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@dodgedev.org

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