Lenexa KANSAS

PLANNING COMMISSION

PUBLIC COMMENTS

RECEIVED PRIOR TO
5:00 PM ON JANUARY 28, 2026

APPLICATION:
CLEAR CREEK SUBDIVISION
RZ26-01, PT26-01P

From: A Arnett <sapikoski.arnett@gmail.com>
Sent: Sunday, January 4, 2026 5:57 PM
To: Julie Sayers <jsayers@lenexa.com>; John Handley <jhandley@lenexa.com>
Subject: Clear Creek Development

Dear Mayor and Mr. Handley,

I am writing to express my concern and disagreement with the proposed rezoning of the Clear Creek Subdivision. I respectfully request that the City delay any preposed rezoning decision until additional information is completed, reviewed, and made publicly available.

Specifically, I ask the City Council to consider the following requests before moving forward:

1. **Delay of Rezoning Pending Impact Studies**
   Please delay any rezoning approval until comprehensive impact studies—covering traffic, school capacity, and stormwater management—are completed and shared with the public. These studies are essential for residents to understand the full effects of the proposal.
2. **Public Informational Meeting**
   I request a public informational meeting where residents can ask questions directly, review detailed plans, and better understand the proposed development before decisions are made.
3. **Transparency Regarding the Land Sale**
   I ask for transparency regarding the sale of the land, including the sale price, any appraisals conducted, and whether other buyers or a competitive bidding process were considered. Additionally, the proposed average acreage per home appears denser than surrounding developments, and clarification on how this compares to nearby neighborhoods would be appreciated.
4. **Infrastructure Funding**
   Please clarify how new infrastructure associated with this development (roads, utilities, stormwater facilities, etc.) will be funded and whether surrounding neighborhoods could incur any current or future costs.
5. **Transportation Access**
   I request an evaluation of transportation access, particularly given that the site is not served by public transit. The impact on traffic and accessibility should be fully addressed.
6. **Compatibility With Existing Development**
   Finally, I ask that the City conduct a full review of how the proposed density and layout align with existing suburban development patterns in the surrounding area and whether this proposal is compatible with the established character of the community.

I appreciate the City Council's service and consideration of resident input. Transparency, public engagement, and careful review are essential to maintaining trust and ensuring development decisions serve the long-term interests of Lenexa and its residents.

Thank you for your time and attention to these concerns.

Alison Arnett
Timbers at Clear Creek

From: carter arnett <carterarnett@yahoo.com>
Sent: Sunday, January 4, 2026 5:48 PM
To: John Handley <jhandley@lenexa.com>
Subject: Fw: Habitat for Humanity development

John,

I hope you're doing well! I wanted to reach out about the potential development going in off of Clare south of 83rd St. We were planning to go to the meeting tomorrow night, but have heard rumors that it could potentially be moved until February?
My wife, and my neighbors are planning to attend. We are concerned about the lack of transparency and the impact that this is going to have on our community. There is not sufficient transportation or infrastructure in the area to support this number of residences. It has also been brought to our attention that this land was purchased with Park funds and is being sold below value, is this true?

Thank you in advance,

Carter Arnett

9126 Greeley St

Lenexa, KS 66227

From: carter arnett <carterarnett@yahoo.com>
Date: January 4, 2026 at 5:54:55 PM CST
To: Julie Sayers <jsayers@lenexa.com>
Subject: Habitat for Humanity development

Mayor Sayers,

I hope you're doing well! I wanted to reach out about the potential development going in off of Clare south of 83rd St. We were planning to go to the meeting tomorrow night, but have heard rumors that it could potentially be moved until February?
My wife, and my neighbors are planning to attend. We are concerned about the lack of transparency and the impact that this is going to have on our community. There is not sufficient transportation or infrastructure in the area to support this number of residences. It has also been brought to our attention that this land was purchased with Park funds and is being sold below value, is this true?

I appreciate your response on the petition. I was curious why the picture that you posted only had the initial 65+ residences. It doesn't have the one that Habitat for Humanity has posted with an additional 120 residences to the east?

Thank you in advance,
Carter Arnett
9126 Greeley St
Lenexa, KS 66227

From: batwell@kc.rr.com <batwell@kc.rr.com>
Sent: Friday, December 19, 2025 9:15 AM
To: Gloria Lambert <glambert@lenexa.com>; John Handley <jhandley@lenexa.com>
Subject: Clear Creek Subdivision proposed RZ26-04, pt26-01P

My name is Brian Atwell. I am current owner of property at 24401 W 86 Terrace, that directly backs up to the proposed Habitat for Humanity subdivision listed in subject line. I want to express my opposition to a property of this nature in my literal back yard. I have worked hard to triumph over my mortgage on this property, and it is a big part of my retirement nest egg, that I am currently starting to draw from.
My concern is the devaluation of my property, having a neighborhood of small, less valuable properties in such close proximity. Luckily my values have continued to increase over the 25 years I have been here but fear an influx such as this will reverse that trend.
The likely potential of increased crime influxing this quiet area is also of grave concern to its residents.

Lenexa seems to have a foresight to become an urban core center rather than the suburban scene that it is supposed to represent. Every lot with a tree or field does not need to be developed for further population.

Thank You

Brian Atwell
24401 W 86th Terrace
Lenexa
913-441-7916

From: Aileen Ball <aileen@thegoodfaithnetwork.org>
Date: January 16, 2026 at 9:01:51 AM EST
To: CD Planning <Planning@lenexa.com>, Beccy Yocham <byocham@lenexa.com>, Julie Sayers <jsayers@lenexa.com>, John Handley <jhandley@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Avery Bell <abell@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>
Subject: An open Letter to the City of Lenexa from the faith leaders of Good Faith Network

Good morning,

Attached please find an open letter to the City of Lenexa in support of the Habitat for Humanity project on Clare Road, submitted by faith leaders across Johnson County.

Thanks so much,

Aileen

Aileen Ball

Lead Organizer

The Good Faith Network

11485 S Ridgeview Rd

Olathe, KS 66061

aileen@thegoodfaithnetwork.org

785 550 5532

www.thegoodfaithnetwork.org

https://www.facebook.com/GoodFaithNetwork



Open Letter to
Lenexa re HFH from G

GOOD FAITH NETWORK
AN INTERFAITH JUSTICE ORGANIZATION

An Open Letter to the City of Lenexa, Kansas

January 16, 2026

Dear City of Lenexa,

We, the undersigned faith leaders of Johnson County, write together under the banner of the Good Faith Network to express our united support for the proposed Habitat for Humanity housing development in Lenexa, and to thank the City for its thoughtful consideration of this proposal.

Lenexa has earned a reputation as a community that plans with care, values strong neighborhoods, and takes seriously its responsibility to the people who live and work here. The willingness to consider a project like this reflects leadership attentive not only to growth, but to the long-term health, stability, and belonging of the community.

Across our faith communities, we encounter individuals and families striving to build stable lives and remain rooted in the places they call home—yet increasingly finding that access to homeownership is out of reach. These include educators, healthcare workers, service workers, retirees on fixed incomes, young families, and others who contribute to the life of this community and wish to remain part of it.

Habitat for Humanity offers a well-established model that expands access to homeownership while supporting long-term stability. Habitat homes are owner-occupied, built to last, and structured to encourage shared investment, financial sustainability, and lasting community connection. This approach strengthens neighborhoods and helps ensure that housing remains a source of stability for generations.

From a faith perspective, housing is foundational to human dignity and community well-being. A stable home supports family life, allows children to thrive, and creates the conditions for neighbors to know and care for one another. Communities are strongest when people from many walks of life are able to put down roots and belong.

For these reasons, we respectfully encourage the City of Lenexa to move forward with approval of this Habitat for Humanity development as an expression of thoughtful civic leadership and a commitment to the common good.

Respectfully,

Rev. Fred Albers - Unity Church of Overland Park - Lenexa

Rev. Bailey Amtower - United Methodist, LifeBridge - Overland Park

Rev. Dr. Lara Blackwood Pickrel - Hillcrest Christian Church - Overland Park

Rev. Maria Campbell - Grace United Methodist Church - Olathe

Rev. Dustin Cooper - United Methodist Church - Lenexa

Rev. Dr. S. David Cox - St. Michael and All Angels Episcopal - Mission

Rev. Brennan Cummings - Shawnee United Methodist Church - Shawnee

The Very Rev. Gar Demo - St Thomas the Apostle Episcopal Church - Overland Park

Rev. Barry Dundas - Grace United Methodist - Olathe

Rev. Jacquie Fernandez, - Unity Church of Overland Park - Lenexa

Rev. Anteneh Gebre-Selassie - Advent Lutheran Church - Olathe

Rev. Jack Gregory - St Paul's United Methodist, Lenexa, KS - Lenexa

Rev. Roger Gustafson, Bishop Emeritus - Lutheran Church of the Resurrection - Prairie Village

Rev. Ali Haynes - Indian Heights United Methodist Church - Overland Park

Rev. Dee Ann Heptas - United Methodist, retired - Olathe

Rev. Cheryl Jefferson Bell - Resurrection, A United Methodist Church - Leawood

Rev. Maggie Johnson Phillips - Village Presbyterian Church - Prairie Village

Rabbi Talia Kaplan - Congregation Beth Shalom - Overland Park

Rev. Reid Kapple - Trinity Fellowship - Olathe

Rev. Hyemi Lee Jones - Old Mission United Methodist Church - Fairway

Rev. Jealaine R. Marple - Salem Lutheran Church (ELCA) - Lenexa

Rev. Dr. Sherry McGlaughlin - First Christian Church Olathe - Olathe

Rev. Shelly McNaughton-Lawrence - Aldersgate United Methodist Church - Olathe

Rev. Samantha Nichols - First Lutheran Church - Mission Hills

Rev. Lori Patton Aguilar - United Methodist Clergy - Lenexa

Rev. Kyle Reynolds - St. Paul's United Methodist Church of Lenexa - Lenexa

Rev. Claudia Ricks Hubbard - United Methodist - Lenexa

Rev. Dr. Wallace Smith - First Baptist Church of Overland Park - Overland Park

Rev. Jeff Smith - Aldersgate United Methodist Church - Olathe

Rev. Eileen Stulak - Unity Church of Overland Park - Lenexa

Rev. Zac Sturm - Atonement Lutheran Church (ELCA) - Overland Park

Rev. Dr. Tim Suttle - Redemption Church - Olathe

Rev. Sue Tarkka - Overland Park Lutheran Church - Overland Park

Damien Timms - Executive Director - Congregation Beth Torah - Overland Park

Rev. Mitch Todd - Grace United Methodist Church - Olathe

Rev. Eric Vogt - St. Paul's United Methodist Church - Lenexa

Rev. Michael Vollbrecht - Colonial Church in Prairie Village UCC - Prairie Village

Rev. Don Wilson - Presbyterian Church USA (Retired) - Overland Park

Rev. Don Wilson - Presbyterian Church USA - Overland Park

Rev. Phil Woodson - Stilwell United Methodist Church - Stilwell

Rev. Karen Wright - Grace Covenant Presbyterian Church - Overland Park

From: Sara Batterson <sara.batterson93@gmail.com>
Date: January 11, 2026 at 1:26:14 PM CST
To: Stephanie Sullivan <ssullivan@lenexa.com>, Julie Sayers <jsayers@lenexa.com>, John Handley <jhandley@lenexa.com>
Subject: Support for H4H Project- Clare Rd

Hello!

My name is Sara Batterson and I live in the Arbor Lake subdivision in Lenexa (right off of Prairie Star Parkway and Clare road). I have heard about the proposed habitat for humanity development that will be around 87th and Clare Road. I know some of our neighbors are opposing this and are rallying to keep the project from happening. However, I wanted to send an email with my support. Affordable housing is a huge problem right now, as you all know. There are also so many studies out there proving that a development like this will not devalue surrounding property or hurt our community in any way. I worry that those opposing the problem are opposing it due to common stereotypes and myths. I know one valid concern people have is the "destruction" of the park and wetlands right next to where the development would be. I understand people being worried about that, but I did see Mayor Sayers addressed that on a petition circulating. Thank you for doing that. I do agree that we want to keep as much green space as possible, but from the looks of the plan, it wouldn't "destroy" the park. Unfortunately, some people don't like to look at facts and just go off of emotions. If you've read this far, thank you. I don't know that this email will do much, but I just want you to know that not everyone opposes this project. Let me know if I can help in a behind the scenes way.

Thank you!

Sara Batterson

From: Julie Becker <jabby65@gmail.com>
Sent: Saturday, January 10, 2026 10:49 AM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Save our park on Clare Rd

Hi Stephanie,

It may be tedious to hear from all of us who are trying to defend our neighborhood but I ask you to listen. Because long after you move on to another position or career, we still have to live with the decisions that were inflicted upon us by the city.

I am writing to let you know how we personally use the trails in our neighborhood park. As hundreds of people every day, walk their dog and themselves for their own health, it is used for much more than that. Several kid's running clubs use the trails to run cross country practice. It keeps them off the busy streets and off of sidewalks where they have to cross roads and traffic. It has been a safe scenic place for our children to run. The running groups range from third through 12th graders. The most concern I have are for our third through eighth graders. They do not have alternate places to run where coaches and parents can monitor them all. Our park has been perfect for them because a few coaches can watch many kids due to the openness of the trails in our park. If this park is rezoned into a super dense housing development as is planned by the city, I don't even think the high school kids will feel comfortable running there. The trails will be right up against many houses and being able to monitor all the individual runners during cross country will be impossible for coaches. And roads will be added as well. The children's safety would be at risk. There really isn't any other public location in this area for the younger kids to run.

As a family, we drive on Clare Road every day to work and are extremely worried of the impact all of the extra traffic and construction will have on our small two-lane road. The traffic already has to maneuver around 5+ round-abouts and gets backed up several times per day. Having Clare Road as the exit for hundreds of additional houses will be horrific. We have no public busing in our area so every house would have 2 or more extra cars on our narrow roads.

We are also seriously concerned about the overcrowded schools. Two of my boys went to Millcreek middle school, which was jampacked. They were begging students to get bussed to De Soto to go to Lexington Trails middle school instead. This was so unfair as we live across the street from Mill Creek middle school. They told us that the busing would be free, but in reality it would be paid by our tax dollars. Putting hundreds of additional children in schools that are already exceeding capacity is irresponsible. I can't imagine any traffic or school impact studies have been done to evaluate the effect of the city's plans on our roads and schools.

I don't know how long you have been in this leadership position but if you do a little research, we were trying to fight to preserve our neighborhood just a few years back when the city approved one of the world's largest electrical substations behind our homes. A substation that was planned to be way out in the country suddenly got switched to be in our backyards. And yes, regardless of what we said, you did it anyway. So now, I have an enormous metal monstrosity in my backyard. The city argued that it had to be somewhere. True... it should have been in the country where it was originally planned. And now you are attacking our neighborhood again by destroying the only nature we have left. So, I ask you this,"Is there an electrical substation behind your house? Is your neighborhood park being replaced with the equivalent of an enormous trailer park?" The answer I bet is 'no' for both. And the answer for this destruction of our

park should be no as well. Please do not bombard our neighborhood with another city plan that destroys even more of our outdoor space. Long after you are gone, we will be living in this space and plead that it not be further destroyed.

Sincerely,

Julie Becker

From: Julie Becker <jabby65@gmail.com>
Date: January 10, 2026 at 8:26:02 AM CST
To: Julie Sayers <jsayers@lenexa.com>
Subject: Save our park on Clare Road

Hello Mayor Julie,
I read several of your plans and emails about making our park into a subdivision. Although we could use more affordable housing, destroying a well-used neighborhood park is not in anyone's best interest. Besides the hundreds of people who daily walk their dog and walk for exercise themselves on these trails, several kids clubs run cross country practice on these trails weekly. Kids from third through 12th grade. The trails keep the kids off of streets and off of sidewalks that cross traffic. They can run safely and without worry.
We have seen the city's concept plan that fills our park with hundreds of houses. These houses butt right up against the trails, making them no longer safe for children to run on. A couple coaches are currently able to view the trails from a few strategic spots, providing safety to all of the young runners. With all the planned houses in there, there is no way to ensure the children's safety without having to provide a coach running with every single child which obviously is not feasible.
I am also scared what our traffic will be like on our small two-lane road with all of the houses that are planned and the construction that would be nonstop. And I'm sure this is just the beginning.
I also know for a fact that our schools are overflowing. My boys went to Millcreek middle school and we were begged to transfer to Lexington trails every year. Of course we did not want to go to a school 8 miles away when we could go to our school across the street. Plus, I know our tax dollars would be used to pay for all the buses to transfer all the children. The planning for this subdivision, I believe has been very poor. To ruin a neighborhood park, to overfill crowded schools, and to cause traffic chaos are just three reasons.
I know you are concerned with finding affordable housing and spending allotted money . There are lots of areas that could be studied and updated. Please do the research and find a place that rejuvenates a dying area, or create a new area that is not in someone's neighborhood park. Believe me, it will be beneficial to everyone involved.
Thank you,
Julie Becker

Julie,

I'm going back through old emails and wanted to respond that I did receive your email and will take it under advisement as this item continues to move forward through the City process.

Respectfully,

Mark Charlton
Councilmember, Ward 2
City of Lenexa
913.706.7576
mcharlton@lenexa.com | https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.lenexa.com%2F&data=05%7C02%7Cglambert%40lenexa.com%7C6c277dc660ce48aca40708de4ed353e3%7C6d6f2c19dcc54005b8982a612c925f76%7C1%7C0%7C639034866711553744%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=2MLGqForAG%2BFANhrGCzLv0Gmkd1lx7UfaHiRDxz4B74%3D&reserved=0

-----Original Message-----
From: Julie Becker <jabby65@gmail.com>
Sent: Friday, December 12, 2025 4:40 PM
To: Mark Charlton <mcharlton@lenexa.com>
Subject: Habitat for humanity

Hi Mark,
I am asking you to please vote against rezoning our neighborhood rural trail/park land on Clare Rd into residential dwellings. This location is right across from our entrance to our subdivision. Clare is a single lane road with multiple roundabouts and the traffic on that narrow road is already busy. On one end of that short section of Clare Rd is a large high school on Prairie Star Pkwy and the other end is a very busy 83rd St which leads to DeSoto, several schools, FedEx, and a gas station. Clare road is the way in & out of the Timbers (and other subdivisions)which is already extremely busy with cars and school buses.
Also, when my sons went to Mize and Mill Creek schools, they were so overcrowded that they were trying to persuade our kids to bus to schools in DeSoto instead of the schools in our own neighborhood. So our tax dollars were paying for kids to travel 8-10 miles from home to relieve the overcrowding. How can these schools possibly support hundreds of more children when they are already full?
For these and many other reasons, please do not rezone the green space in our neighborhood.
Thank you,
Julie Becker

From: jeff@birdsall.biz
Date: December 5, 2025 at 11:34:14 AM CST
To: Julie Sayers <jsayers@lenexa.com>
Subject: Lenexa Build out

Good morning,

It has come to my attention that there is an application to built Habitat for Humanity homes on 91st and Claire. I am already upset about the recent push for high density housing and building out every square inch of Lenexa, but this is absolutely over the top. I am very opposed to this. It will absolutely lower property values and increase traffic in an area not equipped to handle it. Why is this something that we need in Western Lenexa? This is clearly not a benefit for the people already living in Lenexa. The people that have been paying taxes and voting for local government. I am asking that this project be shut down. We moved to the area because of the character, not to change it.

Thank you,

Jeff Birdsall

From: jeff@birdsall.biz
Date: December 5, 2025 at 11:30:25 AM CST
To: Courtney Eiterich <ceiterich@lenexa.com>
Subject: Development

Good morning,

It has come to my attention that there is an application to built Habitat for Humanity homes on 91st and Claire. I am already upset about the recent push for high density housing and building out every square inch of Lenexa, but this is absolutely over the top. I am very opposed to this. It will absolutely lower property values and increase traffic in an area not equipped to handle it. Why is this something that we need in Western Lenexa? This is clearly not a benefit for the people already living in Lenexa. The people that have been paying taxes and voting for local government. I am asking that this project be shut down. I will continue to pursue any avenue available to stop this and will be involving every community member I can reach. Where do you stand on this?

Thank you,

Jeff Birdsall

From: Ava B <avajbrull@gmail.com>
Date: December 20, 2025 at 2:56:40 PM CST
To: Julie Sayers <jsayers@lenexa.com>
Subject: Preliminary Plot on Clare Road

Dear Ms Sayers,
I hope this message finds you well. My name is Ava, a concerned resident of Lenexa, and deeply impacted by the Clear Creek development parcel on Clare road. This development, although beneficial in some ways, is more detrimental in others.
For example, I have called this park a friend, a home, and a place to get some exercise for almost two decades. It is a quiet place where the community and I can find a place full of wildlife and nature. I have had my whole childhood dedicated to this land. Snowrides, dog walks, easter egg hunts, senior photos, campfires, and so much more. Adding these homes would decrease me and my neighbors' quality of life. These acres of land might look perfect in the eyes of a developer, but for the community this land has been far more than empty space. It has been part of what makes our neighborhood livable and whole. I live in Clear Creek estates, but my mother has lived here longer. My mother grew up in this neighborhood and now has moved a few houses down to start her own family. The opportunities this land has given my family is something I will always be grateful for. Our community should support affordable housing, but not at the expense of others' wellbeing, flourishing wildlife, and homebuyers property values. The proposed land would become congested with noise and overwhelming traffic. The trails of the park would no longer be filled with serenity, but with overcrowding.
Please find this message with nothing but consideration and understanding, especially for the elders that surround the area. They rely on the quiet nights and empty roads.

Thank you,
Ava Brull
23907 W 86th Ter, Lenexa, Kansas 66227

From: Jason Brummett <jasonbrummett23@yahoo.com>
Sent: Wednesday, December 10, 2025 6:30 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Proposed HFH in Lenexa

Good Evening,

I was reaching out to express my opposition to the HFH plan in Lenexa. My wife and I just purchased a lot in August and have a home being built as we speak. We found out late Sunday about the plans to build 50 homes in the clear creek wetlands. Now I have read from a plan that says it could be up to 187 and basically would take out the whole wetlands. We were deciding between the lot we picked and a spot near Lake Olathe. The tiebreaker for us was the wetlands and the green space there. Now we find out that if this all goes through it's pretty much all going to be gone to build homes that are a third of the value of the homes around it? This obviously would depreciate the rest of the homes in the area on top of losing all the green space would only multiply that effect. My wife and I talked about how it appeared to be land owned by the city but on google map it shows "centennial park". We assumed at the very least if you all disturbed the wetlands that worst case scenario would be that you built park related things like a playground or soccer fields. We both would prefer that it stays as is but if the city would do anything with it that it stays a park. We intend to oppose this in anyway possible and I hope the city realizes this is something is not right for the area.

Thank You,

From: Angela Buzard <angela.buzard@gmail.com>
Sent: Tuesday, January 27, 2026 12:31 PM
To: CD Planning <Planning@lenexa.com>; Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Clear Creek Subdivision Application Comments

Dear Lenexa Planning Commission Members and Planning Staff,

Our **home backs up to the park** and it was a large reason for us choosing the house that we did 7 years ago. Our family walks the trails multiple times a week, fish in the ponds, and enjoy watching the wildlife that the park is home too. The park is a regular part of our lives and an integral part of our **neighborhood's sense of community**. We trust that Lenexa staff have had the best interests of the City at heart in their working with Habitat for Humanity to this point. We know that affordable housing is a real issue facing the City and understand the need. I have volunteered with Habitat for Humanity in the past and believe in their mission. I think affordable housing is a worthwhile cause that public resources can assist in encouraging it**. Our concerns are about inappropriate site selection. Not affordable housing.**

The park property is not just any undeveloped property that could be found on many corners in western Lenexa. It is a critical piece of green infrastructure that the City has invested a large amount of public funds to mitigate flooding to homes like ours. We appreciate the foresight and innovation used in the stormwater project and would ask for that same creative foresight to be used to reimagine this property for the **greatest and highest use for the community, not just a few homeowners.** The City could purchase and re-sell any number of properties for affordable housing and do so in a way that creates value to the neighborhood and homeowners, not diminish the value to the neighborhood and broader community.

The neighborhood and the City as a whole have changed a lot since this land was purchased. This is large piece of property that has been in service to the neighborhood as a park for years. The City's significant infrastructure investment in the property should be a foundation for making the future site purpose have the greatest public value, not just residential development that benefits a few. The City will not likely have an opportunity to purchase land like this in the future, but land for infill and suburban residential development will always be available. Why not use this opportunity to create a destination space, likely a park, that services the whole community? Park amenities are one of the primary draws and benefits to quality of in Lenexa. At least it was for us.

We are asking the City to pause any plans for the property development, deny this application, and go back to do proper community engagement given the project's magnitude and large public investment. This engagement should allow for all perspectives and interests to be shared and then prioritized to figure out what is the highest and best use of the property for the public good that maximizes public investment for the benefit of all.

If you decide to move forward with this application, which we hope you don't, we ask that you at a minimum consider imposing restrictions to address the following concerns:

- **Reduce Total Site Footprint-** Please reduce the amount of developed land on the full plat. The City owns the property, there is no reason why the whole property has to be developed into housing as Habitat's future build out shows is the full plan after the 50 houses on this application.

- **Reduce Lot Density-** The proposed density of this application and the full build out does not match with the neighborhood. We have a 1 acre lot and most homes in the vicinity are on large lots. The lots being proposed are too dense and out of character.
- **Preserve Habitat-** To preserve as much animal and plant habitat as possible and make the area feel as much like a park as possible, please require existing perimeter trees and as many interior trees as possible to remain. And ask for additional screening between new development and existing homes and future 40 acre park.
- **Trail Continuity-** The trail re-routing is not ideal for connection with adjacent neighborhoods or a sense of nature walking while trekking through people's backyards. Please require any development to maintain as much buffer/greenspace between the homes and trail as possible.

Thank you for your time and consideration. We look forward to future engagement.

Nate and Angela Buzard
24207 W. 86th Ter.
316-680-1635

From: Jeff Carson <JeffC@kcrar.com>
Date: January 20, 2026 at 10:06:22 AM CST
To: Julie Sayers <jsayers@lenexa.com>
Subject: Habitat for Humanity

Dear Members of the Council,
I am writing in strong support of the proposed 50-home Habitat for Humanity project at 87th St. & Clare Rd in Lenexa.
Attainable housing has become one of the most pressing challenges facing Johnson County. Today, the average sales price of a home in the county is approximately **$563,562**, placing homeownership increasingly out of reach for first-time buyers. Combined with historically low housing inventory, this environment makes it extraordinarily difficult for working families to establish roots in the communities where they live and work.
The need is clear. Currently, 40% of renters in Johnson County spend more than 40% of their income on housing, leaving little room for savings, education, healthcare, or long-term financial stability. This is not sustainable for families or for the long-term health of our communities.
The Kansas City Regional Association of REALTORS® has worked closely with Habitat for Humanity for many years and proudly supports its mission of providing attainable housing for all. Habitat does more than build homes it builds stability, opportunity, and hope. The project before you represents exactly that kind of investment.
The families who will live in these homes will become part of the Lenexa community. Their children will attend quality Lenexa schools, benefit from safe neighborhoods, and gain opportunities that can fundamentally change the trajectory of their lives. Stable housing is one of the most powerful predictors of long-term success, and this development will provide that foundation.
There are many good reasons to approve this project economic, social, and community-focused. But the most compelling reason is this: your decision has the power to transform lives. Few actions have a greater or more lasting impact.
For these reasons, I respectfully urge you to vote **yes** in support of this Habitat for Humanity project.
Thank you for your time, your consideration, and your commitment to the future of Lenexa.
Sincerely,

Jeff Carson

KANSAS CITY REGIONAL ASSOCIATION OF REALTORS®
HEARTLAND MLS

Name | Jeff Carson
Kansas Director of REALTOR Advocacy & Commercial Division
Kansas City Regional Association of REALTORS® & Heartland MLS
Direct: 913-266-5916 **Main Phone:** 913-661-1600
11150 Overbrook Road, Suite 100 Leawood, KS 66211

From: Kevin Cauley <kcauley174@outlook.com>
Sent: Monday, December 8, 2025 7:14 PM
To: John Handley <jhandley@lenexa.com>
Subject: Habitat For Humanity Project

Good evening Mr. Handley,

Congratulations on your recent re-election to Ward 1. My name is Kevin Cauley, and I reside at 25109 W. 83rd Terrace (Timbers of Clear Creek). Today, our HOA informed us of a project in progress near 87th and Claire Rd. They forwarded an email from Habitat For Humanity outlining their plan to purchase 17 acres from the city at $49K per acre through a land trust, with the intention of building 50 HFH houses.

