 40 downtown Kansas City buildings through historic rehabilitation and new construction, pioneering creative public-private partnerships including innovative TIF structures that catalyzed broader urban investment. Collectively, this team combines technical expertise in housing finance, development, and asset management with proven ability to create innovative models, navigate complex public-private partnerships, and deploy capital for community benefit, positioning The Way Home to accelerate scalable affordable housing solutions across the KC continuum from homelessness to homeownership.

Longtime Volunteer **Ann Harbin** serves as Environmental Advisor for technical environmental decisions and has contributed over 2000 volunteer hours to TWH since 2022. A retired chemist/ business owner with 48 years' experience in analytical laboratory and study director roles, Ms. Harbin was the Laboratory Manager of Kansas City Scientific Enterprises, which earned two EPA CLP contracts during her tenure (dioxin and volatiles) and counted Tetra Tech, Terracon, and others as primary clients. Following this, she served as study director for over 100 studies in fulfillment of EPA OPPTS 860 in the US, Canada, Latin America, and Japan. Ms. Harbin, consulting with the QEP and Kansas City Brownfield, TAB, MDNR and other resources, will be responsible for technical and procurement oversight of grant requirements.

C.4.d. | Acquiring Additional Resources

Upon award, TWH will immediately contract a Qualified Environmental Professional (QEP) observing federal procurement guidelines. Kansas State TAB will be an additional resource (document review, if necessary), and KC Brownfields is a source of expertise on all aspects of brownfields redevelopment.

C.4.e. | Currently Has or Previously Received an EPA Brownfields Grant

TWH has never received an EPA Brownfields grant.

C.4.f.1. | and C.4.f.2. | Has Not Received an EPA Brownfields Grant but has Received Other Federal or Non-Federal Financial Assistance Agreements. | Compliance with Grant Requirements

Two grants were closed out on schedule with no funds remaining, with all terms and conditions were met, including Davis-Bacon, Civil Rights/Equal Opportunity), MBE/WBE, quarterly and close of grant reporting: 1) a KCMO Rebuild KC Neighborhoods (RBKCN) grant of \$93,900 for comprehensive pre-development planning, title clearance, and environmental remediation of ten Land Bank vacant lots, awarded in 2022; closed in 2023; and 2) a KCMO Housing Trust Fund (HTF) grant of \$161,000 to assist with renovation of four homes sold to 50% to 80% AMI buyers, awarded in 2023-10-09; closed in 2024.

Two grants are on-going with no issues: 1) TWH is ~30% completed with an HTF grant of \$1,213,430 to build 20 affordable homes in Ivanhoe; awarded 2024-01-23 with an end date of 2027-01-22; and 2) TWH is ~50% completed with a Health Forward Foundation grant of \$200,000 to advance a guiding vision for increasing housing in Kansas City (July, 2025, no assigned end date). With this operations grant, TWH has become a backbone for outreach, advocacy, city-wide ad hoc committees (e.g., Landbank/ reform), and other innovative and scaleable strategies.

Threshold: Multipurpose Grant, The Way Home (TWH)

C.4.g. | Never Received Any Type of Federal or Non-Federal Assistance Agreements

N/A

1. | Applicant Eligibility The Way Home is a nonprofit organizations with tax-exempt status under section 501(c)(3) of the IRC.

1.b. | Applicant Eligibility 501(c) 4 Status

The Way Home is exempt from federal taxation under 501(c)(4) of the IRC.

2. | Community Involvement

- 1) TWH is an active and well-known participant in the Ivanhoe Neighborhood. We meet monthly with Homeownership Education classes participants at the INC facility and will continue to do for this grant.
- 2) Neighborhood Introductions: Whenever TWH purchases a lot for renovation or new construction, we meet the neighbors and answer any questions about site safety and the construction timeline.
- 3) For priority sites assessment/cleanup, we will engage in door-to-door outreach to immediate neighbors, ensuring they understand the process and answering questions or concerns.
- 4) We will continue to use our website, social media, and physical presence at neighborhood events to share information on the homes including "before and after" stories of remediated sites, demonstrating the tangible benefits of the Brownfields program.
- 5) If funds remain following cleanup of our priority sites, we will deeply involve the community in selecting sites for further assessment and cleanup until all grant funds are exhausted. Ivanhoe residents will have not only a voice, but true decision-making responsibility in selecting these lots.

3. | Target Area

The target area is the Ivanhoe Neighborhood, ~ 356-acre distressed urban residential neighborhood of 5,048 residents located in eastern Kansas City, MO. The neighborhood primarily encompasses zip code 64130 (Ivanhoe Southeast), and small areas of 64109 (Ivanhoe Northeast) and 64110 (Ivanhoe Southwest). Boundaries are 31st Street to 47th Street (N to S) and Prospect Avenue to Paseo Boulevard (E to W).

4. | Affirmation of Brownfields Site Ownership

I affirm that my organization is the sole owner, with fee simple titles, of the following priority sites as defined under CERCLA § 101(39) and that the sites are a) not listed or proposed for listing on the National Priorities List; b) not subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrees issued to or entered into by parties under CERCLA; and c) not subject to the jurisdiction, custody, or control of the U.S. government.

- 1) **TWH1** comprises four lots with signed Phase 2 reports and requiring **cleanup** at 4112 Garfield Ave, 3947 and 4042 Brooklyn Ave, and 4540 Park Ave.
- 2) **TWH2** comprises four lots requiring Phase 2 **assessments** and subsequent **cleanup** at 3928 Garfield Ave, 4004 Olive St, and 4205 and 4322 Brooklyn Ave.
- 3) **TWH3** comprises four lots currently slated for Phase 2 assessments with Kansas City Brownfields (KCB) at 4033 and 4133 Brooklyn Ave and 3540 and 3540 Wabash Ave. These lots will require **cleanup** following assessments.

5. Use of Grant Funds

- 1) A minimum of eight Phase 2 environmental assessments: Page 2;
- 2) A minimum of eight cleanups: Page 2;
- 3) An overall plan for revitalization of the target area exists and consists of building new below market affordable housing of reclaimed vacant lots.

6. | Expenditure of Existing Grant Funds

The Way Home does not have an EPA Brownfields Assessment, Cleanup, or Multipurpose Grant.

7. | Contractors and Named Subrecipients Not Applicable, no contractors have been selected. There are no subrecipients.