The email mentioned informal meetings in Olathe tomorrow (12/9) at 4 pm and a second one on 12/12 at 8:30 am. Unfortunately, due to the late notice and work commitments, I will not be able to attend. Flyers and postcards were being mailed to homeowners within the project's "boundaries."

Neither I nor any of my neighbors are excited about this project. I have several questions regarding the city's comprehensive plan:

1. If the city sold these 17 acres to a developer, what would be the approximate financial benefit for the city?
2. Besides the initial land purchase, are there any other tax abatements planned for this area?
3. What is the plan for suburban density housing for the remainder of the city-owned tract of land?
4. Is the Planning Commission considering approving all of this city land for housing or just the 17 acres (no agenda is currently posted)?
5. How does the city plan to inform residents about what is being planned (e.g., social media, mailings, etc.)?
6. What are the exact boundaries HFH is referring to regarding the distribution of flyers and postcards? It seems to be the best-kept secret in Lenexa right now.

Thank you for your attention to these questions. I look forward to your response.

Kevin Cauley

From: Jeff Cheek <defenseteacher@gmail.com>
Date: January 27, 2026 at 7:10:05 PM CST
To: Courtney Eiterich <ceiterich@lenexa.com>, Julie Sayers <jsayers@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, John Handley <jhandley@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Avery Bell <abell@lenexa.com>, Chris Herron <cherron@lenexa.com>
Subject: Clear Creek Wetlands/Park Rezoning

Dear City Council Members and Mayor,

I am writing to you about the proposed project at 87th and Clare Rd that directly adjoins my property at 24605 W 86th Terrace, Lenexa, KS 66227.

My neighbors and I were notified last month that the city has been meeting with a developer for several months about the park area adjoining our properties, before it is rezoned as residential.

We were not even aware that the land was for sale, and as far as we were told, the land would never have houses on it, so we had no reason to actively continue to check back. Again, it is still not rezoned residential despite what seems to be in the works. Had there been for-sale signs posted months or even years ago, we could have started making decisions on our homes back then. We literally missed high points in the sellers' market in the past years because we didn't have this information, and we chose to stay because we love where we live and could not find a similarly situated property adjoining a protected park/wildlife walking area. Even if it existed, it wouldn't be something we could afford.

After gathering with neighbors and learning more about this plan, we all had one thing in common besides being extremely disheartened about this proposal. All of us were assured and ultimately sold on the fact that we were going to have a home adjoining city wetlands with a peaceful view, tons of privacy, and quiet that would never have homes on it. The second biggest selling point for those of us in the older neighborhoods was the 1 acre large lots that fit nicely with the acreage behind us, just adding to our privacy. Many of us came from crowded neighborhoods and did not want that again.

Now, after all of this time settling in, planting trees, getting comfortable, and passing up potential high-selling points with our homes, we are facing the very real potential of loss of the things we cherish the most.

I bought my home in 2012. My house was in horrible shape. It sat as a bank repo for a couple of years, I was told. It had snakes and rodents all through the house. It was not winterized by the bank, and the first time I had the water turned on, I found numerous pipes had burst over the winter. The deck in back was caving in, the siding was in terrible shape, and the list goes on. The point here is this. I clearly did not buy this property for the house. The fact is, I really didn't even like the layout, and it was a little too small for me. Despite all this and the daunting work ahead, I could not get over the views and selling points of the wetlands behind me, coupled with the acre lot.

Over the first two years, I invested over 100k and a lot of time and effort into home repairs and renovations. Not a lot to some, but a ton for me, considering I was starting over after a 20-year marriage that had ended.

Several years later, the farm land SW of me (also a beautiful and peaceful view) was developed into a neighborhood with premium-priced homes at the time. While it was disappointing, we (neighbors

included) talked about how glad we were that we still had the park and land behind us that could not be residential. So, we stayed.

More time passed, and to our delight, we saw this land turned into a great park walking area with wide walking trails. We loved it, and all commented on how nice it was and how peaceful it was to walk on and enjoy the land and wildlife in the park. We would go sit on the benches by the pond. It was an escape during times of remote work, lockdowns, etc.

I think it should be very self-explanatory as to why we do not want to see this land rezoned for residential and built on, but I wanted to explain, since no one is coming to talk to us or get our thoughts.

Now, besides that being my chief reason for opposing, the neighbors and I do have additional concerns that are also very disheartening for us. We are told there will be 50 homes packed together on small lots adjoining our backyards or more. That is just adding insult to injury for us.

I cannot see how the developer, city officials, or any reasonable thinking person would honestly believe that this could be sold to the surrounding neighbors without being met with a great deal of resistance, as we are seeing with hundreds of neighbors now joining the groups opposed to this. There is a reason for this. It doesn't make sense, it is disrupting the peace we have, and it has no benefit for us and our current way of life. In fact, it takes us backward to what we left behind.

In addition to this, we have all seen the emails back and forth with the city and the developer. Without the open records act, we would not even know this. Honestly, even showing it to others, no one thinks this is anything but a foregone conclusion after reading through the emails and knowing you, the council, and Mayor have met with the developers and appear to be grooming this for a similar plan you already visited in Olathe.

The prospective developer seems to have the city administrator not simply explaining the steps, but actively coaching them through the process, with the best chance of success. At some point even bargaining for additional rights or privileges for city employees. And, messages between the city administrator and developer about learning the hard way how to navigate opposition from the Olathe project. None of that seems right. I know you all have the emails, but I also remember being referred to as "detractors" in an email. How disappointing. We are human beings who have worked hard to make a home for ourselves. And, there is nothing wrong with having our own opinion and wanting to keep what we have? Again, besides name-calling home-owners, there is no other talk about us. Nothing favorable or sympathetic at all. No consideration for those of us who will be the most impacted.

That brings me to my final point. Why? Why must this happen in the first place? What is it that we are not privy to? Is the city facing some financial hardship that it is forced to rezone and sell off the parks? Why else would city leadership be making business decisions and lining up chip shots for any developer without any concern for the current residents? Why don't we matter? Why are outsiders chosen over us, and why are you not concerned that many of us will be forced to sell our homes to get back a semblance of what we are losing?

All we ask for is to be represented well by our leaders. We ask for the same consideration or more as long-term residents that you would give to outsiders coming into our community. We are established and have done our part. We do not want to be forgotten or bowled over for some land deal that doesn't even have to happen in the first place.

Please slow down and listen to what we have to say. We love this city and our properties. Please do not ruin this relationship and our trust that you will represent us well. Let us keep our faith that you will consider the needs of Lenexa's residents before business dealings.

Sincerely,

Jeff Cheek
24605 W 86th Terrace
Lenexa, KS 66227

From: Joe Connor <joeconnor0863@gmail.com>
Sent: Monday, January 26, 2026 8:30 PM
To: CD Planning <Planning@lenexa.com>
Subject: Habitat KC Housing Project

My name is Joe Connor and I am a resident of the Creekside Woods subdivision. I am writing in support of the application from Habitat KC to develop single family housing at 87th and Clare Road.

This project conforms to the comprehensive land use plan adopted by the City of Lenexa and is providing attainable **HOME OWNERSHIP** opportunities for individuals and families.

From: LeeAnn Cure <leeannhoff@yahoo.com>
Sent: Wednesday, December 17, 2025 9:39 AM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Cc: Chad Home <chadcure@yahoo.com>
Subject: Request to Deny Rezoning for Clare Road Development

To: Stephanie Sullivan, Lenexa Community Development Planning Manager
Re: Rezoning of property off Clare Road

Dear Ms. Sullivan,

We are Lenexa residents writing to urge the City to hold off on approving the rezoning and land-use request for the proposed 50-home Habitat for Humanity project on Clare Road until the community has access to clearer information and a more transparent review process.

To date, neighbors haven't been offered a city-led informational meeting, and no public traffic analysis, school impact review, stormwater evaluation, or emergency-access study has been provided for a development of this scale. The area also has no public transit options, yet the plan does not require future residents to own vehicles—an issue that could create avoidable transportation and infrastructure strain.

The project would also remove existing publicly funded green space and trail access, add a level of density and architectural character that differs significantly from surrounding neighborhoods, and potentially transfer public land at what appears to be a below-market price without a clear explanation for taxpayers.

Many of us support efforts to expand housing opportunities, but we also expect a fair, data-driven process with genuine community involvement before decisions are finalized.

For these reasons, we are asking the City to temporarily pause advancement of this proposal until the relevant impact studies are completed, appraisal information is made public, and a properly noticed informational meeting is held.

Thank you for your attention and consideration.

Sincerely,

LeeAnn & Chad Cure
The Timbers at Clear Creek
8913 Shady Bend Rd.
Lenexa, KS 66227
913-488-4761

From: Lynette Day <lday13@yahoo.com>
Date: January 28, 2026 at 4:53:42 PM CST
To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Avery Bell <abell@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>, CD Planning <Planning@lenexa.com>
Subject: Pounding a square peg into a round hole.

Lenexa Council Members and Planning Committee,

**I also attached this as a PDF in case the formatting was not working on email.

I am beginning to wonder if the city employees that have been championing the sale of the Clear Creek Wetlands and building a subdivision have tunnel vision. Are we so invested in supporting affordable housing that we are trying to pound a square peg into a round hole?

I agree that we do need affordable housing, but that should not be at the expense of Lenexa Parks. The residents have been told for decades by the City of Lenexa, Lenexa public documents, Real Estate Agents, Google Maps, ect. That this entire area of land is a park. Most recently the City took pictures of this exact spot in our park that they now want to build homes on to promote the sales tax for parks. Lenexa has never publicly promoted this land for sale. Until very recently the entire area was always labeled a park on public documents.

I decided to look at this through the lens of a business person. I personally do not want any homes/subdivisions built on this land, but is the current plan even a good one?

Are the champions of this trying to pound a square peg into a round hole?

If you step back from this problem, is there a better location for affordable housing in Lenexa that does not destroy a park?

Who is Winning in this deal?

Issue	**City of Lenexa and Lenexa Residents**	**Habitat for Humanity**
We need parks west of highway 7 that residents can use. Building on this land will destroy the natural area and pollute the wetlands with lawn fertilizers. Does Habitat for Humanity want to be the organization that destroys parks? This might not match their mission statement?	LOSER	WINNER maybe Loser
The wetlands: Once the homes start fertilizing the yards the runoff will go into the wetlands. Lenexa is keeping the wetland ponds. The city will be on the hook for the expenses to keep these ponds clean. This will be expensive to remove algae blooms, install bubblers to add more aeration to the ponds. This will kill the aquatic animals in the	LOSER	

water as the algae bloom turns toxic and smells horrible. By developing this land The City of Lenexa will be on the hook for expensive repairs caused by lawns.		
The City of Lenexa is selling this land cheaper than the actual value for this land. Other residents have provided the details on this. Why are you giving away our park and not even receiving fair market value? Building a home near trails and ponds is always a premier lot price. This land should sell for even more than the empty fields in West Lenexa.	LOSER	WINNER
The city is selling only Parcel A. In the RFP released to their select builders they had to purchase Parcel A, B, and C and build roads. What builder is going to purchase parcels B and C with low income tiny homes right next to them. The City of Lenexa will not be able to ask for top dollar for these parcels. It has also been stated that these might not even be safe areas to build on. The neighborhood close to Parcel B has had several documented problems with foundations cracking and sump pumps constantly running due to building on a wetland.	LOSER	WINNER
Voting for the destruction of parks. This could seriously hurt your re-election campaign. This project will take 5 to 6 years to complete. Even if your election is 3-4 years down the road the tv and newspapers can still go out and take pictures of the construction that is slowly destroying our park. The wetlands might even be covered in algae by then. Do you want to vote for the destruction of a city park?	LOSER	
This is all free money for Habitat for Humanity and it will also create a stream of revenue for them in the future. The funding is left over covid funds (tax payer funds). Then when a home owner does decide to sell their home HFH keeps 75% of the profit. This is a win-win for HFH. HFH will get to build using other people's money and then continue to make money off these homes forever. This will happen at the same time that the nearby neighborhoods will be experiencing lower housing prices due to the addition of a class F subdivision in the area.		WINNER WINNER
Can The City of Lenexa still partner with HFH and find a better location for affordable housing that does not destroy a park? There are several signs in Western Shawnee, Western Lenexa, and Western Olathe that advertise property for sale. Should HFH consider a site further East that would have walkable grocery stores, pharmacy, and bus lines. In West Lenexa, west of	WINNER	WINNER

highway 7 there are no grocery stores, no pharmacy, no bus lines, nothing is walkable. The La Quita site was not appropriate for a homeless shelter, but would it be a good match for single family homes or townhouses?		

In summary, With this deal The City of Lenexa...

We lose a park

We lose habitat for endangered monarch butterflies and milkweed

We lose money because it is not sold for top dollar

We lose the ability to sell parcel B & C for top dollar

We lose future additional money that will need to be spent maintaining the wetland pond areas affected by home fertilizer runoff.

You lose the ability to promote yourself as a park supporter on re-election.

Thank you for taking the time to read my thoughts,

Lynette Day
Lenexa Resident

PS--I also attached this as a PDF in case the formatting was not working on email. I am not sure that the images in the columns will be right on normal email.

Lenexa Council Members and Planning Committee,

I am beginning to wonder if the city employees that have been championing the sale of the Clear Creek Wetlands and building a subdivision have tunnel vision. Are we so invested in supporting affordable housing that we are trying to pound a square peg into a round hole?

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The city is selling only Parcel A. In the RFP released to their select builders they had to purchase Parcel A, B, and C and build roads. What builder is going to purchase parcel's B and C with low income tiny homes right next to them. The City of Lenexa will not be able to ask for top dollar for these parcels. It has also been stated that these might not even be safe areas to build on. The neighborhood close to Parcel B has had several documented problems with foundations cracking and sump pumps constantly running due to building on a wetland.		
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You lose the ability to promote yourself as a park supporter on re-election.

Thank you for taking the time to read my thoughts,

Lynette Day
Lenexa Resident

From: Lynette Day <lday13@yahoo.com>
Date: January 23, 2026 at 10:48:36 AM CST
To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Avery Bell <abell@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>
Subject: Clear Creek Wetlands--Please save our park

Dear Lenexa Representatives,

How can Lenexa get 54 acres of park land for FREE?

PLEASE, change the city's concept plan 2018 for the clear creek wetlands back into a park which was the original intent for the land. This was originally purchased with park funds, it has been used as a park for decades and is beloved by the entire community. It was used by the city of Lenexa to promote the 3/8 cent sales tax for parks. The exact picture that was used is exactly where the parcel A is situated. Please, return this land to the residents of western Lenexa who pay property taxes and vote in elections.

PLEASE, open the attached pdf. It is filled primarily with images/pictures. On Lenexa's, Parks, Open Space, and Recreation Map it shows 3 pink areas highlighted as future parks that will receive funds from the 3/8 sales tax. I have included pictures of the other pink areas. Both of these other areas have steep hills (gullies) and are covered in trees. These very hilly and wooded areas will not be easily turned into a park with fields, courts, and shelters. These pieces of land also do not have roads built which makes it difficult to access these areas. I can see these maybe getting developed into steep walking or biking trails but that is it. The clear creek wetlands park has roads with easy access and it is flat. This land is the prime spot for a Legacy Park. As a City of Lenexa council I hope that you would be excited to create an incredible park west of highway 7 similar to Sar Co Park and Black Hoof Park. This entire piece of land is your chance to create something special and leave a legacy for the residents of Lenexa. The residents of western Lenexa pay property taxes and vote in elections

PLEASE, help save the Endangered Monarch Butterflies. I took these pictures of Monarch butterflies on the wild tall aster plants that grow in the clear creek wetland parcel A. These are not AI images of butterflies. It really looked like that during the fall of 2025.

PLEASE, help save the Milkweed. There are several types of milkweed that grow in parcel A. There is a rare milkweed that could be growing in this area. It is called Mead's Milkweed and is native to eastern Kansas.

PLEASE, help save the wetlands. Residential homes will fertilize their yards and causes algae blooms that eventually can be toxic and kill aquatic life.

PLEASE, Hold HFH developers to the same standards you would any other builder.

PLEASE, Listen to the residents of western Lenexa that pay property taxes and vote in elections.

Thank you for your time reading this and thinking about creating an extraordinary park for future generations,

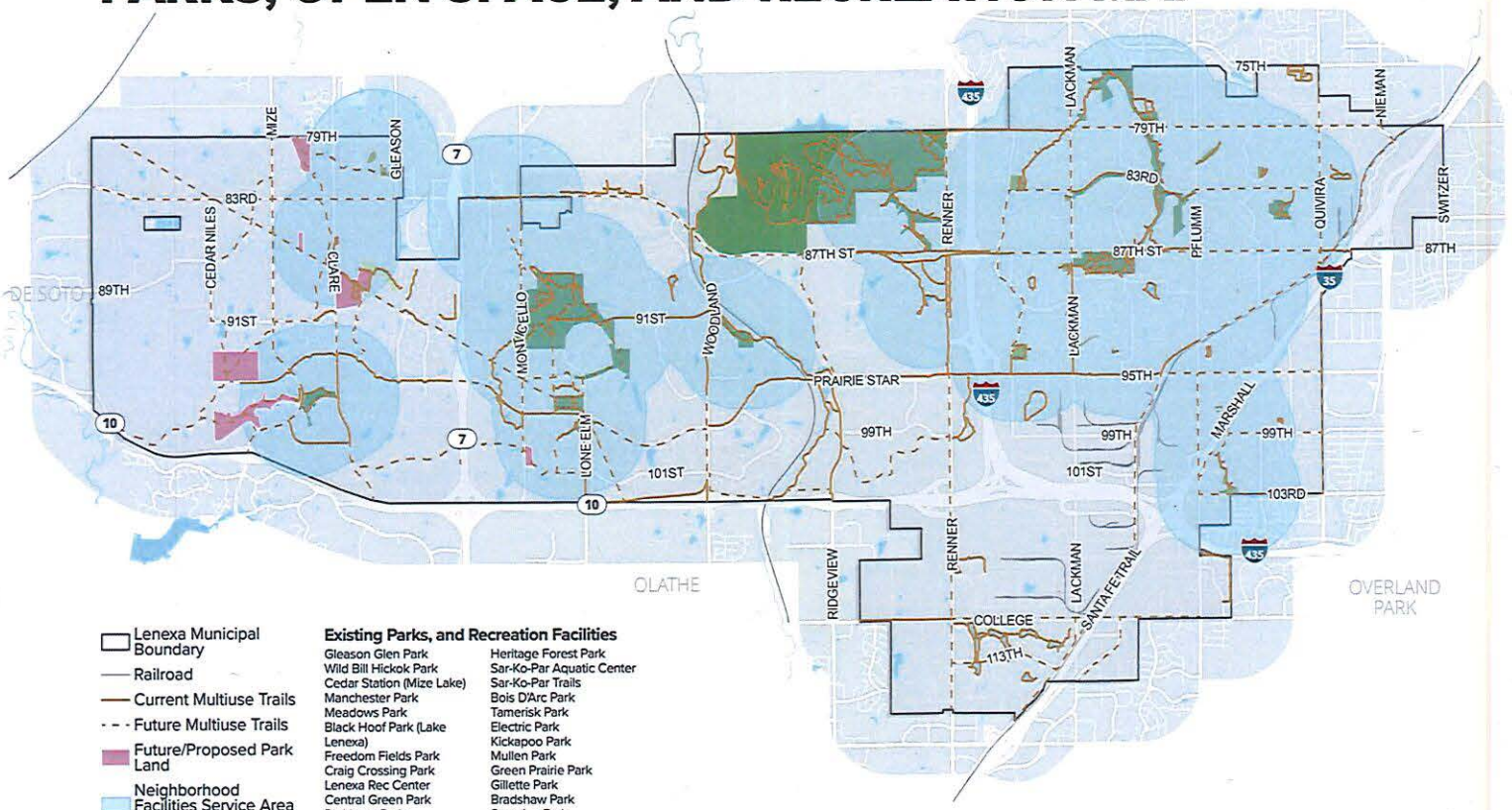
Lynette Day
913-972-7212
Lday13@yahoo.com

ATTACHMENT:



Clear Creek Wetland Presentation.pdf

PARKS, OPEN SPACE, AND RECREATION MAP



Lenexa Municipal Boundary
Railroad
Current Multiuse Trails
Future Multiuse Trails
Future/Proposed Park Land
Neighborhood Facilities Service Area (0.5-mile)

Existing Parks, and Recreation Facilities

Gleason Glen Park
Wild Bill Hickok Park
Cedar Station (Mize Lake)
Manchester Park
Meadows Park
Black Hoof Park (Lake Lenexa)
Freedom Fields Park
Craig Crossing Park
Lenexa Rec Center
Central Green Park
Parkhurst Park
Ad Astra Park & Pool
Na Nex Se Park
Lackman Park
Little Mill Creek Park
Post Oak Park
Matt Taylor Park
Hidden Woods Park
Heritage Forest Park
Sar-Ko-Par Aquatic Center
Sar-Ko-Par Trails
Bois D'Arc Park
Tamerisk Park
Electric Park
Kickapoo Park
Mullen Park
Green Prairie Park
Gillette Park
Bradshaw Park
Scouting Park
Lenexa Old Town Activity Center
Scouting Park
John McNerney Park
Trafalgar Park
Flat Rock Creek Park and Pool

NOTE: Regional Facilities have a 10-mile service area, which would cover the entire Lenexa Community. Thus, their service areas are not shown in this map.

0 0.25 0.5 1 Miles

Where are the Lenexa Parks? (Not west of highway 7)

parks in lenexa ks

Results ⓘ Share

Sar-Ko-Par Trails Park
4.8 ★★★★★ (3,334)
Park · ♿ · and West 87th Street Parkway, Lackman Rd
Expansive outdoor recreation area
Open · Closes 11 PM

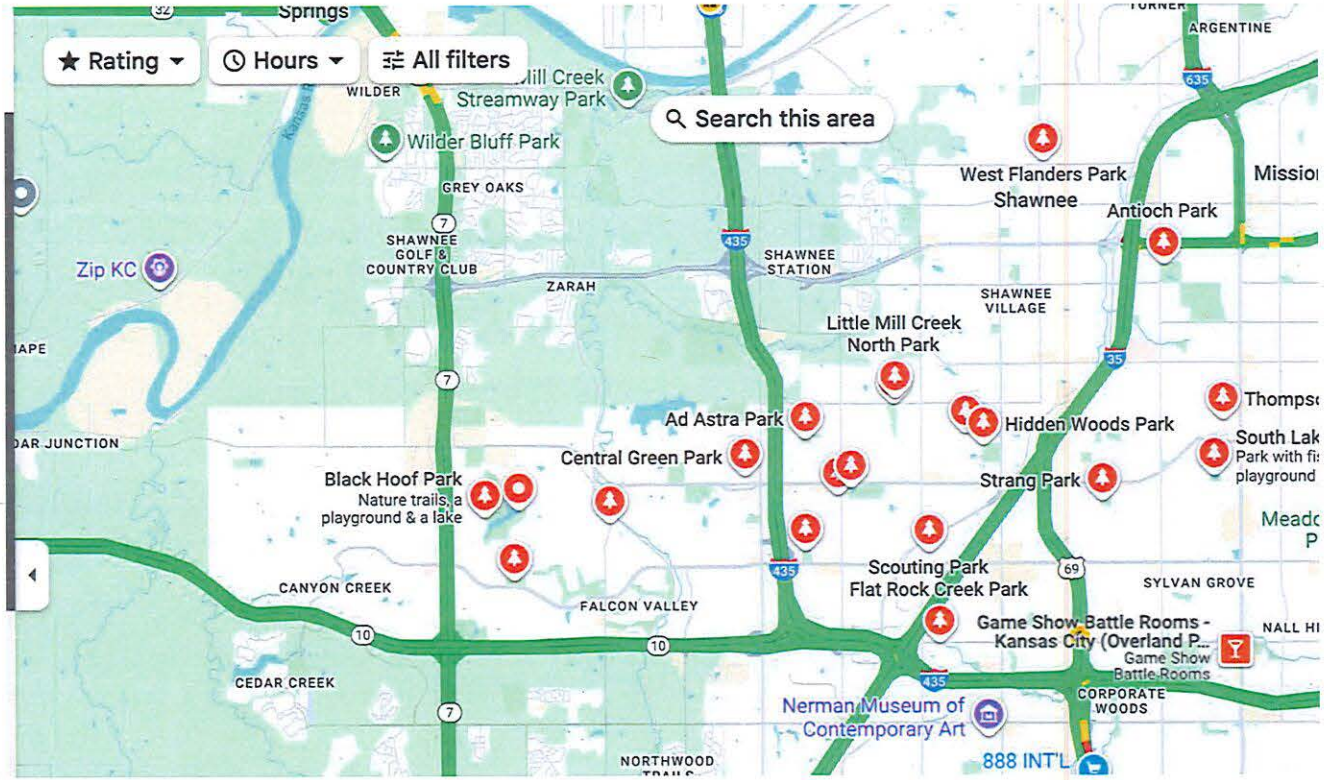


"Well kept, safe peaceful family vibe and awesome amenities."

Black Hoof Park
4.8 ★★★★★ (1,318)
Park · ♿ · 9053 Monticello Rd
Nature trails, a playground & a lake
Open · Closes 11 PM

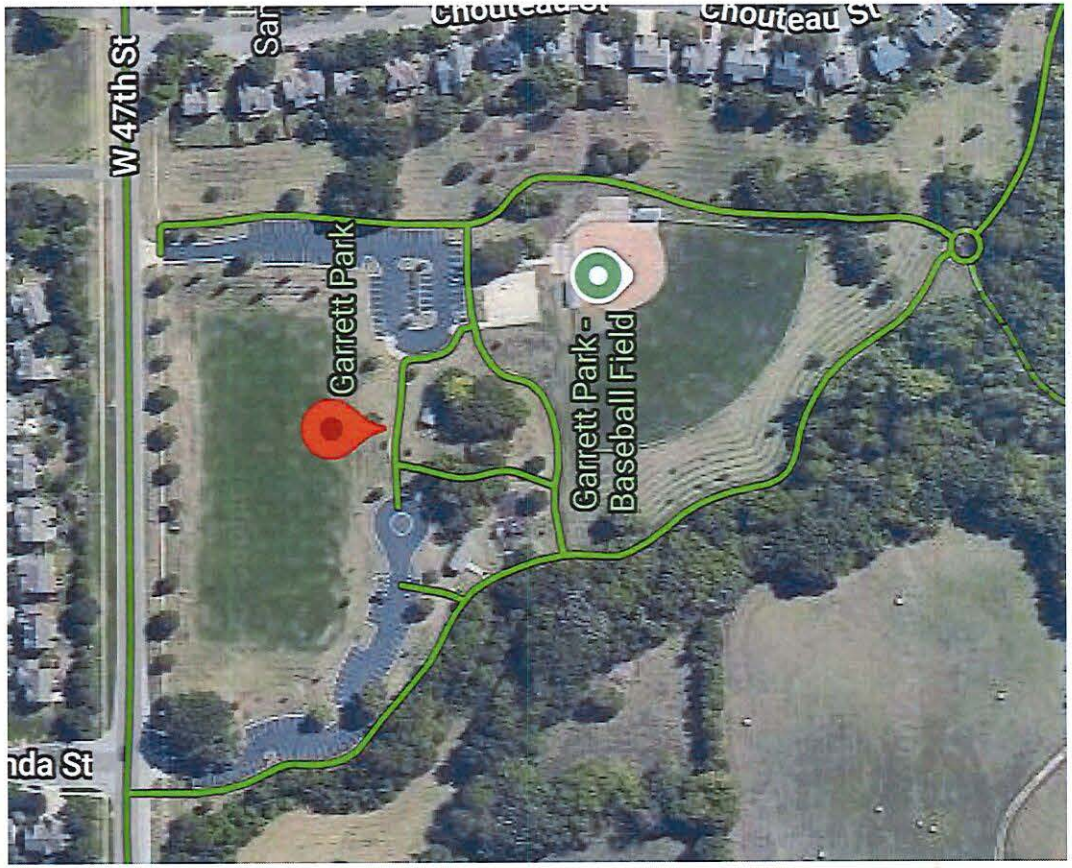


"Very tranquil, peaceful, clean, and relaxing parks in Lenexa."



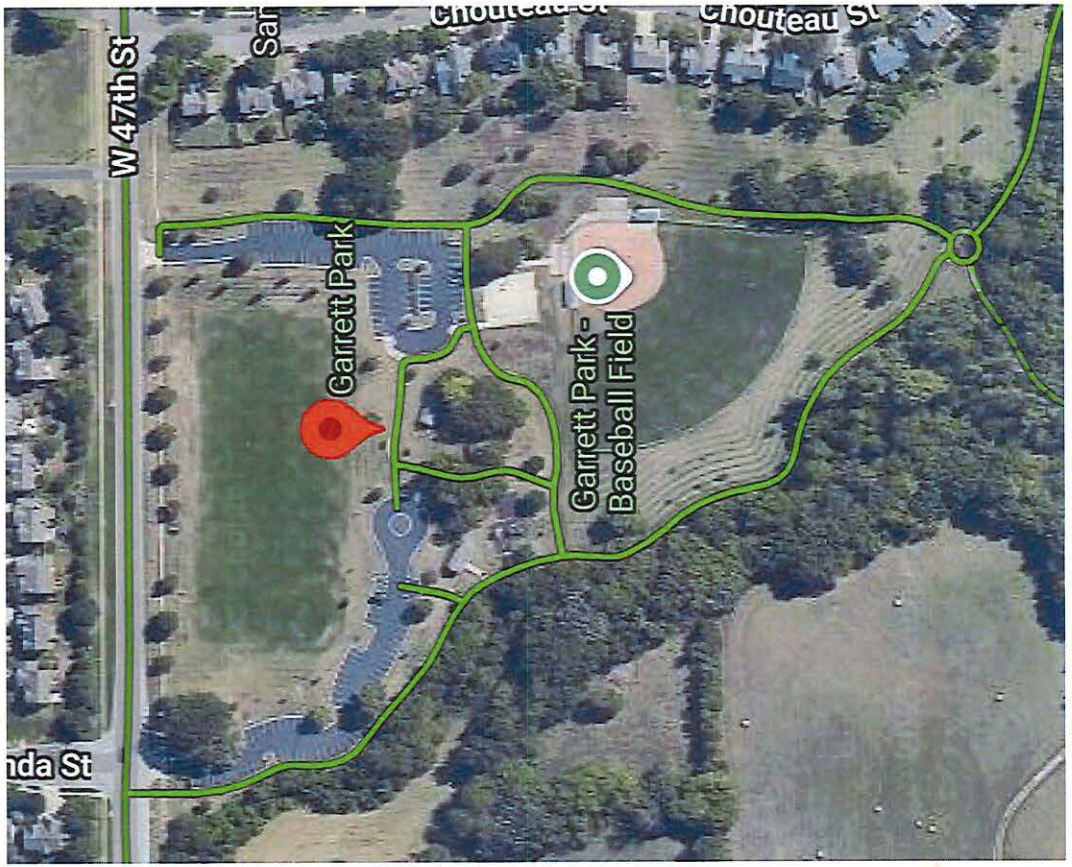
Garrett Park in Western Shawnee

Notice the distance from the homes to the park grounds which also includes a natural tree barrier. On the Lenexa City concept plan there is barely 10 feet between the backyards and the trail. At the beginning near Clare road they will destroy the trail to build the entrance road to the subdivision.



Garrett Park in Western Shawnee

Notice how Garrett Park seamlessly blended trails and nature with courts and fields. We are in a park desert west of highway 7. The other 2 pieces of parkland are big gullies and do not have flat land with easy access. This land should never have been considered surplus. Change your mind and build the park western Lenexa needs.



Dream Big! Imagine a park west of highway 7 that meets the needs of the Lenexa residents.

Leave the Tall Grass Prairie and Wetlands.

Add to the park but continue to leave the nature in place.

Open field for recreation soccer or lacrosse practice.

Pickleball Courts similar to what you have built in Bois D'Arc Park

A Softball/Baseball fields for kids recreation

Splash Pad

Restrooms with flush toilets

Park Shelter

PIAYGROUND

2018 Plan

Let's make a new plan

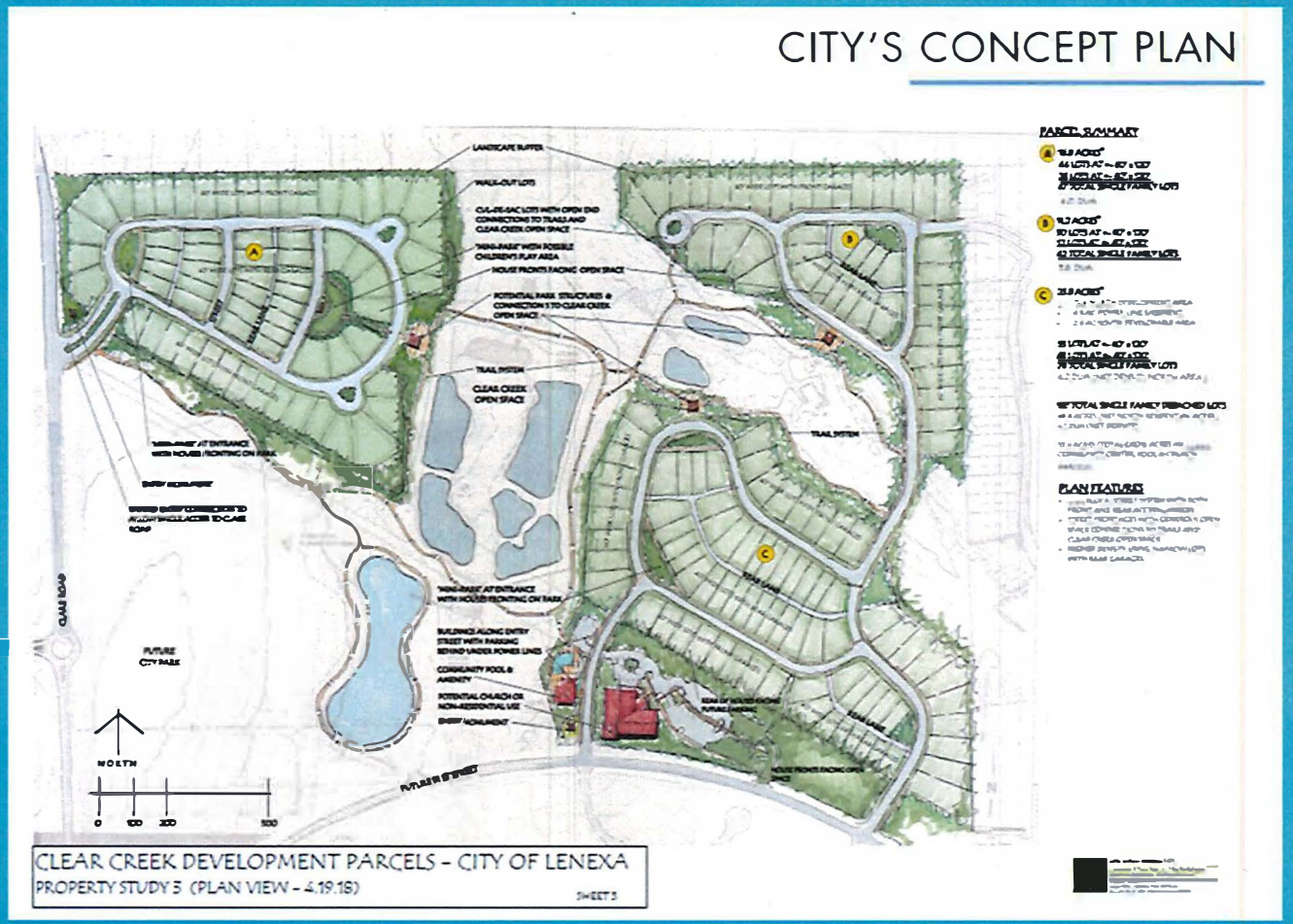
8 years ago… Before a world pandemic

Before super bowls

Before the ⅛ cent sales tax for parks

Before Chiefs practice field are up the road on K7

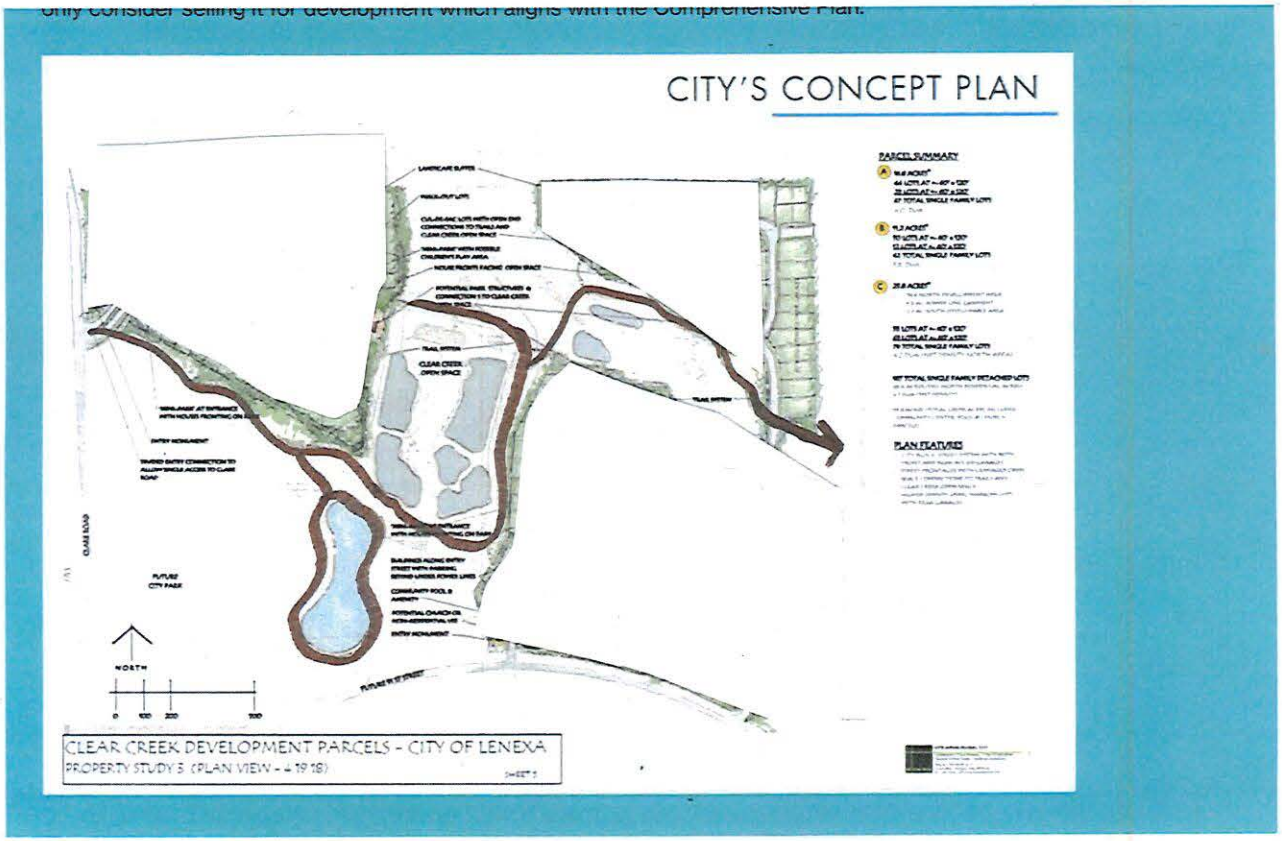
only consider selling it for development which aligns with the Comprehensive Plan.



Dream a new plan for 2026…

Create a park for future generations

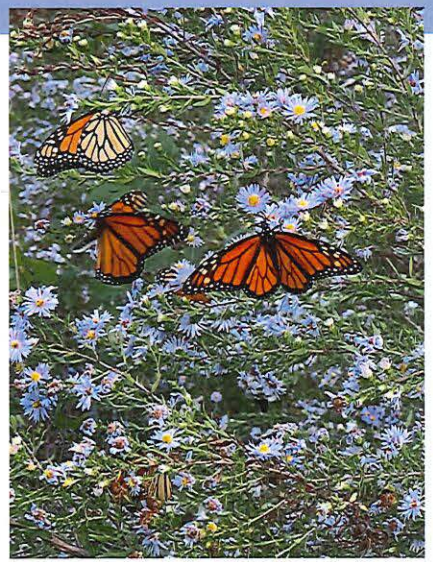
No houses!

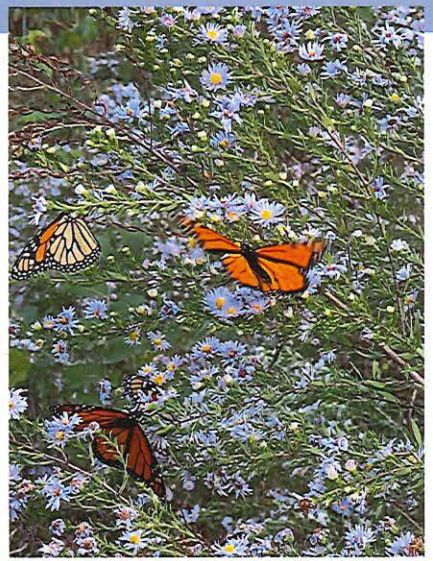


The Clear Creek Wetlands Support Monarchs

The migratory monarch butterfly is considered endangered by the IUCN Red List, while the U.S. Fish and Wildlife Service (USFWS) has proposed listing it as threatened under the U.S. Endangered Species Act (ESA) due to drastic population declines from habitat loss, pesticide use, and climate change.

Hundreds of Monarch Butterflies gathered pollen in parcel A of the clear creek wetlands fall 2025



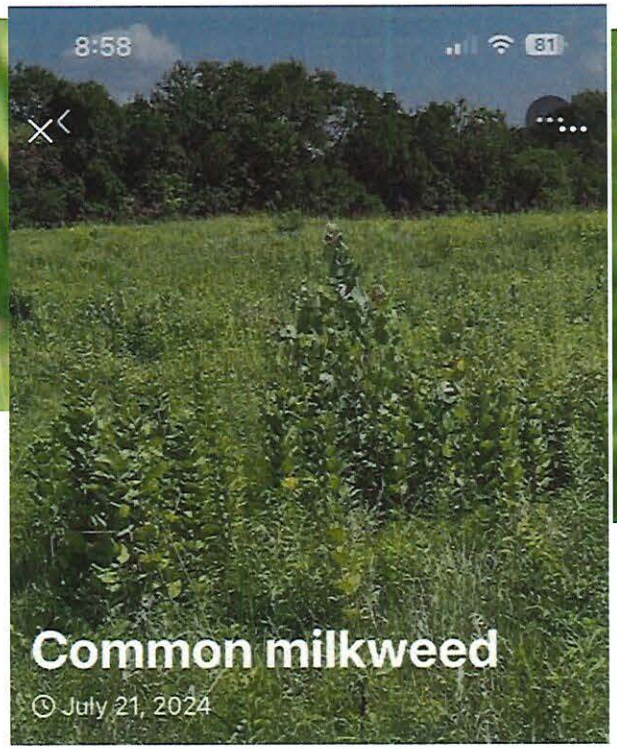




The Clear Creek Wetlands Support Milkweed

Mead's milkweed (*Asclepias meadii*) is a rare, federally threatened plant of the central U.S. tallgrass prairies, known for its white to pale green flowers and importance to monarchs, thriving in unplowed prairies. The middle picture is from Parcel A.





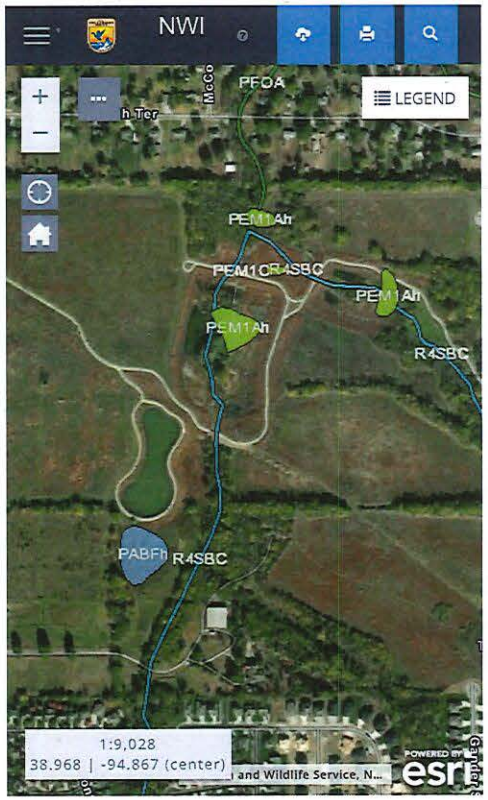


Has there been a wetland study completed since the funding is left over covid funds?

Taxpayer money should require a wetland study be performed.

Any biologist will tell you that adding homes will increase the use of fertilizer on yards. Increasing the nitrates and phosphates results in algae blooms that will destroy the natural wetlands. The algae can create toxic blooms that kill all aquatic life.

The wetlands have clear water with aquatic life now because the tall grass prairie is natural and not treated with herbicides and fertilizers.



The image on the left is from the USGS National Wetlands Inventory Map. These are considered wetlands

Treat HFH the same as any developer…

6 years to build Parcel A is unacceptable.

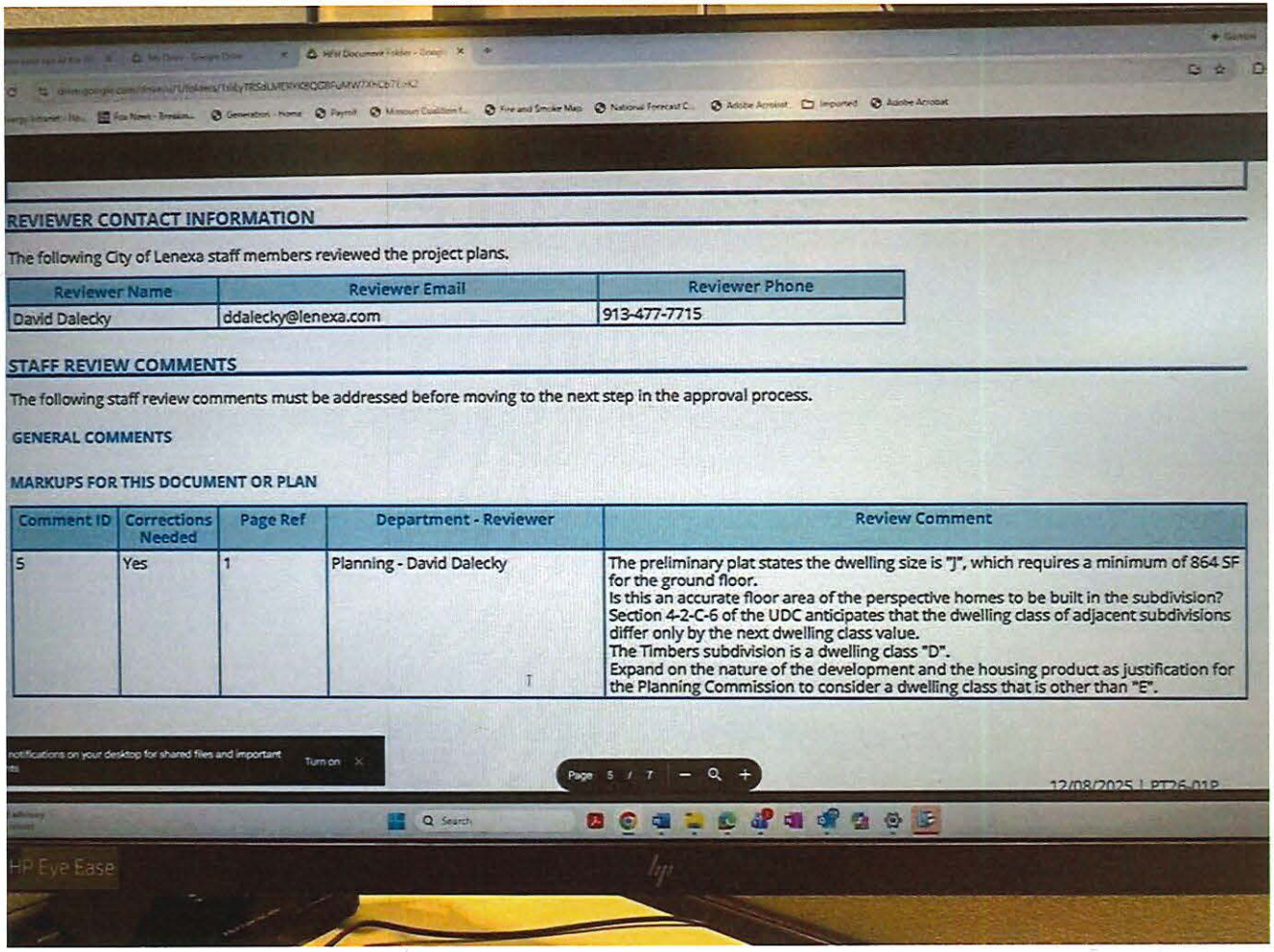
(This is from the HFH website)



How many homes will be built?

A total of 50 for sale homes will be constructed in phases, typically over 5-6 years, depending on funding, volunteer availability, and weather conditions.

Treat HFH the same as any developer…



REVIEWER CONTACT INFORMATION

The following City of Lenexa staff members reviewed the project plans.

Reviewer Name	Reviewer Email	Reviewer Phone
David Dalecky	ddalecky@lenexa.com	913-477-7715

STAFF REVIEW COMMENTS

The following staff review comments must be addressed before moving to the next step in the approval process.

GENERAL COMMENTS

MARKUPS FOR THIS DOCUMENT OR PLAN

Comment ID	Corrections Needed	Page Ref	Department - Reviewer	Review Comment
5	Yes	1	Planning - David Dalecky	The preliminary plat states the dwelling size is "J", which requires a minimum of 864 SF for the ground floor. Is this an accurate floor area of the perspective homes to be built in the subdivision? Section 4-2-C-6 of the UDC anticipates that the dwelling class of adjacent subdivisions differ only by the next dwelling class value. The Timbers subdivision is a dwelling class "D". Expand on the nature of the development and the housing product as justification for the Planning Commission to consider a dwelling class that is other than "E".

The Timbers is class D. The lowest subdivision that should be allowed is an E.

The HFH is a class J

The timbers required 3000 sq ft homes with 3 car garages.

HFH is 1400 sq ft homes with a single garage door.

This is not similar!

These homes are not similar.

Class D should not be next to class J

Treat HFH the same as any developer…

RFP: The rules for other developers

1. Purchase all 3 parcels of land.
2. Build homes C-E levels to blend with the timbers D class.
3. Build a road on 91st street
4. The owners will own the land and home.
5. The developer pays for all infrastructure.

HFH Exceptions

1. Purchase only parcel A
2. Build homes 1400 sq ft at level J
3. No road building on 91st
4. This is also a future revenue source for HFH. The "owners" do not own the land and only get 25% of equity. HFH will take 75% of the profits on a sale
5. Who is paying for the infrastructure and the left turn lane on Clare?

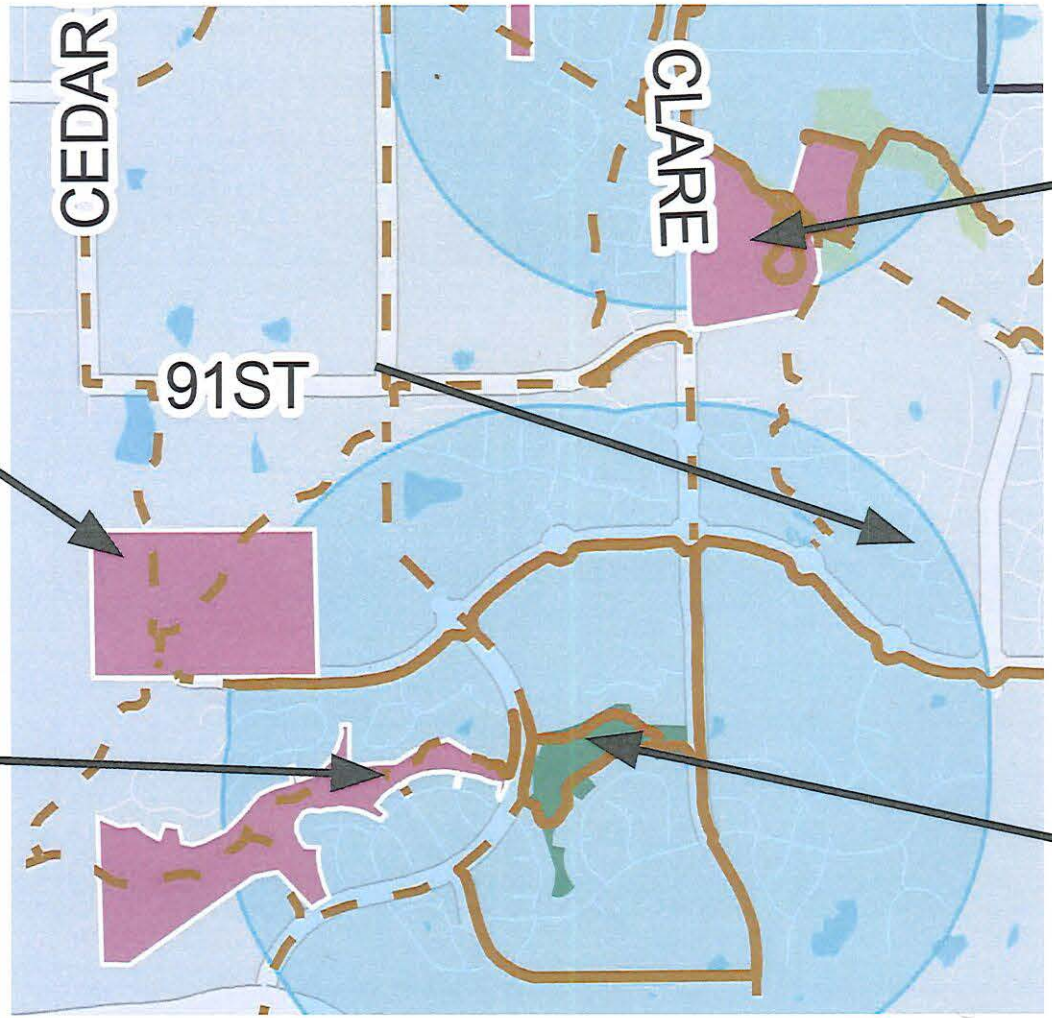
What projects could a renewed 3/8-Cent Sales Tax fund?

- Continued investment in the annual Pavement Management Program to help maintain Lenexa's growing, aging street network. Resurfacing techniques extend the useful life of a street by 8–10 years and help prevent expensive, disruptive future repairs.
- Street reconstruction projects and pedestrian and cycling improvements identified in the Compete Streets Study.
- Expand and improve the multiuse trails network throughout the community. The Parks & Recreation Master Plan and Comprehensive Plan (adopted in 2024) identified a map of future trail locations (PDF, 2MB) to enhance connectivity and provide more recreational opportunities.
- Development of new parks in growing areas of the city.
- Improvements to existing parks, including updating or adding park shelters, restrooms and lighting.
- New park amenities identified in the Parks & Recreation Master Plan, like sport courts, dog parks, splash pads and inclusive playground features.
- Continued investment in the Playground Replacement Program.

Lot 3: Very steep and tree filled land. Not developed at this time. Townhouses are built across the street.

Can you sell a piece of this instead?

Lot 2: Very steep gully between existing developments.



Clear creek wetlands. Flat wetlands and prairie.

Mize Lake:

Development completed.

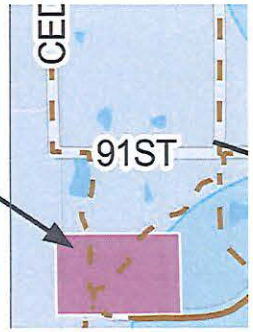
Lot 2: Very steep gully between existing developments.



This image is taken from the street across from Mize lake. The pink park is a steep valley between 2 subdivisions



Lot 3: Very steep and tree filled land. Not developed. Townhouses near it

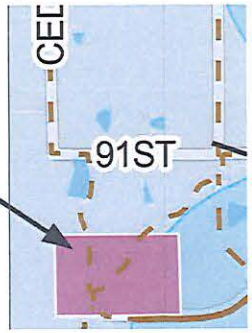


Can you sell a piece of this instead?

Why does HFH need to buy a park?



Lot 3: Very steep and tree filled land. Not developed. Townhouses near it

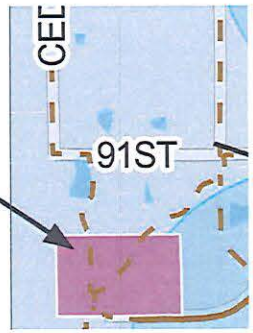


Why does Lenexa need to sell HFH a park?

They can purchase land for sale like other developers



Lot 3: Very steep and tree filled land. Not developed. Townhouses near it

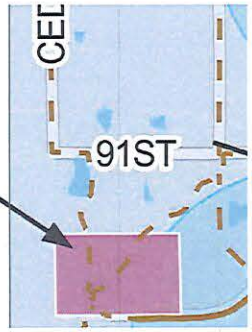


Can you sell a piece of this instead?

Why does HFH need to buy a park?



Lot 3: Very steep and tree filled land. Not developed. Townhouses near it



This is the view from the short dirt road by the future lenexa park sign. When looking out you see the tops of trees. This also is a steep area and not flat.



From: Becky Denton <bd.rn0909@gmail.com>
Sent: Tuesday, January 20, 2026 8:48 PM
To: John Handley <jhandley@lenexa.com>
Subject: Re: Request to DENY rezoning for Clare Road Development

I appreciate your response. I am hoping that you will take all documentation and Lenexa citizen's concerns seriously prior to your vote.

I believe everyone needs a home and we do need all price points. However, I do not support taking valuable park space in Western Lenexa. Lenexa is land locked however, there are many acres of land more feasible for a nice HFH development placing homeowners in an area with grocery stores, schools, pharmacies etc within walking distance.

I am very, very disappointed in the City of Lenexa asking us to vote to continue a tax for our parks- specifically advertising the Wetlands Park and now selling land to develop around it so it will become nothing more than a paved sidewalk amongst homes.

I believe you mentioned living near Parkhurst subdivision. How would you feel if the City of Lenexa decided to sell land by Shawnee Mission Park and put it in a subdivision. What would you lose? A beautiful park with lots of green space, natural habitat, a lake - so much nature that we have less and less in our society.

I am asking you to Please Reconsider placing the Habitat for Humanity development in an area with close proximity to resources to help families in need - not placing them where they need to drive at least 10+ minutes to get to the closest grocery store.

Please reconsider keeping our Wetlands Park the beautiful, natural habitat that it is. We need this in western Lenexa.

I invite you to come and take a walk through it and observe the birds, fish, turtles, deer and coyotes in a natural habitat along with natural plants.

I hope the entire city council realizes this is not about the homes you proposed to build but we are standing firm on wanting to keep the park as is. I will support the City Council that supports what is best for our community and listens to the citizens.

In addition, about 2 1/2 years ago it was voted to build "high end multi family homes'" (townhomes) on the corner of 83rd and Clare. Has this been discussed with the developer? Again, traffic, schools, etc are affected.....

I do have additional concerns but will await the reports coming out at the end of the month.

Thank you,

Becky Denton

On Sat, Jan 10, 2026 at 1:42 PM John Handley <jhandley@lenexa.com> wrote:

Becky,

Thank you for reaching out about the Habitat for Humanity project proposed near your property. I understand you're opposed to the project and have concerns especially related to transportation and infrastructure, parkland, and overall quality/type of development. We will collect additional outreach and information related to your concerns as the application is considered by the Planning Commission on February 2nd. I am happy to chat over the phone if there are additional questions or concerns we can discuss in the meantime--if you'd like, please let me know some days/times that work on your end.

I hear your desire for a City-hosted informational meeting; however, the rezoning and planning process this project is going through is the same that any private proposal would follow. As a rule, the City does not host additional information sessions for private developments, and to do so would show preferential treatment. Beyond that, the staff report on application contents will be available afternoon of Thursday 01/29, and will likely include information on traffic, stormwater, and emergency access as you mentioned.

You mentioned below-market sale price, which is not a detail I'm aware of. If you have additional information on this front, I would deeply appreciate your sharing it.

Because this is an ongoing case, your email is a part of the public record--this also ensures all members of the council have access to your correspondence. Additionally, councilmembers (and our appointed/non-elected planning commissioners) are forbidden to pre-determine our vote on the case itself. We can and will continue to collect information and ensure your concerns are addressed, but I wanted to level-set in case you haven't gotten to interact with either body yet.

Thank you,

John Michaael

John Michael Handley

Lenexa City Council | Ward 1

jhandley@lenexa.com | 785.844.3314

From: Becky Denton <bd.rn0909@gmail.com>
Sent: Wednesday, January 7, 2026 7:44 PM
To: John Handley <jhandley@lenexa.com>
Subject: Request to DENY rezoning for Clare Road Development

John-

I am a Lenexa resident requesting in writing that the City deny the rezoning and land use approved for proposed 50 home Habitat for Humanity development on Clare Road until there is greater transparency and public review.

I met you as you were campaigning in my neighborhood. You listened to my concerns and stated you wanted what was best for our City of Lenexa. I appreciated your enthusiasm in our city so voted for you. I am asking you to please consider what the city is doing to our park with tax money we set aside to

improve parks - NEVER was it mentioned you were selling the land around it. My neighborhood supported you - I am asking you to please support our concerns in this important matter.

Neighbors were not provided a city hosted informational meeting and no public traffic, school impact, stormwater, or emergency access studies have been released for a project this size. The area lacks public transportation, yet vehicle ownership is not required for fot residents creating foreseeable infrastructure and transportation challenges.

Additionally, the proposed would reduce publicly funded green space and trails, introduce density and design that do not align with surrounding neighborhoods, and involve the potential sale of public land at a price below market value without clear public justification.

I do support housing solutions, but certainly not a process that moves forward without proper studies, transparency, and community engagement.

I would like to mention, WE (Lenexa residents) overwhelmingly voted to continue the sales tax for our city park which specifically designated The Wetlands Park/Centennial Park.

I respectfully request that the City hold this project until required impact studies are completed, appraisal information is released, and a public noticed informational meeting is held.

Sincerely,

Becky Denton

The Timbers at Clear Creek

24928 W. 87th St

Lenexa, KS 66227

From: Mark Denton <markscustomwood@gmail.com>
Sent: Wednesday, January 7, 2026 8:08 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Request to DENY rezoning on Clare Road Development

Stephanie-
I am a Lenexa resident requesting in writing that the City deny the rezoning and land use approved for proposed 50 home Habitat for Humanity development on Clare Road until there is greater transparency and public review.

Neighbors were not provided a city hosted informational meeting and no public traffic, school impact, stormwater, or emergency access studies have been released for a project this size. The area lacks public transportation, yet vehicle ownership is not required for fot residents creating foreseeable infrastructure and transportation challenges.

Additionally, the proposed would reduce publicly funded green space and trails, introduce density and design that do not align with surrounding neighborhoods, and involve the potential sale of public land at a price below market value without clear public justification.

I do support housing solutions, but certainly not a process that moves forward without proper studies, transparency, and community engagement.

I would like to mention, WE (Lenexa residents) overwhelmingly voted to continue the sales tax for our city park which specifically designated The Wetlands Park/Centennial Park.

I respectfully request that the City hold this project until required impact studies are completed, appraisal information is released, and a public noticed informational meeting is held.

Sincerely,
Mark Denton
The Timbers at Clear Creek
24928 W. 87th St
Lenexa, KS 66227

From: Courtney Will <cwilloe6@gmail.com>
Sent: Sunday, December 21, 2025 12:55 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Rezoning Land 89th and Clare

Dear Planning Commission,

I am a Lenexa resident writing to respectfully request that the City delay rezoning and land-use approval for the proposed 50-home Habitat for Humanity development on Clare Road until additional transparency and public review are provided.

At this time, neighbors have not been offered a city-hosted informational meeting, and several important impact studies have not been made available, which is very concerning. These include traffic impacts, school capacity, stormwater management, and emergency access—analyses that are typically expected for a development of this size. Additionally, the area lacks public transportation, while vehicle ownership is not required for future residents, which may create transportation and infrastructure challenges.

The proposal also raises concerns regarding the reduction of publicly funded green space and trails, increased density and design that may not be consistent with surrounding neighborhoods, and the potential sale of public land at a price that appears below market value without a clearly communicated public justification.

Many residents support housing initiatives and understand the need for diverse housing options. However, it is important that such projects move forward through a transparent process that includes appropriate studies and meaningful community engagement.

I respectfully ask that the City pause consideration of this project until all relevant impact studies are completed and shared publicly, appraisal information is disclosed, and a publicly noticed informational meeting is held.

Thank you for your time and consideration.

Sincerely,
Jimmy and Courtney DeStefano
Timbers at Clear Creek Neighborhood

From: Leslie Wise <leslie_wise@hotmail.com>
Date: January 8, 2026 at 2:44:19 PM MST
To: Craig Denny <cdenny@lenexa.com>
Subject: Rezoning Clear Creek opposition

Dear City Commissioners, Mayor and City Council members:

I am writing to formally oppose the proposed rezoning and development of the Clear Creek park land. While affordable housing is an important and worthy goal, this specific proposal raises serious concerns related to school capacity, public safety, fiscal responsibility, transparency, and the long-term stewardship of public land.

School Capacity and Educational Impact

Mize Elementary School currently serves approximately 480 students, with a functional capacity of 588 students. According to the district's prior Enrollment Analysis and projections: Mize is projected to reach 97% capacity by 2029. Mill Creek Middle School currently enrolls 701 students with a functional capacity of 750 students, operating at 94% capacity today and projected to exceed capacity as early as 2026. Not to forget the districts obligation to provide special education services for students from Sacred Heart of Jesus and Maranatha. Any additional residential density will further strain already overburdened schools.

Lack of Realistic Planning

Habitat for Humanity met privately with the superintendent on Friday, November 21, 2025, at the start of Thanksgiving break. Lenexa city later invited the school board to a December video call. All while at Habitat's open gallery, which occurred on December 9th, Habitat CEO Lindsay Hicks stated that all contacts were made and surveys completed regarding the district's ability to handle the influx of a high-density, low-income population. However, critical realities were either glossed over or ignored.

1. Busing is a common and necessary service for this population, yet free busing is only available to families living more than 2.5 miles from school. Google Maps shows the Clear Creek Wetlands site is approximately 2.4 miles from Mize Elementary and 1.6 miles from Mill Creek Middle School—making families ineligible for free transportation. This would cost families $300 to $600 per household annually, even for those qualifying for free or reduced lunch, as no special consideration exists for busing eligibility. Additionally, the district already struggles to recruit bus drivers due to the part-time nature of the work.

2. Equally concerning, students cannot safely walk or bike to either school. Mize Boulevard has no sidewalks, no shoulder, and is unsafe even at times for two way vehicle traffic given no shoulders and unexpected traffic issues. This creates a significant safety risk and an infrastructure obligation for both Shawnee and Lenexa.

3. There are also no grocery stores or convenience stores within walking distance, further compounding transportation and access issues for these residents.

Special Education Strain and Funding Shortfalls

Low-income populations statistically require higher levels of special education services. The district's special education population has increased from 960 students to 1,200 students, with not only higher numbers but significantly more complex needs. Although federal and state governments are mandated to fund special education at certain levels, they consistently fall short, forcing districts to divert general education funds. This proposal exacerbates an already unsustainable situation.

Student Yield Concerns

The average student yield rate from high-density, low-income housing developments is well-documented and significantly higher than traditional single-family developments. Yet this reality appears absent from the City's public messaging and planning assumptions, despite its direct implications for school capacity, staffing, and taxpayer-funded services.

Irreversible Loss of Park Land

While the City has stated that this proposal does not alter its long-term vision for the park, no finalized park plan exists, nor is one expected until 2027. Once rezoned and sold, this land is gone permanently. Since being labeled "surplus" in 2015 and allegedly listed for sale in 2018, the area has fundamentally changed. Neighborhoods have grown around it, and residents have used, maintained, and valued this land as park space for nearly a decade. Residents are now asking the City to reassess and preserve this land in its entirety as parkland.

Lack of Transparency and Questionable Process

The City of Lenexa is meant to be an impartial steward of public land—not a promotional arm for any developer, nonprofit or otherwise. Yet records indicate the City has been meeting with Habitat for Humanity since May 2025 to structure this deal, while the land was never publicly marketed in a way that residents would reasonably know it was for sale. There were no signs posted. The land was appraised well below market value in 2025. Instead of transparency, residents have been met with carefully crafted, feel-good messaging designed to steer public opinion before meaningful questions can be asked. Affordable housing does not justify a flawed or opaque process. Lenexa residents deserve better.

Severe Undervaluation of Public Assets

The city agreed to sell it for $49,000 per acre. Meanwhile, property values in Lenexa increased by approximately 80% between 2018 and 2025. Had this land merely kept pace, it should be worth at least $68,400 per acre. Selling it at a $20,000-per-acre discount represents a loss of hundreds of thousands of dollars in public assets. This is not generosity or fiscal responsibility—it is a giveaway paid for by Lenexa taxpayers.

Appearance of Quid Pro Quo

During early negotiations, City Manager Beccy Yocham reportedly asked Habitat for Humanity to provide preferential access to homes for City employees. This raises deeply troubling questions. City employees already receive salaries and benefits. Preferential access to housing, combined with below-market land pricing, waived fees, subsidies, and insider advantages, creates the appearance of favoritism rather than compassion. This proposal warrants investigation, not approval.

For all of these reasons—overcrowded schools, unsafe infrastructure, increased special education burdens, loss of irreplaceable park land, fiscal irresponsibility, and a deeply flawed and opaque process—I respectfully urge the Lenexa City Council to vote **NO** on the rezoning and development of Clear Creek park land.

Respectfully,

Leslie Domsch

From: Leslie Domsch <ldomsch@sunflowerneo.com>
Sent: Monday, January 26, 2026 3:18 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>
Subject: Formal objection to 87th/Clare HFH proposal and rezoning of parkland.

Dear Lenexa Planning committee and city council members:

Please see attached letter. Thank you for your time.

-Leslie Domsch
Lenexa Resident
Sent from Outlook

ATTACHEMENT:

Leslie Domsch
8610 Houston Street
Lenexa, KS 66227
ldomsch@sunflowerneo.com – (620)786-0624
January 26, 2026

Lenexa Planning Commission
City of Lenexa
Lenexa, Kansas

Re: **Formal Objection to Proposed Habitat for Humanity Development Near 87th Street and Clare Road, Lenexa, KS 66227**

To the Members of the Planning Commission:

I am submitting this letter as a **formal objection** to the proposed Habitat for Humanity residential development proposal directly adjacent to the Clear Creek wetland and Clear Creek trail, public park land. I am submitting a second letter, due to additional information now available. Based on lack of transparency by the City of Lenexa, questionable process with an appearance of a quid pro quo made by the city with Habitat for Humanity, this proposal violates ethical principal alone. But in addition, this proposal causes irreversible loss of public park land, severe under valuation of public assets, applicable Kansas and Lenexa wetland and stormwater regulations, infrastructure and safety concerns, harm to the Monarch butterfly population, disruption to land use which is also against the City's Long-Term Vision and failure to present alternative sites that are more suitable. I strongly urge the Commission to **deny approval** for this project at the proposed site.

Lack of Transparency and Questionable Process
The City of Lenexa is meant to be an impartial steward of public land—not a promotional arm for any developer, nonprofit or otherwise. Yet open records indicate that the City has been meeting with Habitat for Humanity since April 2025 to structure this deal. We, the Timbers of Clear Creek, were notified by our HOA regarding this project on December 8th, 2025, when HFH emailed them. The HFH open house gallery was literally planned for the next day, December 9th. How can emails date back all the way to April of 2025 between HFH and Lenexa City members, yet the residents don't hear about it until conveniently right before the busy Holidays. I can tell you why residents had to wait until December. Lenexa city council elections were held November 4th. There is an email from Beccy Yocham (city manager) to Lindsay Hicks (Habitat for Humanity CEO) stating they should wait until after that election was over given some of the city council members were up for re-elections. This is not only morally wrong, but should have serious consequences to persuade how the election will steer.

But back to residents getting a 1-day notice to attend the HFH open house gallery to ask questions. I attended this meeting and when Lindsay Hicks was asked if the schools have been contact, stormwater and traffic studies completed and many other concerned and valid resident questions, she assured us

that yes, all boxes have been checked, but this is NOT true and she had no proof to show us or references to point us to.

Habitat for Humanity did meet privately with the superintendent on Friday, November 21, 2025, conveniently at the start of Thanksgiving break. Lenexa city later invited USD232 to a December video call, date unknown. All while at Habitat's open gallery, which again occurred on December 9th, Habitat CEO Lindsay Hicks stated that all contacts were made and surveys completed regarding the district's ability to handle the influx of a high-density, low-income population. However, critical realities were either glossed over or ignored. For example:

1. This is part of the De Soto school district. Mize Elementary School currently serves approximately 480 students, with a functional capacity of 588 students. According to the district's prior Enrollment Analysis and projections: Mize is projected to reach 96% capacity by 2029. Mill Creek Middle School currently enrolls 701 students with a functional capacity of 750 students, operating at 94% capacity today.
2. Busing is a common and necessary service for low-income populations, yet free busing is only available to families living more than 2.5 miles from the school. Google Maps shows the Clear Creek Wetlands site is approximately 2.4 miles from Mize Elementary and 1.6 miles from Mill Creek Middle School—making families ineligible for free transportation. This would cost families $300, and up to $600 per household, annually. This even includes those qualifying for free or reduced lunch, as no special consideration exists for busing eligibility. Additionally, the district already struggles to recruit bus drivers due to the part-time nature of the work.
3. Equally concerning, students cannot safely walk or bike to either school. Mize Road has NO sidewalks, NO shoulder, and is unsafe even at times for two-way vehicle traffic given no shoulders and unexpected traffic or weather issues. This creates a significant safety risk and an infrastructure obligation.
4. There are also no grocery stores or convenience stores within walking distance, further compounding access issues for these residents. The nearest public busing is 6 miles away.
5. Why not go to an area and revamp it that already has public transportation and ease of access to grocery stores? Or near schools where students can walk, bike or qualify for free bus services?

So did HFH CEO contact the school? Yes, she "briefly" talked to the superintendent less than a month from the open house gallery. But did she gloss over important information? Absolutely!

Second, this land was never publicly marketed in a way that residents would reasonably know it was for sale. There were no signs posted. The land was appraised well below market value in 2025. Even so much so, that City Manager, Beccy Yocham admitted the number was shockingly low, stating "I would have expected a much higher number...". Instead of transparency, residents have been met with carefully crafted, feel-good messaging designed to steer public opinion before meaningful questions can be asked. When a surrounding neighbor questioned affordable housing does not justify a flawed or opaque process. Lenexa residents deserve better.

In the Lenexa Towntalk March 2025 issue resident magazine, the cover states what projects could a 3/8 cent sales tax fund. Then it goes on to read "on the cover: The Clear Creek Wetlands are encircled by wide

winding trails with great wildlife spotting opportunities. If renewed in a mail ballot election this spring, the 3/8 cent sales tax could help fund the development of a nature-focused destination — Centennial Park — around the wetlands." On page 19, it also mentions this as a reason Lenexa residents should vote to pass the sales tax. Lenexa used the "development" of the Clear Creek Wetlands and Centennial Park as a reason to vote for the 3/8 cent sales tax, yet now that it has passed, are going a completely different route with part of that land. In review, this exact area as a matter of fact, was used in propaganda to pass the 3/8 cent sales tax just this last spring of 2025 with a statement that said "The renewed Sales Tax could help Lenexa: 1) purchase more parkland for future needs." Why is the City of Lenexa going to severely under sale this park land, bought with park funds, to then go buy more park land with the renewed sales tax. You cannot plaster a peaceful park on the cover of your official publication, imply it's protected public green space, leverage it to pass a tax, and then act shocked when residents are furious to learn that it was never safe at all. This is misleading and deceptive. This is fiscal irresponsibility to severely under sell park land, but propose and pass a sales tax, that states they are going to buy more park land.

When a concerned Lenexa taxpayer and resident voiced concern to the Mayor, Julie Sayers, about the transparency of this deal, she wrote back and stated, "a lack of understanding of that process does not constitute a lack of transparency." Our residents do not lack understanding, they have been left in the dark and used as bait-and-switch.

For nearly a decade, the City's own Comprehensive Parks and Recreation Plan (2012-2014) clearly depicted this entire area as parkland. That document remained publicly available and uncorrected for years, reinforcing the understanding that this land was intended to remain part of the City's park system. At no point during that period was the public notified that the land shown as parkland in the City's official planning documents was being considered for sale.

This project is misuse of Federal COVID funds. Non-profit organizations usually operate on private donations, not tax payer dollars.

Irreversible Loss of Park Land

This parkland was acquired by the City of Lenexa in 1998 and 2006. The land was purchased predominantly using park funds, Rain to Recreation funds, and general funds. Notably, only 32.64 acres of this large tract were purchased with general funds. For years, it sat undeveloped. Then in 2012, it appeared in the City of Lenexa's Parks, Recreation, and Open Space Comprehensive Plan which governed city Parks and Rec planning from 2012 to 2014 and was publicly available. In that plan, the entire parcel was clearly shown as city park. No carve outs. No disclaimers. No "future development" language. No addendums. For 12 years, the public was shown one message: this land is park land. Neighborhoods grew around it with realtors, builders, and developers being told that this land was protected park land. This is how public understanding was formed. However, in 2015, the city of Lenexa quietly decided to declare public land, purchased with park funds, as surplus. This was published only in the Legal Record, a source most residents NEVER see. Since being labeled "surplus" in 2015 and allegedly listed for sale in 2018, the area has fundamentally changed. Neighborhoods have grown around

it, and residents have used, maintained, and valued this land as park space for nearly a decade. COVID hit in 2020 and we were all asked to "stay home", which led to an even more appreciation to be able to go to this park and walk the trail for mental refreshment. Residents are now asking the City to reassess and preserve this land in its entirety as parkland. While the City has stated that this proposal does not alter its long-term vision for the park, no finalized park plan exists, nor is one expected until 2027. Once rezoned and sold, this land is gone permanently.

But back to the private timeline. In 2018, a Request for Proposals (RFP) was developed and sent out – not to the public – but to a select group of developers. There was no public notice, no signage on the property, and no opportunity for community input. If you weren't park of that inner circle, you had no way of knowing the land was being considered for development. Meanwhile, families moved in. Children played. Trails were used. The land continued to function as the park we all know it as today, in every meaningful way.

Then from 2018-2024, several developers did engage with the city, but projects stalled. Why? Because the city required full development of all three parcels, comprehensive studies, roads build and standard fees – no shortcuts or waivers for them.

In Spring 2024, a new Comprehensive Plan was released. For the first time since 2012, the public could find – though it was never announced – that the entire parcel was no longer designated as park land. By then, the window to appeal had long passed. The rezoning still hasn't been completed, but the land was quietly "earmarked" for development. Then in Spring 2025, everything changed. Suddenly, conversations began with Habitat for Humanity. Fees could be waived. Land prices dropped. Partial Development became acceptable. Special accommodations were discussed. Requirements that stopped any previous developer were no longer obstacles, and they had interest. There is an email from Mike Nolan in April of 2023 that stated they had interest, but all these rules would have applied for them. He states "several outstanding legal, planning, and infrastructure details that need to be worked through prior to any sale".

Which then leads us to Severe Undervaluation of Public Assets

The city agreed to sell it for $49,000 per acre. According to an email from Beccy Yocham, she states "As you know, our asking price in the RFP was $55,000/acre, which I believe is the number you have been carrying in your proforma. After evaluating a variety of information, including our purchase price (which was greater than $43,000/acre) and other costs in the ground, other recent land sales in the area and the appraisal document, we are comfortable offering the property to Habitat at $49,000/acre". Meanwhile, property values in Lenexa increased by approximately 80% between 2018 and 2025. Had this land merely kept pace, it should be worth at least $68,400 per acre. Selling it at a $20,000-per-acre discount represents a loss of hundreds of thousands of dollars in public assets. It is a number so low that even City Manager, Beccy Yocham, stated "I would have expected a much higher number" and described it as "shockingly low". Why is the City of Lenexa willing to sell land bought with park funds for far below market value? Why is public land being discounted while residents face rising taxes, shrinking park space, and escalating housing costs? And who, exactly benefits when the City chooses to leave that money on the table? This isn't generosity. It isn't discal responsibility. It's a giveaway—paid for by the people of Lenexa.

Appearance of Quid Pro Quo

As if the severely under evaluation sale doesn't raise enough red flags, it gets worse. During early negotiations, City Manager Beccy Yocham reportedly asked Habitat for Humanity to provide preferential access to homes for City employees. In an email from Beccy Yocham she asks Habitat KC Lindsay Hicks for special treatment of Lenexa city employees. Her quote "small bumps in scoring when it comes to qualifying for a home", and the "setting aside a small number of units that our qualifying employees could have a right of first refusal on." City employees already receive salaries and benefits. Many of which salaries makes them in-eligible, but they want to use the feel-good messaging that it's for "police officers and firefighters" when actually, said police officer and firefighters live in Timbers or other surrounding neighborhoods and it's a fluff message. Government paid salaries are accessible to the public. Furthermore, not only does Beccy Yocham ask for special treatment, she also calls her Lenexa tax-paying residents detractors. Those of us who already live here in this community and pay the taxes are now referred to as detractors. She states, "We want to avoid – to the extent we can – anything that would lead detractors from thinking this is prejudged in any way". This email shows the true nature of Ms. Yocham and is borderline unethical. But that's not all, she goes on and states, "one thing to keep in mind is that we have a city election of November 4th, with 4 councilmembers up for election." That statement shows that Ms. Yocham knows this proposed project will not be popular with voters, but she continues to push her own personal/political agenda and later coaches Ms. Hicks by stating "I know you have experience and lessons from the Olathe project that informs your plan here and I certainly don't want to derail that".

Per City of Lenexa Employee Code of Ethics, interest in transactions, "a city employee shall not handle, facilitate, or participate in a City business-related transaction with a person or business which has offered or promised the employee a future job, gift, or business investment." In addition, "No city employee may grant any consideration, treatment, or advantage to any citizen beyond that which is available to every other citizen". Ms. Yocham is not only accepting special treatments, but she is also soliciting them. Of note, Ms. Yocham was Board President of United Community Services through 2023, which works very closely with both HFH and Johnson County. If Ms. Yocham is such an advocate for HFH over the residents of Lenexa that pay her salary, she should resign from the city and go work for them. Lenexa residents and taxpayers deserve so much better, a City Manager that works for them, not against them and instead advocates for special treatments. Please remember, that the residents of Lenexa are taxpayers and voters, not "detractors". Represent the residents of Lenexa as you were elected to do.

Even the city Mayor, Julie Sayers, says "I personally take no issue with the idea that the City's police officers, firefighters...could potentially be considered with the pool of applicants who could be eligible for purchasing housing with this project". Again, government salaries are public knowledge. Many of these police officers and firefighters as she refers to do NOT qualify for the HFH eligibility requirements.

Proposed sale is furthermore propped up with special treatment

The City of Lenexa doesn't want residents to focus on is that Habitat for Humanity's proposal is being propped up with special treatment, waived rules and taxpayer money. Lenexa is choosing to waive or absorb at least some of the development fees that every other developer is normally required to pay. This

is not generosity, that's favoritism. But in this case, the City is shifting those costs directly onto taxpayers. Lenexa is proposing to give away if they waive most fees: 1) Land disturbance and site development fees of $10,500, 2) Building permits and plan review (50 homes) of $90,000, 3) Impact fees of $30,800, 4) Stormwater system development charge of $68,000, 5) Platting and planning fees of $1,250. That is $200,100 in public money – about $4,000 per lot – quietly handed over to make this deal work. Why are the rules suddenly flexible? Why does this developer get a financial pass while others are told to pay up? Why hasn't the City clearly, loudly, and transparently justified this giveaway to the people footing the bill?

Even more alarming is what the City is not doing a traffic study. These studies can add $2,000-$10,0000 per home. So, instead of confronting those costs honestly, the City simply pretends they don't exist. No study. No findings. No responsibility. This is about equal treatment under the rules, honest accounting, government transparency and at the end of the day protecting land that is public in this part of Lenexa that has been believed for years to be protected park land. Scott McCullough stated "This could be pretty cool if done right!". Right would mean to not sell the park land for $6,000 per acre less than the prior asking price. Right would mean to not dismiss concerned constituents as "detractors". Right would mean not skipping required or appropriate studies. Right would mean not featuring the same tract of land on city magazine covers to pass a tax to buy more parkland, while claiming it isn't park land. Right would mean to not waive development fees for one project while others paid full price. Right would mean to not propose to give away homes to the city employees under the disguise of "affordable housing". Right would mean to not give away park land, period. But in an email, Scott states "City support such as cost of Clear Creek Land, waiving of fees, etc," was mentioned. Furthermore, he states "a traffic study will not be required for the project.". But per the FAQ on HFH page, "As with any development, the 50 new homes will increase local traffic, but the road network has adequate capacity to accept the vehicle trips created, and planned improvements to Clare Road, such as a southbound left turn lane into the subdivision, will help maintain safety and accessibility to all users." However, a comment from the City states "the subdivision will generate up to 500 trips per day, so I would remove the "small number" language. Again, this one entrance and exit road into this development intersects the walking trail, sounding off safety alarms.

As a resident who lives and drives these streets every day, I can attest that the traffic is already a mess. Particularly at 83rd and Clare. If you want to turn left to take your children to school, it is nearly impossible to make this turn without safety concerns. In addition, they mention a southbound left turn lane into the proposed subdivision. There is no way they can possibly "paint lines" to make this happen with the current road space at that location. Not to forget, that this exact area is also at the intersection of the Clear Creek Trail that goes into the Timbers of Clear Creek subdivision.

What is also concerning is that usually the developer pays for the roads, infrastructure and fire hydrant locations for their development. This is not a small cost for them. Based on this type of development, costs could be $200-500K that the taxpayers are now covering.

Furthermore, the home owners of these houses will not be paying the property tax on these homes. With the Community Land Trust, the family purchases a house that sits on land owned by the community land trust. The purchase price is more affordable because the homeowner is only buying the house, not the

land. The homeowner lease the land from the CLT. Now imagine, placing their needs over the requests of the current Lenexa property tax payers. What message is this portraying?

Applicable Kansas & Lenexa Wetland Regulations

The proposed development sits within or immediately adjacent to a wetland area, Clear Creek Wetlands. An ecosystem that is legally protected and plays a critical role in flood mitigation, wildlife habitat, and water filtration. Any disturbance of this land risks irreparable environmental damage. Approving a project here would be in direct conflict with the purpose of these protections and would contradict the community's stated commitment to conservation of sensitive natural areas. Under most state wetland protection acts and municipal conservation bylaws, any activity that alters hydrology, soil structure, or wildlife habitat triggers strict permitting requirements. **The burden of proof is on the applicant** to demonstrate that no short- or long-term harm will occur. At present, no such comprehensive evidence has been provided.

Approving the project without a complete, independent environmental impact analysis may put the board in conflict with statutory conservation requirements and expose the municipality to legal challenge.

Kansas Statutes Requiring Wetland Protection

The Kansas Department of Wildlife and Parks (KDWP) and the Kansas Water Office implement protections for wetlands under the **Kansas Wetlands Program**, including obligations tied to:

- **K.S.A. 82a-901 et seq.** (Kansas Water Resources Planning Act), requiring the state and municipalities to protect water resources, including wetlands, from degradation.
- **K.S.A. 75-5657**, directing state and local agencies to maintain, restore, and avoid unnecessary disturbance of wetlands when evaluating development activities.

Lenexa Municipal Code Requirements

The City of Lenexa explicitly protects sensitive natural areas and regulated waters through:

- **Lenexa City Code § 4-2-2 (Environmentally Sensitive Areas)**
- **Lenexa Unified Development Code (UDC) Article 4-2**, which requires evaluation, preservation, and buffering of wetlands, floodplains, stream corridors, and critical habitats.
- **Stream corridor and natural resource protections** under Lenexa's "Rain to Recreation" program, which imposes stricter standards on development near wetlands, riparian zones, and stormwater channels.

The proposed development is immediately adjacent to these sensitive areas, and **no development should proceed without strict compliance with these provisions**, including environmental assessments, delineated buffer zones, and preservation requirements.

Potential Noncompliance with Johnson County Stormwater Requirements

According to Lenexa.com website, "this space was originally acquired by the City as it sought to execute its watershed management master plan. The acreage was developed in its current condition in 2015 to

provide regional stormwater detention and management." The wetland and surrounding terrain are already prone to saturation. Introducing housing and paved surfaces will increase runoff and could materially worsen flooding risks for surrounding homes, including mine. Before any approval is considered, a full independent hydrological impact assessment must be completed. Until such a study is conducted—and the findings made publicly available—approval would be irresponsible and potentially expose the community to long-term liability.

Johnson County's **Stormwater Management Program** (aligned with the Kansas Department of Health and Environment's NPDES regulations) requires:
• Demonstration that post-development runoff will not exceed pre-development conditions;
• Prevention of hydrological disruption to adjacent wetlands;
• Engineering analyses for downstream impacts, backed by third-party verification.

Introducing impervious surface near a natural wetland **almost always alters hydrology**, and approving without a certified hydrologic study would be both procedurally and legally risky. Given the terrain and existing saturation levels, the risk of increased stormwater runoff and downstream flooding is substantial. Numerous scientific studies confirm that even minor development near wetlands can significantly alter drainage patterns. Before any approval is considered, the board should require:
• A **third-party hydrological assessment**
• A **stormwater management plan** that meets or exceeds state standards;
• Demonstration that no negative impact will occur to existing residential properties.
Absent these, approval would be premature and arguably negligent.

Infrastructure and Safety Concerns Under Lenexa UDC Requirements
The current roadway network, drainage systems, and emergency access routes were not designed to support additional density in this environmentally delicate corridor. Increased vehicular traffic near a public walking trail raises foreseeable safety issues for pedestrians, particularly children and elderly residents. The single entrance and exit onto Clare Road for this section of housing poses a safety issue and is also located near the highly used walking trail. Ignoring infrastructure limitations in decision-making could expose the municipality to liability should accidents or flooding occur as a result of predictable, preventable impacts.

Lenexa's Unified Development Code requires that new developments:
• **"Not overburden existing public infrastructure"** (UDC § 4-1-3).
• Ensure **safe pedestrian conditions** near recreation and trail areas.
• Provide **adequate access for emergency services**, particularly in environmentally constrained corridors.
Given the narrow roads, existing trail usage, and limited emergency ingress/egress, this project does not appear consistent with these requirements.

Monarch butterfly population declining

Monarch butterflies have declined by over 80% in the last 20 years. These insects travel up to 3K miles each year. Their survival depends on milkweed plans, which are critical for breeding and feeding along their migration routes. A city owned tract of land in Lenexa, the Clear Creek Wetland, is proposed for rezoning and residential development. This land is home to milkweed and a thriving monarch population, making it an important habitat for this threatened species. Wetlands like Clear Creek are more than just green spaces, they filter water, reduce flooding, support wildlife, including pollinators like monarchs. Development here would not only threaten these butterflies, but also disrupt the ecosystem services this land provides.

Disruption of Established Land-Use Expectations

The area that is outlined for the units is currently zoned as AG (Agricultural). It will be directly on one side of the Clear Creek Walking Trail. According to Lenexa Parks and Recs underdeveloped park plans, the opposite side of this sidewalk is the future of the Centennial Parkland. The Clear Creek Trail connects multiple residential subdivisions and will likely cause halt of usage. We need to keep the focus on active recreational features as this is the only nearby walking trail for these residents.

The city's long-term planning documents—including the **Lenexa Comprehensive Plan** and the **Rain to Recreation Master Plan**—place strong emphasis on the protection of natural corridors and wetlands. This proposed development is not aligned with those stated goals and would undermine the reliance interests of homeowners who purchased property in good faith based on these planning principles.

A development of such would take 5-6 years (truly much longer if you compare the rate of houses going up in the Olathe HFH development). This is years and years of construction through a frequently walked and used walking trail and future Centennial park. This is unsafe.

City's Planning Policy & Long-term Growth Vision

The Lenexa Comprehensive Plan guides land use, growth, and conservation. According to the Plan, one of its key goals is to "protect natural resources" while managing growth and public welfare. The Plan is used to "analyze development proposals" to ensure they align with the city's vision for natural areas, parks, open space, and environmental protection.

Therefore, approval of a residential project on a parcel adjacent to designated stream/wetland corridors as well as the future of the Centennial Parkland, likely violates both the letter and spirit of the Comprehensive Plan.

The surrounding area is characterized by **low-density** residential development integrated intentionally with natural surroundings. Local zoning and conservation restrictions have historically worked to preserve this corridor. "Habitat for Humanity KC's Lenexa homes are single-family, detached houses (1400-2500 sq.ft) on lots within a development, likely with smaller individual lot sizes to fit within an 8-acre project for 14 homes, **suggesting a denser, planned community feel".** The Timbers at Clear Creek community feel is a single family home marketed to the community on larger lots differentiating itself from denser areas. People are choosing to build and live here based on location and surroundings. We

have lived here since 2014. The roads and trail cannot safely handle a quick influx of traffic for the amount of planned homes to land. The Lenexa City Concept plan mentions in a bullet point, "higher density using narrow lots", when it comes to the design plan for Habitat for Humanity KC Lenexa homes.

A sudden deviation from established land-use expectations—particularly one that compromises protected natural resources—sets a problematic precedent and undermines public trust in the planning process.

Furthermore, HFH houses are a Class J development. It is six dwelling-size classes away from the adjacent Class D subdivision. The proposal is incompatible in density and neighborhood character and should be denied. The proposed development is not comparable to the character of current neighborhoods, which is one of the criteria the city looks at when approving new housing.

Failure to Demonstrate Alternatives Analysis

There are numerous areas within the city that are better equipped for additional housing, including sites with existing infrastructure, stable land conditions, and zoning that supports higher-density residential use. It is entirely inappropriate to force development onto a site that is environmentally sensitive and structurally unsuitable simply because it is available.

There has been no clear documentation of a good-faith examination of alternative sites more suitable for development—sites with stable soil conditions, existing infrastructure, and zoning explicitly intended for additional housing.

State planning guidelines generally require that developments, especially those involving sensitive environmental areas, be placed only where impacts are minimized. Failure to conduct or present such an alternatives analysis leaves the application fundamentally incomplete.

Under both Kansas wetland planning guidelines and Lenexa UDC environmental standards, applicants are expected to demonstrate that:
1. No feasible alternative site exists that avoids impact to regulated natural resources; and
2. The least environmentally damaging practicable location has been selected.

No such alternatives analysis has been provided to the public.

Habitat for Humanity KC's original business model was to renovate and flip run down areas. There are plenty of housing, within JOCO, that needs renovated. To that point, if they helped renovate homes in the area, we would also be in fact helping actual JOCO residents. We should be more interested in rebuilding already impoverished areas of our city, then potentially creating another one. Low-income areas are prone to more crime, including theft, violence and rape. If you use Crime Grades and pull Habitat for Humanity's recent project in Wichita, KS, "Rock the Block" zip codes, you will see it receives a low safety grade and below average for safety. Property crimes are higher than average. There is a poor grade for violent crime including assaults, robberies and serious offenses. The chance of becoming a victim can be

as often as 1 in 6 residents per year, far too great of a statistic. This area of the community has affordable housing options, between the Mize Villas and apartments on Prairie Star and Canyon Creek.

Undermines Home Owners Association Nearby Residents Must Adhere To.

As a resident of Timbers of Clear Creek, we are held to very high standards when it comes to maintenance and upkeep of our Lenexa homes. Our Home Owners Association requires us to invest into the landscaping of the subdivision as well as adhere to rules regarding any property appearance changes, such as paint. This includes: permitted outdoor structures, vehicle parking and more. As most Habitat for Humanity housing is geared towards low-income individuals, I urge you to ask if the same restrictions will be upheld? When they only are getting a percentage of their equity back versus the full home price when they chose to leave, who is going to invest back into the home?

Even if homes cannot be used on MLS for comps, it will indeed make potential buyers nervous and skeptical. In other Habitat for Humanity Housing projects, the houses are designed at or above the surrounding and adjoining neighborhoods.

Park land should remain Park. Preferential access to housing, combined with below-market land pricing, waived fees, subsidies, and insider advantages, creates the appearance of favoritism rather than compassion. This proposal warrants investigation. Thank you for your careful attention to this matter and for upholding Lenexa's strong environmental and planning standards.

Sincerely,
Leslie Domsch

From: Leslie Domsch <ldomsch@sunflowerneo.com>
Date: December 9, 2025 at 12:47:23 PM CST
To: Courtney Eiterich <ceiterich@lenexa.com>
Subject: Habitat for Humanity Lenexa Development

Courtney Eiterich -
Please see attached letter.
Thank you,
Leslie Domsch

Leslie Domsch
8610 Houston Street
Lenexa, KS 66227
ldomsch@sunflowerneo.com – (620)786-0624
December 9, 2025

Lenexa Planning Commission
City of Lenexa
Lenexa, Kansas

Re: **Formal Objection to Proposed Habitat for Humanity Development Near 87th Street and Clare Road, Lenexa, KS 66227**

To the Members of the Planning Commission:

I am submitting this letter as a **formal objection** to the proposed Habitat for Humanity residential development planned within a football field distance of my home and directly adjacent to a natural wetland and public walking trail. Based on Kansas statutes, Johnson County stormwater standards, and Lenexa municipal code, this site is **environmentally unsuitable, procedurally deficient, and highly likely to violate applicable wetland and stormwater regulations.**

I strongly urge the Commission to **deny approval** for this project at the proposed site.

1. Applicable Kansas & Lenexa Wetland Regulations

The proposed development sits within or immediately adjacent to a protected wetland area, Clear Creek Wetlands. An ecosystem that is legally protected and plays a critical role in flood mitigation, wildlife habitat, and water filtration. Any disturbance of this land risks irreparable environmental damage. Approving a project here would be in direct conflict with the purpose of these protections and would contradict the community's stated commitment to conservation of sensitive natural areas. Under most state wetland protection acts and municipal conservation bylaws, any activity that alters hydrology, soil structure, or wildlife habitat triggers strict permitting requirements. **The burden of proof is on the applicant** to demonstrate that no short- or long-term harm will occur. At present, no such comprehensive evidence has been provided.

Approving the project without a complete, independent environmental impact analysis may put the board in conflict with statutory conservation requirements and expose the municipality to legal challenge.

Kansas Statutes Requiring Wetland Protection

The Kansas Department of Wildlife and Parks (KDWP) and the Kansas Water Office implement protections for wetlands under the **Kansas Wetlands Program**, including obligations tied to:
• **K.S.A. 82a-901 et seq.** (Kansas Water Resources Planning Act), requiring the state and municipalities to protect water resources, including wetlands, from degradation.
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• **Stream corridor and natural resource protections** under Lenexa's "Rain to Recreation" program, which imposes stricter standards on development near wetlands, riparian zones, and stormwater channels.

The proposed development is immediately adjacent to these sensitive areas, and **no development should proceed without strict compliance with these provisions**, including environmental assessments, delineated buffer zones, and preservation requirements.

2. Potential Noncompliance with Johnson County Stormwater Requirements

According to Lenexa.com website, "this space was originally acquired by the City as it sought to execute its watershed management master plan. The acreage was developed in its current condition in 2015 to provide regional stormwater detention and management." The wetland and surrounding terrain are already prone to saturation. Introducing housing and paved surfaces will increase runoff and could materially worsen flooding risks for surrounding homes, including mine. Before any approval is considered, a full independent hydrological impact assessment must be completed. Until such a study is conducted—and the findings made publicly available—approval would be irresponsible and potentially expose the community to long-term liability.

Johnson County's **Stormwater Management Program** (aligned with the Kansas Department of Health and Environment's NPDES regulations) requires:
• Demonstration that post-development runoff will not exceed pre-development conditions;
• Prevention of hydrological disruption to adjacent wetlands;
• Engineering analyses for downstream impacts, backed by third-party verification.

Introducing impervious surface near a natural wetland **almost always alters hydrology**, and approving without a certified hydrologic study would be both procedurally and legally risky.

Given the terrain and existing saturation levels, the risk of increased stormwater runoff and downstream flooding is substantial. Numerous scientific studies confirm that even minor development near wetlands can significantly alter drainage patterns.

Before any approval is considered, the board should require:
- A **third-party hydrological assessment**, not conducted or funded by the applicant;
- A **stormwater management plan** that meets or exceeds state standards;
- Demonstration that no negative impact will occur to existing residential properties.

Absent these, approval would be premature and arguably negligent.

3. Infrastructure and Safety Concerns Under Lenexa UDC Requirements

The current roadway network, drainage systems, and emergency access routes were not designed to support additional density in this environmentally delicate corridor. Increased vehicular traffic near a public walking trail raises foreseeable safety issues for pedestrians, particularly children and elderly residents.

Ignoring infrastructure limitations in decision-making could expose the municipality to liability should accidents or flooding occur as a result of predictable, preventable impacts.

In addition, this area has no direct means to a public transportation system. On which many that occupy Habitat for Humanity home rely on for their daily needs.

Lenexa's Unified Development Code requires that new developments:
- **"Not overburden existing public infrastructure"** (UDC § 4-1-3).
- Ensure **safe pedestrian conditions** near recreation and trail areas.
- Provide **adequate access for emergency services**, particularly in environmentally constrained corridors.

Given the narrow roads, existing trail usage, and limited emergency ingress/egress, this project does not appear consistent with these requirements.

4. Disruption of Established Land-Use Expectations

The area that is outlined for the units is currently zoned as AG (Agricultural). It will be directly on one side of the Clear Creek Walking Trail. According to Lenexa Parks and Recs underdeveloped park plans, the opposite side of this sidewalk is the future of the Centennial Parkland. The Clear Creek Trail connects multiple residential subdivisions and will likely cause halt of usage. We need to keep the focus on active recreational features as this is the only nearby walking trail for these residents.

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The surrounding area is characterized by low-density residential development integrated intentionally with natural surroundings. Local zoning and conservation restrictions have historically worked to preserve this corridor.

A sudden deviation from established land-use expectations—particularly one that compromises protected natural resources—sets a problematic precedent and undermines public trust in the planning process.

5. Failure to Demonstrate Alternatives Analysis

There are numerous areas within the city that are better equipped for additional housing, including sites with existing infrastructure, stable land conditions, and zoning that supports higher-density residential use. It is entirely inappropriate to force development onto a site that is environmentally sensitive and structurally unsuitable simply because it is available.

There has been no clear documentation of a good-faith examination of alternative sites more suitable for development—sites with stable soil conditions, existing infrastructure, and zoning explicitly intended for additional housing.

State planning guidelines generally require that developments, especially those involving sensitive environmental areas, be placed only where impacts are minimized. Failure to conduct or present such an alternatives analysis leaves the application fundamentally incomplete.

Under both Kansas wetland planning guidelines and Lenexa UDC environmental standards, applicants are expected to demonstrate that:
1. No feasible alternative site exists that avoids impact to regulated natural resources; and
2. The least environmentally damaging practicable location has been selected.

No such alternatives analysis has been provided to the public. In fact, my neighborhood got no notice that this was even in consideration until December 8th, 2025, literally one day before the "Open-house gallery" meeting on December 9th, 2025. I urge you, Lenexa city elected officials, to attend all these meetings.

6. Undermines Home Owners Association Nearby Residents Must Adhere To.

As a resident of Timbers of Clear Creek, we are held to very high standards when it comes to maintenance and upkeep of our Lenexa homes. Our Home Owners Association requires us to invest into the landscaping of the subdivision as well as adhere to rules regarding any property appearance changes, such as paint. This includes: permitted outdoor structures, vehicle parking and more. As most Habitat for Humanity housing is geared towards low-income individuals, I urge you to ask if the same restrictions will be upheld?

Conclusion and Request

Given the above, I believe the proposed development:

- Is likely in violation of the Stream Setback Ordinance;
- Conflicts with the protective goals of the Rain to Recreation program;
- Fails to respect required buffer zones and stormwater protections;
- Undermines the city's long-term planning commitments to preserve natural areas near 87th Street / Clare Road.

Given the regulatory obligations outlined above, I formally request that the Lenexa Planning Commission:

1. Require a complete and independent analysis—including a wetland delineation, hydrologic impact study, stormwater management report, and alternatives evaluation—before the application proceeds, and
2. **Deny approval of the development at the proposed wetland-adjacent site.**

Proceeding without full compliance risks violating Kansas statutes, Lenexa municipal code, and county stormwater regulations, while exposing the City to potential environmental, legal, and financial liabilities.

Thank you for your careful attention to this matter and for upholding Lenexa's strong environmental and planning standards.

Sincerely,
Leslie Domsch

8610 Houston Street
Lenexa, KS 66227

From: John Doolin <jcdoolin76@gmail.com>
Sent: Wednesday, January 7, 2026 2:32 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Public Comment Opposing Rezoning of Centennial Park Land

Dear Members of the Lenexa City Planning Commission,
I am writing to express my opposition to the proposed rezoning of land currently designated for agricultural use and originally planned as part of Centennial Park, for the purpose of residential housing development. I am a resident of the nearby Timbers at clear Creek subdivision.
According to the City of Lenexa's long-range planning documents, this property was intended to be preserved for park and open space use as part of Centennial Park. Repurposing this land for residential development contradicts those original plans and represents a permanent loss of valuable green space that was promised to the community.
In addition, the proposed housing development—specifically the Habitat for Humanity homes—does not align with the character of the surrounding neighborhoods. The planned homes and lot sizes are significantly smaller than those in adjacent developments and do not fit the established area. City regulations state that new housing developments should not deviate in classification by more than one level from adjoining neighborhoods. This proposal deviates by two classification levels, which is inconsistent with Lenexa's own development standards.
There is also concern regarding the proposed sale of the land. The rules governing this property require that the land be sold as a single parcel. Under the current plan, the City intends to sell the property in three separate parts, which appears to be in direct conflict with those requirements.
For these reasons, I respectfully urge the Planning Commission to deny the proposed rezoning and instead preserve the land for park use, as originally intended. Maintaining this property as part of Centennial Park would uphold prior commitments, protect neighborhood character, and serve the long-term interests of Lenexa residents.
Thank you for your time, service, and careful consideration of this public input.
Sincerely,
John Doolin

John,

I thank you for your email concerning the Centennial City Park property and will take it under advisement as this item moves forward through the City process.

Respectfully,

Mark Charlton

Councilmember, Ward 2

City of Lenexa

913.706.7576

mcharlton@lenexa.com | www.lenexa.com

Good afternoon John!

Thank you for your email. The proposed Habitat project is a private single-family home development project which is proposed for land that has been for sale by the City for several years. The future City park and the existing City stormwater & trail facilities in the vicinity will remain under city ownership and public use and are not impacted by the Habitat proposal. Your email will be included in the Planning Commission's packet for the January 5, 2026 meeting when the rezoning and plat applications are scheduled to be considered by the Planning Commission.

There is information about Habitat's project on their website here. In addition, please note that Habitat is holding an informational meeting about the project **today**, December 9 from 4-6PM, and the information regarding the meeting can be found here.

I hope this additional information helps clarify the circumstances surrounding the proposal.

Thanks!

Chelsea Williamson

Lenexa City Council Ward 3

From: John Doolin <jcdoolin76@gmail.com>
Sent: Monday, December 8, 2025 2:43:38 PM
To: Chelsea Williamson <cwilliamson@lenexa.com>
Subject: Habitat For Humanity Land Use Proposal

Dear Chelsea Williamson,

I am writing as a resident of the Timbers at Clear Creek neighborhood to express my concerns regarding the upcoming vote on the proposed Habitat for Humanity housing development on the land previously designated as part of the future Centennial City Park.

For many years, residents in Timbers at Clear Creek and the surrounding neighborhoods were informed through city documents and planning discussions that this area would eventually become a significant public green space. This expectation influenced how many of us understood the long-term character of our community, and it contributed to the appeal of living in this part of Lenexa. Losing this planned parkland would remove a major amenity that residents have reasonably anticipated and counted on.

Lenexa has a tradition of strong, forward-looking planning, and part of that tradition includes honoring established land-use designations unless a transparent and comprehensive public process leads to a clear alternative. Changing the vision for the Centennial City Park site represents a substantial shift that deserves careful evaluation, updated impact studies, and meaningful community engagement before moving forward.

I want to emphasize that my concerns are not about the value of affordable housing or the mission of Habitat for Humanity, which has a long track record of helping families achieve stability. My concern is that this specific parcel—promised as future parkland and important to the balance of green space in our part of the city—may not be the most appropriate location for development of any kind.

I respectfully urge the Council to pause or reconsider approval of this proposal and to reaffirm the commitments made to residents regarding the Centennial City Park site. Preserving this land as green space would support Lenexa's goals for recreation, environmental stewardship, and overall quality of life.

Thank you for your time, your service to our city, and your thoughtful consideration of this matter.

Sincerely,

John Doolin

8409 Shady Bend Rd Lenexa KS

From: cceinsurance@aol.com
Date: January 10, 2026 at 8:42:16 AM CST
To: Julie Sayers <julie4lenexa@gmail.com>, Julie Sayers <jsayers@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Bill Nicks <bnicks@lenexa.com>
Subject: Re: Way of life in Lenexa

Julie

i sent the below email to you regarding the proposed homeless shelter at 95th and Quivira a couple of years ago. Fortunately for whatever reason that project was not allowed to go forward. I am not sure what the sudden driving force in Lenexa is for a homeless, low income shelter. I would like to share something with all of you. People do not move to Lenexa for diversity, homeless shelters, low income housing, nor section 8 housing. Lenexa is not Shawnee. Selling city owned property being held for a park. Which will upgrade the city. Versus basically giving away property for low income housing sure is not a Lenexa First agenda. Please protect our city, do not blemish our quality of life

Thanks

Chris Ehlers
Lenexa Resident

On Jan 10, 2026, at 8:42 AM, cceinsurance@aol.com wrote:

Julie

i sent the below email to you regarding the proposed homeless shelter at 95th and Quivira a couple of years ago. Fortunately for whatever reason that project was not allowed to go forward. I am not sure what the sudden driving force in Lenexa is for a homeless, low income shelter. I would like to share something with all of you. People do not move to Lenexa for diversity, homeless shelters, low income housing, nor section 8 housing. Lenexa is not Shawnee. Selling city owned property being held for a park. Which will upgrade the city. Versus basically giving away property for low income housing sure is not a Lenexa First agenda. Please protect our city, do not blemish our quality of life

From: cceinsurance@aol.com <cceinsurance@aol.com>
Sent: Saturday, January 10, 2026 12:57 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>; Chris <cceinsurance@aol.com>
Subject: Fw: Way of life in Lenexa

Stephanie

there has been some chatter about the Habitat for Humanity request for rezoning the 87th & Clare property to SF development. I am not up on the cities requirements for this. I would hope to think community lifestyle would be a big consideration with granting the request. Not in just the size of the buildings, but the fact Lenexa to date has refrained allowing lower income development in the city. Just the frame work of a community land trust is a negative not only for that beautiful community across the street but also for the city of Lenexa. There are a lot of 17 acre tracks in the Kansas city area that would fit into a community better than here in Lenexa. To me it is a backdoor approach to renting property. I hope you deny the request

thanks

Chris Ehlers

Lenexa Resident

----- Forwarded Message -----

From: Julie Sayers <jsayers@lenexa.com>

To: cceinsurance@aol.com <cceinsurance@aol.com>

Cc: Mark Charlton <mcharlton@lenexa.com>; Bill Nicks <bnicks@lenexa.com>

Sent: Saturday, January 10, 2026 at 10:22:29 AM CST

Subject: Re: Way of life in Lenexa

Good morning Mr. Ehlers,

Confirming receipt of your email and that the relevant section has been forwarded for the public record on the Habitat for Humanity housing application. I removed the prior communications regarding your questions about my 2023 campaign.

The proposed Habitat project is a private single-family home development project which is proposed for land that has been for sale by the City for several years. The future City park and the existing City stormwater & trail facilities in the vicinity will remain under city ownership and public use and are not impacted by the this proposal.

Have a nice weekend,

JS

Sent from my iPhone.

Thanks

Chris Ehlers

Lenexa Resident

ary 23, 2024 at 07:41:40 PM CST, cceinsurance@aol.com <cceinsurance@aol.com> wrote:

Julie

never did congratulate you on becoming the next Mayor in Lenexa. You did a great job in the race, and I am proud of you. I feel you are very competent to handle the job. Lenexa has been on a great path and hope this continues. One of the popular issues I believe Lenexa has stayed away from somewhat is DEI. I know there is a lot of pressure to engage in this agenda. I grew up in a diverse neighborhood in KCKs. Rosedale high school had a little bit of all races going to the school. For the most part I have good memories of high school, but my younger sister did not. She was 3 years younger than I. When I graduated, she did not want to go to the school anymore. She was scared. Consequently, my mom enrolled her in a SM school and enrolled her thru one of her sisters that lived out there. That was my first intro to white flight which was very common back then.

My family since then have all lived in Johnson County. For a lot of reasons. Mainly to avoid that lifestyle I grew up in and provide their kids a safe wholesome childhood. Johnson county provided that. Debbie and I go to town center on Friday nights listen to the music enjoying a packed crowd, dancing having fun with no concern for any evil lurking within. I would like this community to stay that way.

The concern today is there are a lot of people wanting to change the way we live in Johnson County including here in Lenexa. They want to force things rather than let them blossom naturally. DEI is one of those things that concerns me. Forcing DEI into the Lenexa community by doing certain things that attract DEI will not be a positive for the community. By keeping Lenexa standards high diversity will happen naturally. I already see it. No problem with it. But building lower income housing, building homeless shelters by one of the busiest shopping areas in the metro. To me these actions will not be a positive for Lenexa.

thanks for your time and good luck as Mayor

Chris Ehlers

Lenexa Ks

On Tuesday, October 24, 2023 at 11:02:39 AM CDT, cceinsurance@aol.com <cceinsurance@aol.com> wrote:

Julie

thanks, Julie, for your response. I wish we had this type of cooperation from our Congressional leaders. BTW I asked your opponent the same questions. You know diversity is a very broad term that can include a lot of various issues. I do strongly feel people have not moved to Lenexa because of diversity. Quite the

contrary a lot have moved to Lenexa to escape unwanted diversity. Right wrong does not matter. The fact is this has always been the case in Lenexa. Would be surprised if that all of a sudden has changed. I have enclosed a link to an article that is a very short read. I think may be a little contrary to your thinking but feel you will enjoy regardless.

https://www.bing.com/ck/a?!&&p=47342184fed71eb4JmltdHM9MTY5ODEwNTYwMCZpZ3VpZD0wZTc2ODEzMC0xMjYxLTY5NmYtMmI5NS05M2NlMTMzNjY4OWUmaW5zaWQ9NTIyNA&ptn=3&hsh=3&fclid=0e768130-1261-696f-2b95-93ce1336689e&psq=white+flight+today&u=a1aHR0cHM6Ly93d3cuYXBhLm9yZy9uZXdzL3ByZXNzL3JlbGVhc2VzLzIwMjEvMTAvd2hpdGUtZmxpZ2h0LXNlZ3JlZ2F0aW9u&ntb=1

Good luck with your candidacy

Chris Ehlers

Good morning Mr. Ehlers,

Please find the answers to your questions below and let me know if I may be of any other assistance.

1. Do you promote diversity in Lenexa? If so why?

Yes. I believe that a community with a diverse set of races, religions, ethnicities, and generations provides opportunities for education, celebration of different cultures, types of food to enjoy, healthy dialogue about how a community can be stronger, and how its government can serve everyone.

2. Do you promote low-income housing? If so why?

I believe that government subsidized housing should remain the purview of the Department of Housing and Urban Development, as we do not have administrative capacity to manage these programs at the City level. I do support a variety of housing types to meet the needs varied incomes, family sizes and seniors who wish to downsize from traditional single family homes.

3. Do you believe in affirmative action for Lenexa?

I believe we should be a diverse and equitable employer, free from any type of discrimination.

4. Do you support CRT in the schools?

Cities do not have authority over curriculum in schools, and I believe this term is used incorrectly to describe culturally relevant teaching, which seeks to affirm the cultural and racial backgrounds of all students.

5. Do you support transgenders in girl sports?

I oppose discrimination on the basis of gender identify and sexual orientation in all forms and believe this issue has been overblown for the sake of politics.

On Sat, Oct 21, 2023 at 11:28 AM cceinsurance@aol.com <cceinsurance@aol.com> wrote:

Julie

been looking at your web site. Not sure of a couple of things because you state the status quo but then appear like you are a big proponent of diversity in Lenexa. Which is a big switch from current. Like I discussed with the current Mayor. People don't move to Lenexa for diversity. To me they almost do the opposite. A couple questions.

1. Do you promote diversity in Lenexa? If so why?
2. Do you promote low-income housing? If so why?
3. Do you believe in affirmative action for Lenexa?
4. Do you support CRT in the schools?
5. Do you support transgenders in girl sports?

To be honest I have been very impressed with the quality of the growth in Lenexa. The concern with infrastructure. I want to make sure that does continue in the same direction.

Change can be good and bad. Just want to make sure the change this wonderful community makes is on the good side of the equation.

Thanks for your time

Chris Ehlers

20116 w 92nd st

From: Michael Feingold <michaelafeingold@gmail.com>
Sent: Wednesday, January 14, 2026 12:52 PM
To: CD Planning <Planning@lenexa.com>
Subject: Habitat for Humanity Development

Good day Members of the Lenexa Planning Commission,

My name is Michael Feingold, and I am writing as a Lenexa resident to submit public comment in strong support of the proposed Habitat for Humanity development currently before the Commission.

I am not speaking in any official capacity. However, I believe it is relevant context that I am a United States Marine Corps veteran and currently serve my country as an investigator with the U.S. Food and Drug Administration. My life has been defined by public service, accountability, and a commitment to evidence-based decision-making rather than fear or rumor.

I did not grow up with the privileges that some opponents of this project appear to take for granted. My father died of brain cancer when I was a teenager. I am ten years older than my sister, and as the oldest of three children, my brother and I helped raise her while our mother worked multiple jobs to keep us housed and fed. The threat of homelessness was very real in our household. I left for Marine Corps boot camp shortly after the September 11 attacks, but before that, housing stability was something we could never assume. A program like Habitat for Humanity would have materially changed the trajectory of my family's life. I know from lived experience how critical stable housing is to long-term community stability.

I have taken the time to review the facts surrounding Habitat for Humanity developments. Empirical evidence consistently demonstrates that Habitat homes do not reduce surrounding property values. These homes are owner-occupied, subject to strict selection criteria, and maintained to standards that meet or exceed local requirements.

What has been most troubling to me as a resident is the active dissemination of misinformation within the community. Individuals have come to my home soliciting opposition to this project while making claims that are demonstrably false. These included assertions that the entire park would be lost to development and statements implying that individuals who do not live in homes valued at or above $800,000 are inherently criminal. I find these claims not only inaccurate, but deeply troubling and unbecoming of a community that prides itself on civic responsibility.

I am embarrassed that such rhetoric is being used by some residents and concerned that it risks distorting the public discourse around what should be a fact-driven planning process. This behavior does not reflect well on Lenexa, nor does it align with the values of fairness, honesty, and inclusivity that many of us believe this city stands for.

I want to state clearly that I have confidence in the Lenexa Planning Commission's expertise and its ability to evaluate projects based on zoning compliance, land use planning, infrastructure impacts, and long-term community benefit. I chose to live in Lenexa because I trusted its institutions and its commitment to thoughtful governance.

I do not intend to move from Lenexa. I love this community and expect to remain here long term. Even in the highly unlikely scenario that nearby property values were negatively affected, that would represent no

tangible loss to me—especially when weighed against the benefit of providing safe, affordable housing to approximately 50 families for generations. If a community is unwilling to accept even hypothetical inconvenience to materially improve the lives of working families, that is a values statement worth confronting directly.

I respectfully urge the Commission to evaluate this proposal on its merits and to ensure that fear-based opposition and misinformation do not overshadow sound planning principles and documented outcomes. Lenexa has an opportunity to demonstrate leadership grounded in facts, integrity, and a commitment to the broader public good.

Thank you for your time, your service, and your careful consideration.

Semper Fidelis,

Michael Feingold

From: Mark Vanessa <vanessaandmark2015@gmail.com>
Sent: Thursday, January 8, 2026 8:52 AM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Fwd: oppose sale of park land

Dear Stephanie Sullivan,
My name is Vanessa Fernandez, and I am writing to formally oppose the proposed sale of public park land for the construction of Habitat for Humanity homes. I moved and built my home seven years ago leaving Shawnee for a better environment and community as Lenexa is known for taking care of their city. Of course with my higher than Shawnee property tax. And our area of Lenexa is the one area you can still build larger homes which clearly then helps support the city with their higher property tax.
While I deeply respect and support Habitat for Humanity's mission to provide affordable housing, I do not believe that selling existing park land is the appropriate solution. Public parks are irreplaceable community assets that provide environmental, recreational, and mental health benefits for residents of all ages. Once park land is sold and developed, it is permanently lost to the public.
Our community already faces limited access to green spaces, and this park serves as an important place for families, children, seniors, and local wildlife. Reducing park space sets a concerning precedent and undermines long-term community planning and environmental stewardship.
Affordable housing is a critical need, but it should be addressed by identifying alternative sites such as vacant lots, underutilized commercial properties, or redevelopment areas—options that do not require sacrificing shared public resources. The city should be looking at capping the price of apartments in the area. As continuing to build those is also not affordable for families or even someone single.
I urge the council to reject the sale of this park land and instead work collaboratively to find solutions that both preserve our parks and address housing needs responsibly.
Thank you for your time and consideration.
Sincerely,
Vanessa Fernandez

Vanessa Fernandez
Library Media Specialist
Overland Trail Middle School
913-239-5432

LIBRARIES
Blue Valley Schools
http://overlandtrailms.libguides.com/homepage

Nicholas,

I'm just responding to the fact that I have received your email and hear your concerns.

Respectfully,

Mark Charlton
Councilmember, Ward 2
City of Lenexa
913.706.7576
mcharlton@lenexa.com | www.lenexa.com

From: Nicholas Filing <nfiling65@gmail.com>
Sent: Wednesday, January 7, 2026 9:14 AM
To: Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>
Subject: Subsidies for Chiefs

Councilman Nix and Carlton,
I am concerned that Lenexa will get caught up in the euphoria of the Chiefs move to Kansas for a stadium and practice facility, and commit tax payer resources, including any incremental tax revenue, to these projects. Based on the information that has been provided thus far, I am against Lenexa pledging any financial support. It makes no sense to me for the city to commit incremental tax revenue, even if only a portion of it. Unless I am missing something big, I don't see a direct financial benefit to Lenexa for these projects to warrant Lenexa getting involved.
In short, I believe the whole project utilizing Star Bonds and city and county revenues, however you define that, is a boondoggle. I love the Chiefs, but this doesn't make sense financially to me.
My hope is that we in Lenexa will hear soon what the thinking is of our leadership.
Thank you both for your service to the second ward.
Nick Filing
19607 W 100th St
Lenexa, KS 66220

From: Kathryn Good <kathryngood61@gmail.com>
Sent: Tuesday, January 27, 2026 6:12 PM
To: CD Planning <Planning@lenexa.com>
Subject: Habitat for Humanity

I am in favor of Habitat for Humanity purchasing a 17 acre parcel of land in Clear Creek. The requirements have been set up for purchase and parks and wetlands are not to be gotten rid of. Affordable housing is a goal that is included in the Vision 2040 plan.

From: Darci Guerrein <darciwku.96@gmail.com>
Date: January 28, 2026 at 10:28:25 AM CST
To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Avery Bell <abell@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>
Subject: Clear Creek Trail/Centennial Park

Dear Sirs/Madams:

I am writing to each of you regarding the proposed rezoning and approval to allow Habitat for Humanity in western Lenexa. This land was originally acquired as part of the storm watershed initiative in Lenexa through taxpayer funded bonds. This means that the land has fully been paid by taxpayers and should continue to serve as protected land for wildlife and existing community members to enjoy. I have a lot of concern with the fact that despite the purchase of this land originally being positioned as a positive environmental win for the city, it is now being used to create a Community Land Trust (CLT). This CLT is just another layer of bureaucracy as the land will now be held by this trust and the supposed "owners" of the homes built on the land will lease the land. In the end, no one will own these homes except the CLT. It truly is smoke and mirrors to market this as being a means to affordable housing when in reality the "owners", if they sell, would only be provided a 25% interest in the home and 0% interest in the land. These are my questions that I would like answered by each of you:

1. I'm VERY curious as to how the property taxes for these homes will be assessed? Does the "owner" only pay 25% of the taxes and the rest is forgiven?
2. How are foreclosures to be handled with these types of homes? Is the loan provided directly to the "owner" or to the CLT?
3. How does Habitat for Humanity vet the proposed "owners"? How are we ensured that this is a fair process and that legal citizenship is one of the prerequisites?
4. There are a couple of articles and comments on articles that have alluded to the target "owners" being city employees. If this is the case, is this a taxable benefit for the city employees? Isn't it a conflict of interest for the city to be rezoning and redesignating land for the benefit of taxpayer funded employees?
5. Why are there no incentives currently or any programs to incentivize current developers to build single family starter homes?
6. The CLT - what is the proposed makeup of the board and what legal documents have been drafted thus far as to how the CLT will operate? I think it is premature to make any determination on rezoning or redesignating land without knowing how the new owners will operate the land legally.
7. The CLT - what is the price that is being offered for this land? And, more importantly if the land is being sold to the CLT, what is the taxpayer's return since bonds were utilized for the original purchase?
8. Wildlife - this same city council just had over 40 acres of land cleared for a large apartment complex not far from where this land is. How are you now justifying another 17 acres of wildlife displacement?
9. New apartment complex - it is due to open soon, what is the confirmed occupancy rate for those units? If it isn't at 80% or greater, then do we really need a new form of "affordable housing"?

I am sure I will have more questions based on your responses to the above. I am happy to discuss your answers via phone as well.
https://johnsoncountypost.com/2026/01/15/habitat-for-humanity-lenexa-proposal-277482/

Sincerely,
Darci Guerrein
Lenexa, KSs

From: David Gunter <dgunter387@hotmail.com>
Date: December 22, 2025 at 12:05:49 PM CST
To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>
Subject: Habitat for Humanity

Concerns Regarding Proposed Habitat for Humanity Development on Taxpayer-Owned Land 83rd. And Claire Rd.

Dear Mayor Sayers and Council members C Eiterich, J Handley.

I am writing as a resident of Lenexa to express my strong concerns regarding the proposal to place a Habitat for Humanity neighborhood on taxpayer-owned land within our city.

First and foremost, the land being considered serves as an important wildlife and natural area. This space provides habitat for native species, supports local ecosystems, assists with stormwater absorption, and contributes to the environmental character and quality of life that residents value in Lenexa. Once developed, this land cannot be restored to its original ecological function. Preserving green space is increasingly important as our city continues to grow, and sacrificing publicly owned natural land for permanent development sets a concerning precedent.

Additionally, taxpayer land should be managed in a way that benefits the entire community and aligns with long-term planning goals. Using public land for a single-purpose residential development limits future options such as conservation, recreation, flood mitigation, or infrastructure needs that may serve a broader population.

There are also public safety and infrastructure concerns that should be carefully considered. Numerous cities have experienced increased demands on police, fire, and emergency services following high-density or subsidized housing developments, especially when they are introduced into areas not originally designed to support them. While no group of residents should be unfairly characterized, data from similar developments across the country shows that rapid residential expansion can correlate with increased calls for service and strain on municipal resources if not properly planned and funded. Lenexa should not take on additional long-term costs or risks without clear, independent impact studies.

Furthermore, this type of development could negatively affect nearby property values, traffic patterns, and neighborhood cohesion. Residents who chose to live near preserved land did so with the reasonable expectation that it would remain undeveloped. Altering that understanding erodes public trust and discourages future community support for city initiatives.

I fully support efforts to address housing affordability, but such projects should be placed on appropriately zoned land, funded and maintained without sacrificing protected natural spaces or shifting long-term costs onto taxpayers. There are more suitable locations and alternative approaches that would better align with Lenexa's strategic vision and commitment to responsible growth.

I respectfully urge you and the City Council to oppose this proposal and to prioritize the preservation of taxpayer-owned land, environmental stewardship, public safety, and fiscal

responsibility. Decisions of this magnitude should reflect the long-term interests of Lenexa residents, not short-term development pressures.

Please be advised that if this proposal moves forward as currently presented, I, along with other concerned residents, am prepared to pursue legal action against the City of Lenexa to protect taxpayer interests, environmental resources, and established land-use expectations. This is not a step I take lightly, but one I am willing to consider should all other avenues be exhausted.

Thank you for your time and consideration. I appreciate your service to our community and trust that these concerns will be given serious and thoughtful review.

Sincerely,
David and Pilar Gunter
25112 W 85th Terr
Lenexa, KS 66227
913-486-0037
Dgunter387@hotmail.com
Resident, Cedarcrest Neighborhood

Lenexa, Kansas

From: Laurie Roberts <laurieroberts1966@gmail.com>
Date: January 14, 2026 at 2:10:12 PM CST
To: Julie Sayers <jsayers@lenexa.com>
Subject: Support for Habitat for Humanity Project

Good afternoon, Mayor Sayers:

I am writing to you today **in support** of the proposed Habitat for Humanity project in Western Lenexa.

I am a Lenexa resident who lives near the proposed development.

Johnson County's housing data show that home affordability is a strain for many of our neighbors in the region. Roughly 40 percent of renters and 18 percent of homeowners are housing cost burdened. (Source: Johnson County)

The market is producing fewer affordable housing options. Our region has lost many of its rentals under $750 a month, while gaining more units priced over $2,000 a month. And Johnson County has seen the largest median gross rent increase in the region. (+$292. Source: MARC)

We couldn't ask for a better neighbor than Habitat for Humanity. They provide stability for families, which leads to improved health, better child development, safety and security. When we remove ownership barriers, we see families save for their futures and invest in educational opportunities which leads to long term career growth and family stability, and less reliance on government assistance. (Source: Habitat for Humanity)

Habitat for Humanity homes provide safe shelter for single moms, the elderly and disabled. Surveys of Habitat homeowners and their families show an improvement in their financial health, and even improved grades for their children.

Creating attainable home ownership options for teachers, police officers, firefighters and city employees helps keep the local workforce living near jobs, schools and services.

The leadership of Johnson County has been actively working on housing options and has prioritized affordability as a county priority. This project meets that criteria.

Supporting a Habitat for Humanity project is a practical, community strengthening step to add attainable homeownership options for working households and help maintain a stable, diverse Lenexa.

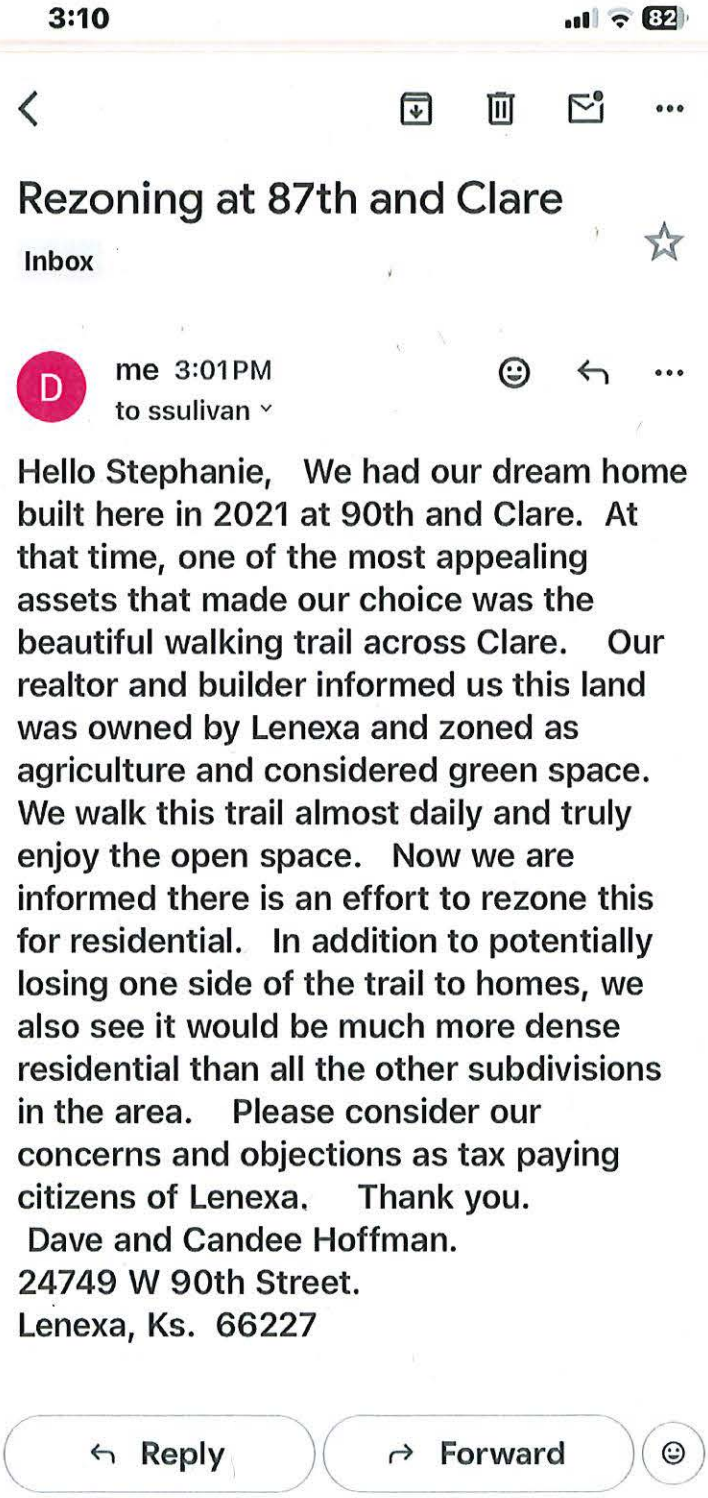
I plan to share these thoughts at the upcoming Planning Commission and City Council meetings where this development is being discussed. I want to thank you for your leadership and public service to our community and for your consideration of this important project in our community.

Most sincerely,

Laurie Haynes

Lenexa Resident

From: Dave Hoffman <dave1957hoffman@gmail.com>
Sent: Saturday, December 13, 2025 3:12 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Zoning at 87th and Clare



From: Travis Holbert <travish049@yahoo.com>
Sent: Monday, December 22, 2025 1:11 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Habitat for Humanity Project - Lenexa

Good Afternoon,

I am writing to you to voice my concern over the proposed land development project of Claire Road in Lenexa. I am a home owner and resident in Arbor Lake neighborhood. The proposed development project will have serious negative impacts on the surrounding communities. My biggest concern is the lack of community engagement that has occurred up to this point. I only heard about this project recently and am shocked to see how far along this project is in the approval process. Among my many concerns are the elimination of the green space and walking trails our neighborhoods enjoy daily, the impact on home values, the congestion with traffic and people among many others. I ask that you please deny this project and instead work with the community on any development plans moving forward. Many of us plan to be at the city council and planning commission meetings in January to voice our disapproval. I hope our concerns will be noted.

Thank you very much.

Travis Holbert

From: Jo Ella Hoye <JoElla.Hoye@house.ks.gov>
Date: January 8, 2026 at 10:01:19 AM CST
To: Julie Sayers <jsayers@lenexa.com>, John Handley <jhandley@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>
Subject: Support Habitat for Humanity

Good morning Mayor Sayers and Council Members Eiterich and Handley:

I am writing to you as a Lenexa constituent as well as a fellow elected official. Last November, I had the privilege of touring the Habitat for Humanity site in Olathe (photo attached). The homes are beautiful, the volunteer builders were enthusiastic, and I was excited when I heard that Lenexa has the opportunity to have similar housing opportunities for hardworking Kansans.

As a former member of the Lenexa Planning Commission, I know that change is hard. Empty lots don't always remain empty lots. This project meets the Golden Criteria, and I believe that the Lenexa community will come around and welcome their new neighbors in the Kansas-nice way. I bet that we will even have Lenexa volunteers who help build the new housing.

They say, "it takes a village." Lenexa is a village welcoming to all, and we will stand by that when it comes to tackling housing needs. Affordability issues are impacting people at every income including the middle class. Teachers, nurses, and other public servants should be able to afford to live in the communities where they work and play. This project will help make that happen. Please support Habitat for Humanity. Thank you.

Rep. Jo Ella Hoye
House Minority Whip
District 17 | Lenexa and Shawnee, KS
Click to Subscribe to the District 17 Newsletter

2024-2025 Daily Committee Assignments

- 9:00am: Appropriations
- 1:30pm: Transportation
- 3:30pm: Transportation & Public Safety Budget, *Ranking Minority Member*


WALK
SCHOOL DAY

From: Eric Hungerford <erichungerford@gmail.com>
Sent: Saturday, January 17, 2026 11:45 AM
To: Julie Sayers <jsayers@lenexa.com>; John Handley <jhandley@lenexa.com>
Subject: HFH development at 87th and Clare

Julie & John-

My name is Eric Hungerford and I am a Lenexa resident. My family and I have lived at 24053 W 91st Ter for 16 years.

My family and I are adamantly opposed to the development and urge you to keep the park and greenspace in it's current condition.

Thank you,

Eric Hungerford

RECEIVED
JAN 27 2026
CITY OF LENEXA

January 9, 2026

Julie Sayers, Mayor
Lenexa, Kansas

✓Stephanie Sullivan, Planning Manager
Lenexa Planning Commission

Dear Mayor Sayers and Stephanie Sullivan, Planning Manager:

We are writing concerning the proposed 50-home habitat for humanity development at 87th and Clare. This proposal is causing a lot of concern for the neighboring Pulte Home Development and for nearby neighbors on Claire.

When we moved here 17 years ago, Pulte Homes said the field to the West of 87th Terrace was owned by the City and that it was the proposed future site of a park. Later the City considered building houses there but said that the lots were not big enough to build housing similar to ours. If it can be rezoned for a habitat development, why can't it be rezoned for small ranch homes similar to ours?

We are concerned that the people that are drawn there will not maintain the properties, and there will be several regulations broken that will not be addressed. Crime is not a concern now but it may be if property values and upkeep on houses decline. Having the habitat development will also result in our property values dropping. There is so much available land in Lenexa where such a development would not affect the current owners and their properties. There are so many apartment developments nearby where the habitat could be better placed.

We appreciate having a fire station and emergency hospital nearby. There is easy access to K-7. The ranch housing is great for elderly people and we enjoy the peace and quiet of a street without a lot of traffic. It is a safe place for children to be outside.

It is our understanding that the county purchased the land from the city. Therefore, the owners won't own the land. Our taxes will be used to fund something over which we had no say. Would you want your taxes to pay for land for a habitat for humanity community in your neighborhood? It seems like forced charity. What happens if you get a bad owner who doesn't keep up his house? Who takes care of the maintenance of the land if the homeowner does not own the land? Will the county fine the homeowner if they don't take proper care of the house and land?

Could you have informed the neighborhoods about this and asked their opinions and concerns before proceeding? It would have been helpful to us if we had an opportunity for input regarding other alternative places where the Habitant could be built. In light of these concerns, please reconsider your plan and keep the neighbors informed on this important proposal. Thank you for your consideration.

Sincerely,

The Jensens

The Jensens
23811 W. 87th Terrace
Lenexa, KS 66227

From: Melyn Bounous <mbounous@lenexa.com>
Date: January 14, 2026 at 5:26:05 PM CST
To: Julie Sayers <jsayers@lenexa.com>
Subject: letter

Mayor—I've attached the letter I scanned.

Melyn Bounous

Administrative Assistant II

City of Lenexa | Executive and Legal Departments

913.477.7520 (direct) | 913.477.7639 (fax)



Ltr from Jensens rcvd 1.14.26.pdf

RECEIVED 1.14.26

January 9, 2026

✓ Julie Sayers, Mayor
Lenexa, Kansas

Stephanie Sullivan, Planning Manager
Lenexa Planning Commission

Dear Mayor Sayers and Stephanie Sullivan, Planning Manager:

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When we moved here 17 years ago, Pulte Homes said the field to the West of 87th Terrace was owned by the City and that it was the proposed future site of a park. Later the City considered building houses there but said that the lots were not big enough to build housing similar to ours. If it can be rezoned for a habitat development, why can't it be rezoned for small ranch homes similar to ours?

We are concerned that the people that are drawn there will not maintain the properties, and there will be several regulations broken that will not be addressed. Crime is not a concern now but it may be if property values and upkeep on houses decline. Having the habitat development will also result in our property values dropping. There is so much available land in Lenexa where such a development would not affect the current owners and their properties. There are so many apartment developments nearby where the habitat could be better placed.

We appreciate having a fire station and emergency hospital nearby. There is easy access to K-7. The ranch housing is great for elderly people and we enjoy the peace and quiet of a street without a lot of traffic. It is a safe place for children to be outside.

It is our understanding that the county purchased the land from the city. Therefore, the owners won't own the land. Our taxes will be used to fund something over which we had no say. Would you want your taxes to pay for land for a habitat for humanity community in your neighborhood? It seems like forced charity. What happens if you get a bad owner who doesn't keep up his house? Who takes care of the maintenance of the land if the homeowner does not own the land? Will the county fine the homeowner if they don't take proper care of the house and land?

Could you have informed the neighborhoods about this and asked their opinions and concerns before proceeding? It would have been helpful to us if we had an opportunity for input regarding other alternative places where the Habitant could be built. In light of these concerns, please reconsider your plan and keep the neighbors informed on this important proposal. Thank you for your consideration.

Sincerely,

The Jensens

The Jensens
23811 W. 87th Terrace
Lenexa, KS 66227

Hello,

Thank you for sharing your comments regarding the **Clear Creek Subdivision** project (RZ26-01, PT26-01P). Your email has been received and will be included in the materials provided to the Planning Commission.

This project is currently scheduled for consideration at the **Planning Commission meeting on Monday, February 2, 2026 at 7:00 PM in the Community Forum at Lenexa City Hall**. The full meeting packet will be available by the end of the day Thursday, January 29, 2026 on the City's website at: https://www.lenexa.com/Government/Agendas-Minutes

If you would like to provide any additional written comments before the meeting, feel free to reply to this email.

Stephanie Sullivan, AICP
Planning Manager

Community Development Department
City of Lenexa, Kansas
17101 W. 87th Street Parkway, Lenexa, KS 66219
ssullivan@lenexa.com | 913-477-7712 | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service.

From: Eric Johnson <eajohnson8661@gmail.com>
Sent: Thursday, January 8, 2026 11:01 AM
To: CD Planning <Planning@lenexa.com>
Subject: Habitat for Humanity Project in Lenexa

To Whom It May Concern-

My name is Eric Johnson, and I am a 34-year resident of Johnson County and a Habitat for Humanity volunteer. Since I retired three years ago after a long career as an executive with Hallmark, I have been a weekly "regular" volunteer with Habitat. I chose this organization because I believe in their mission and the importance of what they do for our local community.

I am writing this as I was made aware of a potential new project in Lenexa to bring an affordable housing project to the city. This project is critical to Lenexa and Johnson County as housing prices have risen to a level that prevents many people that provide critical roles from living in the city where they work.

The Habitat for Humanity homes are quality products and their model ensures that the homes are maintained and the owners are committed to the community. I have seen the result of this on the many homes I have had the honor to help to build in the Kansas City area. I have also been active in helping to build out the new Olathe project.

I would ask for your support to approve this project!

Thank you for your time.

Sincerely,
Eric Johnson
6108 West 157th Street
Overland Park, KS 66223

From: Craig Jordan <craigjordan61@gmail.com>
Sent: Wednesday, December 10, 2025 9:47 AM
To: John Handley <jhandley@lenexa.com>
Subject: Habitat for humanity development

Mr. Handley, We have concerns regarding the park land being sold to possible Habitat for humanity Homes. These are very small homes fourteen hundred square feet including the basement. This is only going to lower our property value & likely bring more crime to this area, I have lived in this home since before Lenexa annexed this area. Would you like this in your backyard? The traffic on eighty third street is already a bad issue. There are a lot more homes going up to the west to add to this problem. We have all these newer schools adding to the taxes going higher, With myself and many others in the area retired on a fixed income we need to have our taxes at a fixed rate to help ease the tax burden. These new home owners would not even pay full taxes since they won't be the land owners. Then the land trust claims they will police the property upkeep. These homeowners will likely be very trashy properties in a very short time. This needs to be voted down to put a stop to this.

There is also a speeding issue on Clare road, I did see an undercover officer running radar a few weeks back but not when it was in heavy use this needs to be done more frequently. This park is heavily used now it still has some beautiful wildlife but this will be chased away by Lenexa's greed to develop the land, what a shame.

Sincerely Craig
Jordan

From: craigjulian@comcast.net <craigjulian@comcast.net>
Sent: Tuesday, December 9, 2025 6:26 PM
To: handleyforlenexa@gmail.com; John Handley <jhandley@lenexa.com>; Julie Sayers <jsayers@lenexa.com>
Subject: Voicing Concerns on Habitat For Humanity Housing Proposal Claire Road Lenexa

John, Julie,

My name is Craig Julian and I am a homeowner in The Timbers at Clear Creek. I am writing to formally express my strong opposition to the proposed sale and development of the land on Claire Road for a Habitat for Humanity housing project.

Due to business travel, I am unable to attend the upcoming meetings in person, but I request that this email be entered into the public record regarding this proposal.

My opposition is rooted in serious concerns regarding the potential negative impact on property values in our established subdivision and the safety of our current homeowners. Introducing this type of development into our specific area is not consistent with the existing neighborhood character.

Furthermore, I am deeply troubled by the lack of transparency regarding this project. It feels as though these conversations are happening behind closed doors, with residents only finding out via social media rumors rather than official channels. For example, I have attempted to locate the meeting minutes from the 11/21 BOCC meeting where this was discussed, but could not easily find the meeting video or minutes to review. https://boccmeetings.jocogov.org/onbaseagendaonline

This seems to be a recurring pattern in Lenexa. Between the previous attempt to place a homeless shelter near I-35 and 95th, and the proposal for multi-family housing near 83rd and Claire, there is a consistent failure to adequately inform the public. Residents should not have to scour archaic websites or rely on word-of-mouth to protect their neighborhoods.

I urge you to oppose this development and to overhaul how the city notifies residents of such impactful projects.

Respectfully,

Craig Julian

816-885-3378

From: Danielle Juiliano <ddjuiliano@gmail.com>
Date: December 8, 2025 at 11:56:39 AM CST
To: Courtney Eiterich <ceiterich@lenexa.com>
Subject: Concerns Regarding Proposed Development

Dear Ms. Eitherich,

I hope you are well. I am writing to share my concerns regarding the proposed Habitat for Humanity development planned for the 8700 block of Clare.

I fully support efforts to expand affordable and accessible housing in our community; however, I believe this particular location presents several challenges that warrant reconsideration. Specifically:

- **Infrastructure and traffic capacity:** The roads and surrounding infrastructure in this area are already strained, and additional housing could create congestion and safety issues without prior improvements.
- **Impact on neighborhood resources:** Local schools, public services, and utilities are operating near capacity. A new development of this size may place additional demands on systems that are not currently equipped to absorb them.
- **Land use and zoning compatibility:** The proposed density and design may not align with the existing character and long-term planning goals for this neighborhood. I ask that the city conduct a thorough review of whether this site is the most suitable option for such a project. I would also like them to consider the fact that this is green space that the community was told would NEVER be developed, time after time. The surrounding neighborhoods are very unhappy.
- **Alternative site evaluation:** I would appreciate clarification on whether other parcels with better infrastructure support or more appropriate zoning were considered before selecting this location. The DeSoto school district and schools that are close are full. Beyond full and the other developments that you have already approved are already taxing these schools and will continue to for years.

My intention is not to oppose the mission of Habitat for Humanity, but rather to ensure that any new development is placed where it can succeed without creating unintended consequences for current residents or the families who would live there.

I respectfully request that the board hold further discussion, seek additional community input, and reevaluate whether the 8700 block of Clare is the best possible site for this project. I am aware of the upcoming meeting regarding this development and I would appreciate you as our city council member, looking into this development further and understanding that the surrounding neighborhoods do NOT want this.

It seems as though the city and members of the council have not taken any community input into consideration with any of the new surrounding developments and continue to max out our schools, roads, and infrastructure.

Thank you for your time and consideration. I would welcome the opportunity to participate in any upcoming meetings or hearings.

Sincerely,
Danielle Juiliano

8412 Redbird St, Lenexa, KS 66227

From: Chris Karlin <ckarlin47@gmail.com>
Date: January 4, 2026 at 12:52:31 PM CST
To: Julie Sayers <jsayers@lenexa.com>
Subject: 87th and Clare Proposed Development

Hello,

I'm writing to express my opposition to any development or rezoning of the Clear Creek Wetlands (8705 Clare Road).

Currently this location has been acting as a nature area and park providing residents an area to interact with nature and observe native wildlife and plants. Within Lenexa, undeveloped land allowing residents to escape subdivisions and city scenery is lacking. This deprives us of opportunities to unplug, relax, and destress.

I live near this area and appreciate the ability to be within walking distance of a nature area that has largely not been impacted by any development. I enjoy being able to walk with my kids through the park and see various wildlife, birds, and plant life. Additionally because there has been no development in this location, once in the park I don't have to worry about vehicle safety with cars passing through.

Beyond my own enjoyment of this area, I frequently see many other individuals using this area. Not only do people walk along the paved trail, but many walk through the grassy areas to really get the sense they have left the city behind and can be at one with nature. By developing any part of this area the entire dynamic changes. No longer can nature be experienced but it becomes just another faceless suburb within the metro.

I have no issue specifically with Habitat for Humanity and the quest to develop more affordable housing. In fact, I think it's a good thing that the nation needs. However, I can not support any development, public or private, of the Clear Creek Wetlands when it would rob us of a treasured nature area. I urge all involved to oppose development/rezoning proposals and leave the area untouched.

Chris Karlin
Clear Creek Estates
ckarlin47@gmail.com

From: Megan Karlin <megan.karlin@gmail.com>
Sent: Saturday, January 3, 2026 1:19 PM
To: John Handley <jhandley@lenexa.com>
Subject: Proposed Development of Clear Creek Wetlands Area

Councilmember Handley,

I am writing to discourage any rezoning or development of the city owned land in the Clear Creek Wetlands area at 87th and Clare Road.

In its current state, this community green space is a valuable resource to all Lenexa citizens, especially to the citizens who live nearby and frequent both the concrete and grass trails daily. We are cut-off from any of Lenexa's other major green spaces by Kansas Highway 7. There isn't a safe way to cross the highway on foot to access other trails or significant green spaces.

Someone might say that we have Wild Bill Hickok Park. We do, and we love it, but these do not serve the same purpose. Wild Bill is a fun place to play, but if we want to stretch our legs and get some exercise, we always head to the Clear Creek Trail area.

Over the past few years, one of my favorite parts of living in Lenexa has been using the green space for daily walks with my kids. Trying to walk along Clare where most of the cars are speeding in between roundabouts is stressful. I feel like I can breathe again and enjoy the walk as soon as we enter the park. Not having to worry about drivers entering and exiting neighborhoods or driveways is a huge relief. I'm actually able to enjoy the time with my kids.

We love learning about the various birds, animals and plants that call the park home. This fall it was so much fun to watch the migrating Monarch butterflies in the park. It's not uncommon for us to see coyotes and deer along the trail on cloudy or foggy mornings. Where will they go if their habitat is destroyed? I can only imagine there will be greater instances of conflict between humans, pets and wildlife if this area is destroyed.

So many times I've said to myself, "What great proof this area is that you don't have to personally own nature to enjoy it." If this area is developed, that's not going to be true for those who live here anymore. As a park, it's free for everyone to enjoy and adds value to the lives of many.

I understand the metro needs more affordable housing. Prices are outrageous. There's got to be better places than this to develop though. We need shared green spaces and places where we can still imagine what it might have meant to call the prairie home.

Sincerely,

Megan Karlin
Clear Creek Estates
Lenexa, Kansas

From: Mike Kendall <kendall5504@yahoo.com>
Date: December 22, 2025 at 10:58:46 AM CST
To: Julie Sayers <jsayers@lenexa.com>
Cc: Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>
Subject: Concerns Regarding Proposed Habitat for Humanity Development on Taxpayer-Owned Land 83rd. And Claire Rd.

Dear Mayor Sayers and Council members C Eiterich, J Handley.

I am writing as a resident of Lenexa to express my strong concerns regarding the proposal to place a Habitat for Humanity neighborhood on taxpayer-owned land within our city.

First and foremost, the land being considered serves as an important wildlife and natural area. This space provides habitat for native species, supports local ecosystems, assists with stormwater absorption, and contributes to the environmental character and quality of life that residents value in Lenexa. Once developed, this land cannot be restored to its original ecological function. Preserving green space is increasingly important as our city continues to grow, and sacrificing publicly owned natural land for permanent development sets a concerning precedent.

Additionally, taxpayer land should be managed in a way that benefits the entire community and aligns with long-term planning goals. Using public land for a single-purpose residential development limits future options such as conservation, recreation, flood mitigation, or infrastructure needs that may serve a broader population.

There are also public safety and infrastructure concerns that should be carefully considered. Numerous cities have experienced increased demands on police, fire, and emergency services following high-density or subsidized housing developments, especially when they are introduced into areas not originally designed to support them. While no group of residents should be unfairly characterized, data from similar developments across the country shows that rapid residential expansion can correlate with increased calls for service and strain on municipal resources if not properly planned and funded. Lenexa should not take on additional long-term costs or risks without clear, independent impact studies.

Furthermore, this type of development could negatively affect nearby property values, traffic patterns, and neighborhood cohesion. Residents who chose to live near preserved land did so with the reasonable expectation that it would remain undeveloped. Altering that understanding erodes public trust and discourages future community support for city initiatives.

I fully support efforts to address housing affordability, but such projects should be placed on appropriately zoned land, funded and maintained without sacrificing protected natural spaces or shifting long-term costs onto taxpayers. There are more suitable locations and alternative approaches that would better align with Lenexa's strategic vision and commitment to responsible growth.

I respectfully urge you and the City Council to oppose this proposal and to prioritize the preservation of taxpayer-owned land, environmental stewardship, public safety, and fiscal responsibility. Decisions of this magnitude should reflect the long-term interests of Lenexa residents, not short-term development pressures.

Please be advised that if this proposal moves forward as currently presented, I, along with other concerned residents, am prepared to pursue legal action against the City of Lenexa to protect taxpayer

interests, environmental resources, and established land-use expectations. This is not a step I take lightly, but one I am willing to consider should all other avenues be exhausted.

Thank you for your time and consideration. I appreciate your service to our community and trust that these concerns will be given serious and thoughtful review.

Sincerely,
Michael J. Kendall
25121 W 83rd Terr
Lenexa, KS 66227
913-295-3795
Kendall5504@yahoo.com
Resident, Cedarcrest Neighborhood
Lenexa, Kansas

From: Lyssa Kirwan <lyssa@5five.design>
Sent: Monday, January 5, 2026 5:32 PM
To: John Handley <jhandley@lenexa.com>; Stephanie Sullivan <ssullivan@lenexa.com>; Julie Sayers <jsayers@lenexa.com>
Subject: Community Concerns Regarding Proposed Habitat for Humanity Development at 87th & Clare

Dear Planning Commission Members, City Council Members, and Mayor Sayers,
My name is Lyssa Kirwan, and I am a resident of Clear Creek Estates near 87th and Clare. I am writing to respectfully express my opposition to the proposed 50-home Habitat for Humanity development currently under consideration for this site.
This land has long functioned as a valuable open and public-use space for our neighborhood—providing a buffer, natural views, and a sense of openness that contributes to the character and livability of this area. For those of us who live immediately adjacent to it, this space is not abstract; it is part of our daily environment and quality of life.
While I respect the mission of Habitat for Humanity and support affordable housing in principle, I do not believe this particular location is appropriate for a development of this scale. The required rezoning from agricultural to residential represents a permanent change with far-reaching consequences. I am concerned about increased traffic, strain on infrastructure and schools, environmental impacts, and the loss of land that has served the community as open space.
Because this development is directly behind existing homes, its impact will be immediate and disproportionate for nearby residents. Once this land is rezoned and developed, the opportunity to preserve it as open or transitional space is gone forever.
I urge the City to slow this process, meaningfully consider the concerns of adjacent homeowners, and explore alternative sites or solutions that better align with Lenexa's long-term planning goals and community values.
Thank you for your time, your service, and for considering the voices of residents who are directly affected by this decision.
Sincerely,
Lyssa Kirwan
Lenexa, Kansas
Thank you for your time, your service to Lenexa, and for considering the perspectives of those who live in and care deeply about this community.
Sincerely,
Lyssa Kirwan
Lenexa, KS



Lyssa Kirwan
Founder, **5Five.Design**
Lenexa, Ks
(847) 361-1825
lyssa@5five.design

From: Erin Kling <erinmkling@gmail.com>
Sent: Tuesday, December 9, 2025 4:00 PM
To: Julie Sayers <jsayers@lenexa.com>
Subject: Proposed Development at 87th & Clare

Dear Mayor Sayers,

My name is Erin Kling and I am a resident of Lenexa Ward #1, 8752 Greeley Street. I am writing to you today to express my concern for the proposed Habitat for Humanity development at 87th Street and Clare Road. A development of this scope is going to greatly and negatively impact the value of our home and the homes in the adjacent neighborhoods (not just taxable value). Also, the vast majority of our homes in this area are governed by strict associations regulating property maintenance to ensure community values are protected. I can't help but worry that this community would not have the same structure to ensure basic maintenance and appearance is upheld. Especially, when this community borders upon such a highly used and regarded city green space. I would also like to point out that this area is not "walkable" for anything, e.g. schools, churches, groceries, public transportation. These neighborhoods feed De Soto schools and the only bus route that does not incur an additional, annual parental fee ($300-$600) is to the high school and with no sidewalks available, the elementary and middle schools are not safely accessible by foot.

While I understand the importance of communities such as this, it is my firm belief that this location is more problematic for current and future residents and kindly urge you and the City Council to consider a more appropriate location for this development.

Thank you for your service and dedication to our community and your consideration on this matter. I would appreciate a response regarding your position on this matter.

Erin Kling

8752 Greeley St

From: Marv Kohles <mgkohles09@gmail.com>
Date: December 28, 2025 at 7:34:12 AM CST
To: Julie Sayers <jsayers@lenexa.com>, Jenny Kohles <jennykohles6@gmail.com>, Bryan Dobson <bdobson@acepipe.com>, MOTYCKA LARRY <lmotycka@aol.com>
Subject: City of Lenexa

Mayor Sayers,
I am writing to you about the concern I have for the rezoning and major change your team is planning for the city of Lenexa. My wife and I chose our home in the Timbers because of three reasons, Safety, ease of access and diversity in our kids activities, this is after looking at 70 homes in the KC metro. Except for a few break-ins, Lenexa's police has made our community safe. I work in the KCK/KCMO. I see crime daily, homeless, murders, break ins weekly. The area you are proposing is bringing that culture within miles of four schools, multiple religious locations, thousands of homes and many hard working businesses. Lenexa, Kansas, consistently ranks **highly nationally** and statewide, often appearing in the top 10 for best suburbs for young professionals, families, and overall quality of life, recognized for its strong economy, excellent public schools , low crime, and amenities, making it a top Kansas City suburb and a preferred place to live, with some reports noting it as a top 10 suburb in Kansas for diversity and home-buying.

Why do you want to change this?

Clear Creek Subdivision Preliminary Plat (PT26-01P)
Application Type: **Preliminary Plat**

Application Description: **Consideration of a preliminary plan for development of a single-family residential subdivision with 50 lots at a property in the RP-1, Planned Residential Single-Family District.**
Generally located: Clare Rd (8705 Clare Road)
Date(s) for Consideration: 1/5/2026 (Pending) & 1/20/2026 (Pending)

From: Michelle Lancaster <mlancaster@live.com>
Sent: Tuesday, January 27, 2026 6:35 PM
To: Courtney Eiterich <ceiterich@lenexa.com>; John Handley <jhandley@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Avery Bell <abell@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>; CD Planning <Planning@lenexa.com>; Stephanie Sullivan <ssullivan@lenexa.com>
Subject: HFH - Clear Creek Wetlands Opposition

I am writing to express my opposition to the Habitat for Humanity potential build at the Clear Creeks Wetland. I will not get into the other technical issues that I am sure many will regarding the RFP inconsistencies with other potential buyers, the purchase price below market value, etc. I will also try to keep this short, as I know you are receiving a massive amount of letters in opposition.

I am going to focus on three major items. The current traffic, the nature you are demolishing, and the lack of trust the citizens now have in the integrity of this project.

Habitat for Humanity said this build could take 5 to 6 years to complete. Tim Green, City Engineer, stated, "The subdivision will generate up to 500 trips per day". You are asking the current residents to be OK with extra noise, trash, and 500-plus in traffic coming in and out of our neighborhood for the next 5 to 6 years. If you had done a traffic study or visited the site for a few hours, you would see that this road is already heavily packed with vehicles as well as a significant amount of foot traffic that goes to and from the park entrance. The foot traffic includes cyclists (which currently clogs the roads as drivers try to pass), cyclists on those three-wheeled low-to-the-ground bikes, walkers, dog walkers, children on scooters, bikes, roller skates, etc. Adding 500-plus vehicles in and out of the park's entryway creates a massive safety hazard for those trying to get some fresh air. As well, we have been told by the mayor and others the sidewalks will still be in place. Who really wants to walk next to a noisy construction site for the next 5 to 6 years? A young boy was recently killed on an electric scooter because of a vehicle. You are setting this area up for the same.

The mayor likes to "walk the beautiful trails" with her husband, John Handly, and his husband "enjoy being within walking distance of events that go on at Sar-Ko-Par Trails Park", and Avery Bell and his wife "can be found often walking their two dogs through the nature trails in our beautiful city." Imagine being told you can still walk those lovely sites, but you will have to put up with construction and a new housing development. There has never been a sign that the land was for sale or that it wasn't part of the park. Good or bad, perception is everything, and every reasonable person who bought a home in this area was told and perceived that it would stay a park. This is the first time Lenexa is taking away a nature site and putting in homes, so you can imagine why the neighbors are upset. We love the peace and quiet, the butterflies, the coyotes, the deer, the rabbits, and the entire experience of the quiet nature trail we currently heavily utilize. If you are really doing this for the good of others, perhaps you should consider different park spaces, such as Sar-Ko-Par Trails Park. John Handly is correct on how enjoyable it is because of the events; it's within walking distance to grocery stores, shopping centers, etc. It is in the heart of Lenexa and would be a truly wonderful site for the less fortunate that are needing an affordable home.

Lastly, we have all lost faith in the current council. It starts with Beccy Yochum asking Lindsay Hicks for a "small "bump" in scoring when it comes to qualifying homes". That is taking away from the very people you are trying to help. Beccy claims now that we don't want our fireman or police in the neighborhood; however, the fireman and police are already living in the Timbers. If the city is that concerned about its

own employees over all other residents, perhaps it should use the funding to pay them higher wages. It continues with Beccy Yocham reminding Lindsay Hicks about timing because "4 council members are up for election". Just as a reminder, this project will take 5 to 6 years to complete, every seat will be up for election in that time and the construction will be a very loud reminder of why we need new leadership. Lastly, it comes down to our own council member from our ward Coutney, claiming she knew nothing of this project until she started receiving emails from the neighborhood in December. Then please tell me why on July 16, 2025, Lindsay Hicks emailed Beccy Yocham stating, "we so enjoyed meeting with the Lenexa team, council members, and mayor yesterday", along with other emails stating the council members were well aware of this project. This project is already tainted with lies and distrust.

I ask that the Council deny the application and consider the requests of the current residents. We ask that you keep the park as it is and not chase us out of our own homes. I know of several homes that are already looking to move because of this. If you want to restore trust with current voters, do not vote to allow this project through.

Thank you,
Michelle Lancaster

From: Jeff Laurendeau <jeffrey.laurendeau@gmail.com>
Date: January 8, 2026 at 10:56:34 AM CST
To: Julie Sayers <jsayers@lenexa.com>
Subject: Proposed Development at 87th and Clare Rd

Good morning Mayor Sayers,

I want to share my concerns regarding the proposed development that will go before the Council next month. I've outlined concerns below and apologize for the length, but there are more questions than answers on this proposal. I request that the City postpone or deny rezoning and land-use approval for the proposed **50-home Habitat for Humanity (HFH)** development on Clare Road until standard impact studies, financial disclosures, and meaningful public engagement occur.

1. Rezoning This Site Eliminates Scarce Green Space and Has Not Been Evaluated Through Standard Project-Level Review

While this parcel is designated for residential use under the comprehensive plan, residents object to **rezoning and developing land that currently functions as one of the few remaining contiguous green spaces in west Lenexa**, integrated with an established **walking trail and park network that connects multiple neighborhoods**.

This is not unused land. The open space adjacent to these trails provides scenic views, neighborhood connectivity, and recreational value that **cannot be replicated elsewhere in west Lenexa**.

At the same time, the **specific proposal**—a tightly clustered 50-home subdivision—introduces impacts that require routine project-level review beyond a general land-use designation. For a development of this size, the City would typically complete and share:

- a traffic impact analysis
- a school-capacity review
- an emergency-access/fire-response
- analysis, and
- a stormwater engineering evaluation.

None of these studies have been released. Residents are not opposing residential development in principle; we are objecting to the **loss of irreplaceable green space** and requesting the same due diligence and transparency expected for any high-density project.

This concern aligns with **Lenexa's own recent parks and recreation survey**, which shows residents consistently prioritize preservation of parks and natural areas. Once rezoned and developed, this green space—and its contribution to the trail experience—is permanently lost.

2. Infrastructure and Transportation Limitations at Clare Road

No RideKC bus service exists within 3–4 miles of the site. HFH representatives confirmed that vehicle ownership and insurance costs are not considered in eligibility screening, despite being unavoidable at this location. Residents request clarity on whether extending transit service would require taxpayer funding.

3. Stormwater Capacity Requires Updated Engineering Review

Existing stormwater basins and drainage systems were designed for current neighborhood conditions. A 50-home cluster would significantly increase impervious surface. Residents are **not asserting insufficiency**, but request:

- original stormwater design assumptions,
- any updated analyses for this proposal,
- clarification on whether additional infrastructure would be required and who would fund it.

There are many more issues with this proposal beyond what I mentioned above. I look forward to a thorough discussion at next month's meeting and the city working with the many residents and neighborhoods that are against this proposal. Thank you for your time.

Sincerely,

Jeff Laurendeau

From: Rob <rleuszler@gmail.com>
Sent: Monday, January 5, 2026 8:21 AM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Planning Commission inquiry

Why would anyone plan to put low income Habitat for Humanity houses on prime real estate next to a park in the country. This has to be the dumbest group of planning commission members the state has ever encountered. 50 low income homes are already a drain on society and then to put them on prime real estate where they cannot afford to maintain the property is pure stupid.

I have lived around Section 8 house and been impacted by the numerous issues these areas create for the community for 50 years. My parents have been foster parents for the kids of these individuals that are in and out of trouble with the state. These areas are breading grounds for high crime rates driven by the have nots fitting in with the community. The kids were in and out of trouble with the law for stealing and other crimes. The mothers were selling groceries for cash and the kids all had multiple fathers that the women could not recall their names for child support! The Lenexa Claire Road is not the place for the illegal use of EPA funds for Habitat for Humanity, the city of Lenexa, or the residents that are hard working Americans not on government assistance to support crime in our neighborhoods.

I have contacted the DOJ, Housing and Unban Development, and the EPA to put a stop to this nonsense. We moved out of the city to get away from the crimes of the inner city to only have this Lenexa commission plan to move the problems to the suburbs. This is unlawful for the EPA to be involved with any loans to the Habitat for Humanity organization!

The goal of the Lenexa City Planning commission is not to provide low cost housing! Your job is to provide an environment where families want to put down roots that encourages higher taxes, so the planning commission can build better schools, infrastructure for water, sewer, and entertainment! Stop catering to those that are not contributing and are a problem for the city, the community, schools, police, and fire departments!

From: Irene Lindsey <irenelindseyhomes@gmail.com>
Date: January 23, 2026 at 12:28:24 PM CST
To: Irene Lindsey <irenelindseyhomes@gmail.com>
Subject: Habitat for Humanity

Dear Members of the Council,

Please see the attached letter expressing my support for Habitat for Humanity's requests for rezoning approval from agricultural to residential. This is in reference to the upcoming Lenexa City Council meeting on February 3rd.

Best regards,

Irene Lindsey AHWD C2EX SRES®
Broker-Salesperson MO//Salesperson KS
kw KANSAS CITY
KELLERWILLIAMS
(816) 216-1295 mobile
(913) 825-7500 office
ilindsey@kw.com
https://ilindseyhomes.kw.com/

ATTACHMENT:

PDF
City of
Lenexa-Habitat for Hu

January 23, 2026

Dear Members of the Council,

I'm writing in strong support of the proposed 50-home Habitat for Humanity development at **87th Street and Clare Road in Lenexa**. I'm submitting this letter as a local real estate professional and community member. I also work down the street (at another work office) of 8725 Rosehill Rd, Lenexa, Kansas 66215.

Attainable housing is one of the most urgent challenges facing Johnson County. In today's market, with the average sales price around **$563,562**, homeownership is increasingly out of reach for first-time buyers and working families. Combined with low housing inventory, the pressure is real and it's not easing on its own.

We also know many renters are stretched thin. Approximately **40% of renters in Johnson County** spend more than **30% of their income** on housing, leaving little room for savings, education, healthcare, or long-term financial stability.

Habitat's work is about more than construction—it's about stability. This development will create attainable paths to homeownership and strengthen the community through safe, stable housing. Families who move into these homes will become part of Lenexa—contributing to schools, neighborhoods, and the local economy.

For these reasons, I respectfully urge you to **vote yes** in support of this Habitat for Humanity project.

Thank you for your time, your consideration, and your service to Lenexa.

Sincerely,
Irene Lindsey, AHWD, C2EX, SRES®
Broker-Salesperson (MO) | Salesperson (KS)

Keller Williams Metro Kansas City
(816) 216-1295 mobile | (913) 825-7500 office
ilindsey@kw.com
ilindseyhomes.kw.com
Irene Lindsey Homes, LLC
800 E. 101st Terr, Suite 350 #3977
Kansas City, MO 64131

From: Grace Manac <grace.langley1990@gmail.com>
Sent: Wednesday, January 14, 2026 9:08 AM
To: Stephanie Sullivan <ssullivan@lenexa.com>; Julie Sayers <jsayers@lenexa.com>; John Handley <jhandley@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Avery Bell <abell@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>
Subject: HFH- Clear Creek Nature Preserve

Dear Planning Commission and Lenexa City Council,

I am writing as a Lenexa resident to respectfully request your attention and oversight regarding the proposed 50-home Habitat for Humanity (HFH) development on Clare Road in west Lenexa.

Residents are not opposed to affordable housing in principle. Our concerns center on the process, scale, site selection, and lack of standard transparency that typically accompanies a high-density development of this magnitude.

Specifically, residents are asking that rezoning and land-use approvals be postponed or denied until routine project-level reviews and disclosures are completed and shared publicly. For a development of this size, the City would normally provide a traffic impact analysis, school-capacity review, emergency-access and fire-response analysis, and a stormwater engineering evaluation. To date, none of these studies have been released.

This site is not vacant or unused land. It functions as one of the few remaining contiguous green spaces in west Lenexa and is integrated into an established walking trail and park network connecting multiple neighborhoods. Once rezoned and developed, this green space—and its recreational, environmental, and connectivity value—is permanently lost. This directly conflicts with Lenexa's own parks and recreation survey results, which show residents consistently prioritize preservation of parks and natural areas.

Additional concerns include:

• The Clare Road site lacks nearby public transit, requiring vehicle ownership despite this not being considered in HFH eligibility screening.

- RideKC, Route 563, Shawnee to Downtown is also scheduled to be discontinued March 1, 2026 making transit and even larger concern

• Existing stormwater systems were designed for current neighborhood conditions and may require costly upgrades if impervious surface increases.

• Concept plans show density and lot configurations incompatible with surrounding west Lenexa neighborhoods.

• Residents have not received written confirmation that standard development fees and infrastructure costs will not be shifted to taxpayers.

• On November 21, 2024, Johnson County approved $2.47 million in federal SLFRF funds for land acquisition without neighborhood notification or disclosure of alternative site evaluations or cost breakdowns.

• A 50-home cluster far exceeds local Habitat precedent; the largest recent regional project involved approximately 14 homes.

• Lenexa already owns city-owned land better suited for compact affordable housing, including the Justice Center campus and the former City Hall site both of which offer better access to transit, utilities, and services without eliminating existing green space.

• Public-record emails indicate substantial City–HFH planning occurred months before residents were informed, raising concerns that public input came after key decisions were already made.

Residents are simply asking for the same due diligence, transparency, and public engagement that would be expected for any project of this scale—especially when public funds and irreplaceable green space are involved.

We respectfully request your assistance in ensuring that proper review, disclosure, and community engagement occur before any further approvals move forward.

Thank you for your time and consideration.

Sincerely,

Grace Manac
Lenexa, Kansas
Mobile: 913-307-6325

From: Mick McMahon <mmmcmahon@intercitydirect.com>
Date: January 5, 2026 at 7:21:28 PM CST
To: Stephanie Sullivan <ssullivan@lenexa.com>, Julie Sayers <jsayers@lenexa.com>, John Handley <jhandley@lenexa.com>
Subject: Proposed 87th & Clare

I received a piece of mail talking about a proposed 50 home Habitat for Humanity development at 87th and Claire. I strongly object this. I moved here for the park with the ponds so that I can walk my dogs. I like the fact that it is more secluded and open. There is not room for 50 homes to be built there. Also, this affects the property value of my home. I am absolutely not OK with this. Do we get a vote on this? When and where can we vote. There must be somewhere else with more land, closer to the city for this development.

I am available if you would like to discuss this further as a current and local resident.

612–4 32–3070.

- Mick McMahon

From: Sharon Lab <sllab08@yahoo.com>
Date: December 18, 2025 at 6:50:58 PM CST
To: Craig Denny <cdenny@lenexa.com>
Subject: Fwd: Habitat Development Proposal

Sharon Lab
Sent from my iPhone

Begin forwarded message:
From: Sharon Lab <sllab08@yahoo.com>
Date: December 18, 2025 at 3:29:27 PM CST
To: cdenny@lenexa.co
Subject: Habitat Development Proposal

Dear Craig,

I appreciate your review of the attached.

Sharon Lab & Scott Murray
8844 Houston St
Lenexa, KS 66227

December 18, 2025

Dear Craig Denny,

Scott and I are writing to you regarding the proposal by Habitat for Humanity to build 50 homes off Clare Road and 87th St in Lenexa. We live in the Timbers at Clear Creek which is across the street from the proposed location. We were advised on December 9, 2025 of this proposed project by our HOA and have had the opportunity to review all the items supplied by Habitat. We also had a conversation with Councilman John Michael Handley on December 11, 2025 as well as exchanged several emails with questions and concerns. John Michael provided some great information about how projects are presented and reviewed.

We want to share with you the items we discussed with John Michael, as well as some additional items, so that the entire council is aware of our questions and concerns. There is a need for affordable homes in Johnson County. Habitat does great work. In fact, Scott has done volunteer work for them in the past.

Our questions and concerns are:

1. The size of the development. Building 50 lower income homes in one location is a concern and would certainly impact the other 2 plats adjacent to plat A referenced in the area. Would future developers want to build in this area?
2. Why put 50 homes in a 17-acre area? This is very tight. A nearby development just approved at 83rd and Clare Road (Enclave neighborhood) is putting 50 homes in 33 acres.
3. Consistency within the area – all surrounding developments have housing of significantly larger value and could be impacted by this project. We understand Habitat indicates it will not impact property value because it is a land trust, but we don't feel that Habitat or Lenexa can guarantee this.
4. Maintenance of the development. Who and how can Habitat assure that this area will be maintained in a consistent standard as the surrounding subdivisions that have HOA's. It would be good to know if they will have an HOA or other oversight for this.
5. Price of the land. Habitat is offering $49,000 per acre. Based upon some rough investigation, this land should be worth $70,000 per acre or more. At 91st and Gander as a part of Creekside Park Development 3.5 acres were sold for $250,000. In DeSoto 38.6 acres sold for $2.4M. Why would Lenexa sell premier land at such a discount?
6. We are also concerned that the rezoning posting has not been done as required. A posting is required to be placed by December 15, 2025 and it is not anywhere along Clare Road. Is this only posted on line? If so, how do those without access to computers or who don't check your website weekly know about rezoning? This is a concern for all who live in areas such as ours with a lot of undeveloped land.

As stated, we understand the need for affordable housing in Johnson County. We also feel there are locations that may be more suited to this project than the one outlined in Habitat's proposal. Thank you for taking our concerns into consideration. We look forward to participating in the upcoming planning commission meeting on January 5, 2026 and futures events.

Regards,
Sharon Lab & Scott Murray
8844 Houston St.
Lenexa, KS 66227

From: Julie Narron <taylortwo@gmail.com>
Sent: Tuesday, January 27, 2026 4:38 PM
To: John Handley <jhandley@lenexa.com>
Cc: Courtney Eiterich <ceiterich@lenexa.com>
Subject: Re: Formal Public Comment Regarding Process Integrity, Ethics, and Public Land Disposition – Proposed Habitat for Humanity Development

Dear Councilmember Handley,
Thank you for confirming receipt of my correspondence and for outlining how the City intends to proceed. I appreciate your clarification and will review the staff report when it is released.
For the sake of completeness of the public record, I am attaching a document prepared by community member that compares the City's published land disposition and development standards with the exceptions being applied to the proposed Habitat for Humanity project. The document is intended to supplement—not replace—the concerns previously raised regarding process integrity, equal application of standards, and stewardship of City-owned land.
I will reserve further comment until after the staff report and Planning Commission hearing, at which time I may submit additional written comments should issues related to process integrity, land disposition standards, or public asset stewardship remain unresolved.
Thank you for your time and attention.
Respectfully,
Julie Narron
Lenexa, Kansas

On Jan 20, 2026, at 5:22 PM, John Handley <jhandley@lenexa.com> wrote:

Ms. Narron,

Your responses from both 01/11 and 01/19 were received and added to the public record. I respect your preference to continue this discussion in writing or through publicly-noticed meetings, and may need additional time moving forward to draft responses should you raise additional development-related questions via email. As you have mentioned, the public hearing is another opportunity to continue sharing your concerns and questions on the public record, as well.

Firstly, I hear your concerns more specifically about the public perception of process transparency and the City's responsibility to manage our assets appropriately. In my own review of the information available to me, I do not believe that the actions or correspondence you reference rise to the level of treating the development proposal any differently from another.

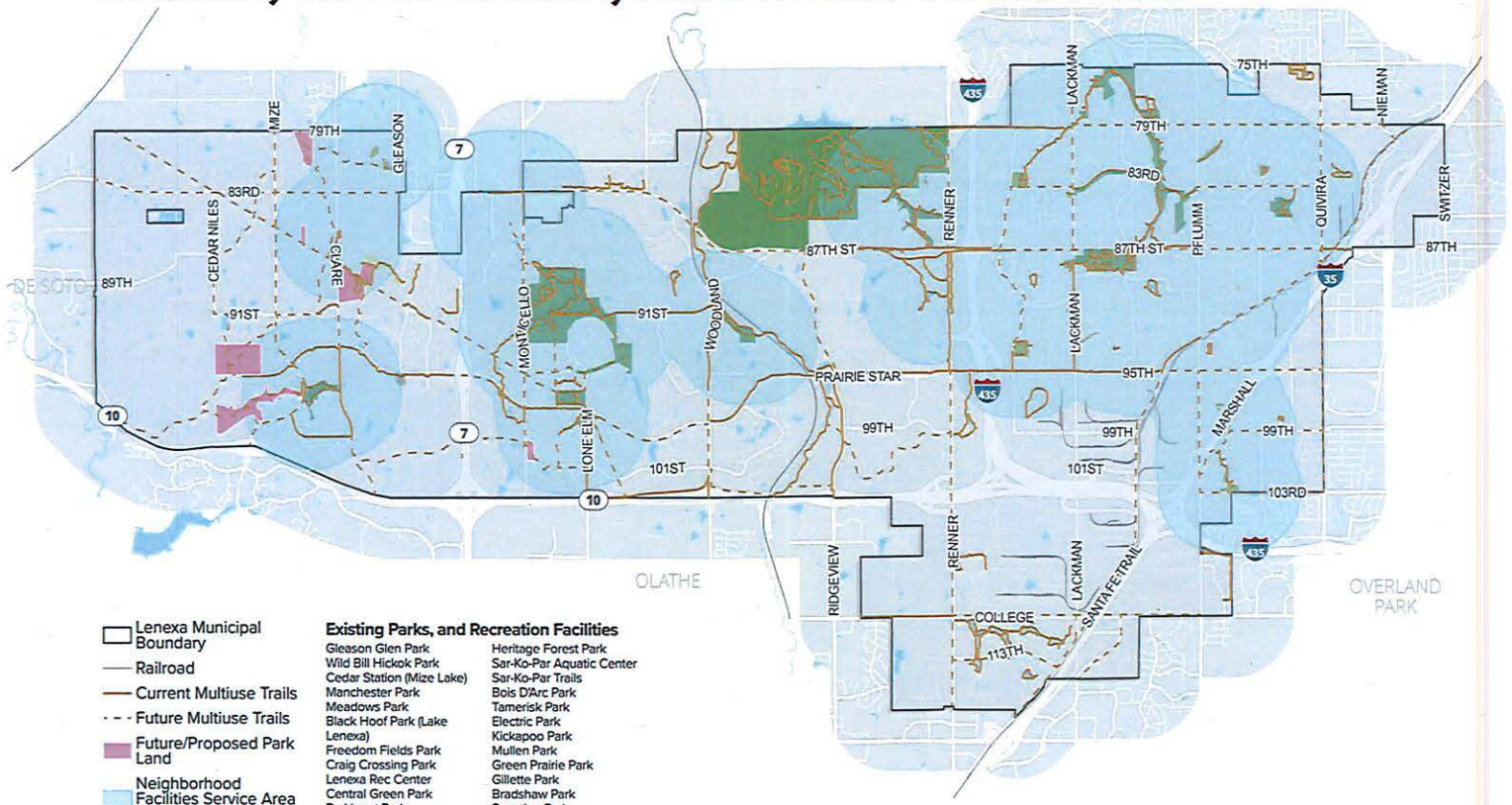
Most development proposals involve some level of communication between applicants and City staff prior to the submission of a formal application. Based on my review of the public record, the communications you reference were preliminary in nature and do not, in my judgment, indicate preferential treatment or prejudgment of the application. Staff do not vote on development approvals, and I am not aware of any actions taken by staff that fall outside the City's adopted policies, ethical standards, or legal requirements, including those related to appraisal and land disposition. With respect to the proposed sale price, the City relied on a current, independent appraisal to establish fair market value, and the contemplated transaction does not constitute a below-market disposition of City property.

As noted previously, the staff report addressing specifics of the development application will be released on 01/29 to Planning Commission/Council/Public at once. That report will be the appropriate vehicle to respond to detailed questions regarding development standards, fees, and project impacts. For that reason, I am not providing point-by-point responses in advance of its release. You are welcome to continue submitting written comments and to participate in the public hearing, both of which will be included in the public record. Additionally, if there are points that the report and subsequent planning commission meeting do not address, I will review any additional issues raised at that time.

Thank you for your time and concern,

John Michael Handley
Lenexa City Council | Ward 1
jhandley@lenexa.com | 785.844.3314

PARKS, OPEN SPACE, AND RECREATION MAP



- Lenexa Municipal Boundary
- Railroad
- Current Multiuse Trails
- Future Multiuse Trails
- Future/Proposed Park Land
- Neighborhood Facilities Service Area (0.5-mile)

Existing Parks, and Recreation Facilities

- Gleason Glen Park
- Wild Bill Hickok Park
- Cedar Station (Mize Lake)
- Manchester Park
- Meadows Park
- Black Hoof Park (Lake Lenexa)
- Freedom Fields Park
- Craig Crossing Park
- Lenexa Rec Center
- Central Green Park
- Parkhurst Park
- Ad Astra Park & Pool
- Na Nex Se Park
- Lackman Park
- Little Mill Creek Park
- Post Oak Park
- Matt Taylor Park
- Hidden Woods Park
- Heritage Forest Park
- Sar-Ko-Par Aquatic Center
- Sar-Ko-Par Trails
- Bois D'Arc Park
- Tamerisk Park
- Electric Park
- Kickapoo Park
- Mullen Park
- Green Prairie Park
- Gillette Park
- Bradshaw Park
- Scouting Park
- Lenexa Old Town Activity Center
- Scouting Park
- John McNerney Park
- Trafalgar Park
- Flat Rock Creek Park and Pool

NOTE: Regional Facilities have a 10-mile service area, which would cover the entire Lenexa Community. Thus, their service areas are not shown in this map.

0 0.25 0.5 1 Miles

Where are the Lenexa Parks? (Not west of highway 7)

parks in lenexa ks

Results  Share

Sar-Ko-Par Trails Park
4.8 ★★★★★ (3,334)
Park · ♿ · and West 87th Street Parkway, Lackman Rd
Expansive outdoor recreation area
Open · Closes 11 PM

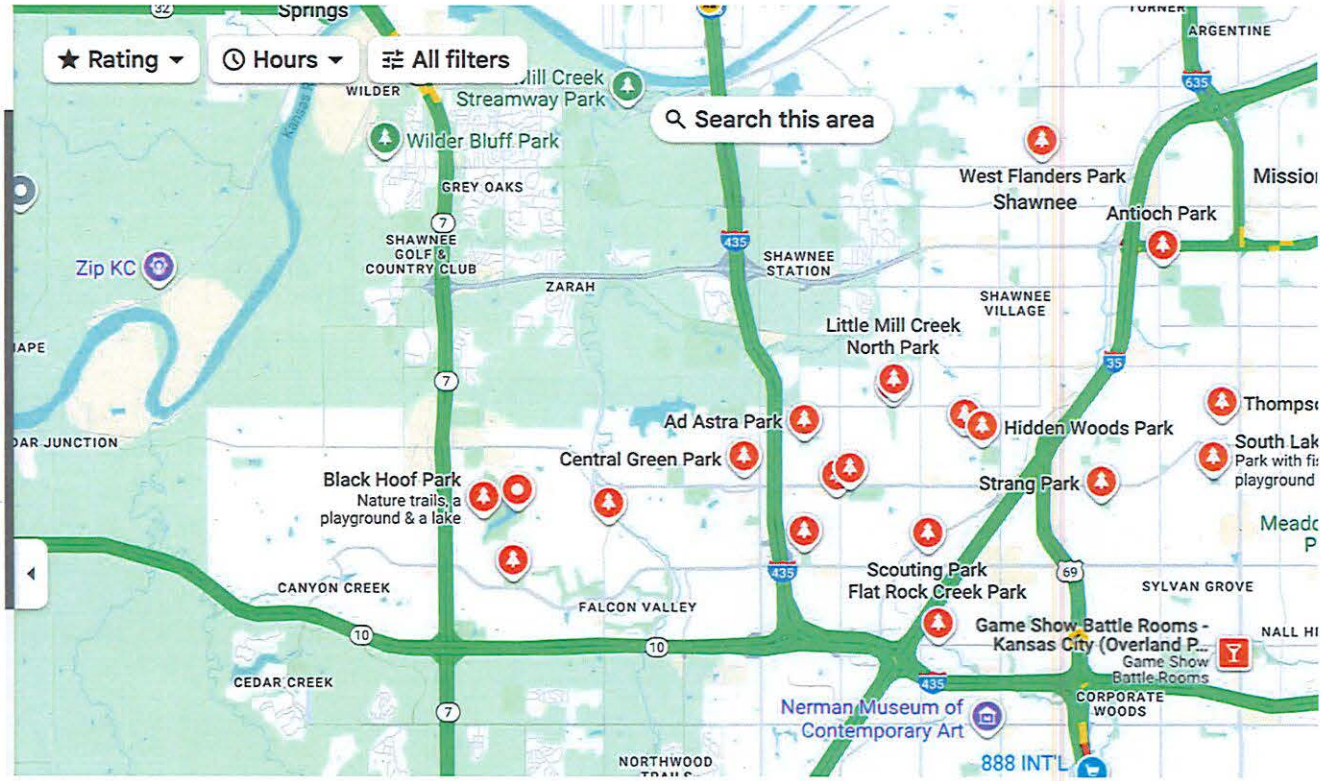


"Well kept, safe peaceful family vibe and awesome amenities."

Black Hoof Park
4.8 ★★★★★ (1,318)
Park · ♿ · 9053 Monticello Rd
Nature trails, a playground & a lake
Open · Closes 11 PM

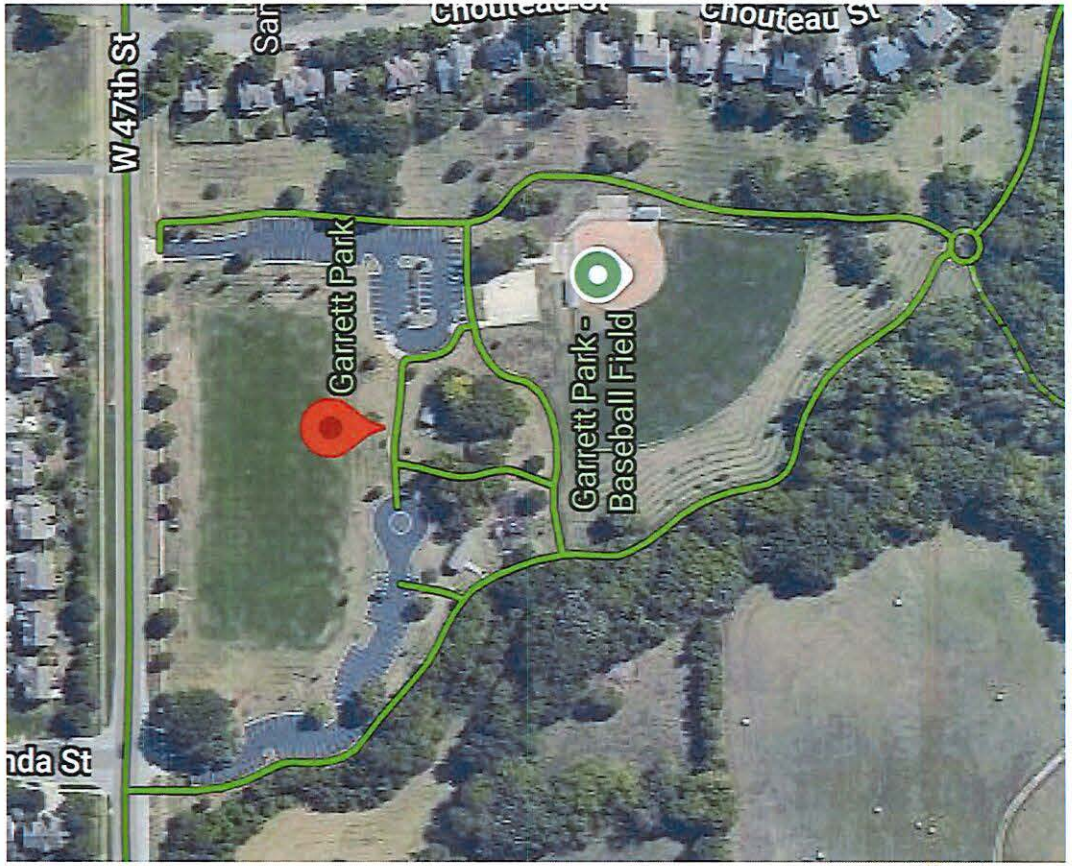


"Very tranquil, peaceful, clean, and relaxing parks in Lenexa."



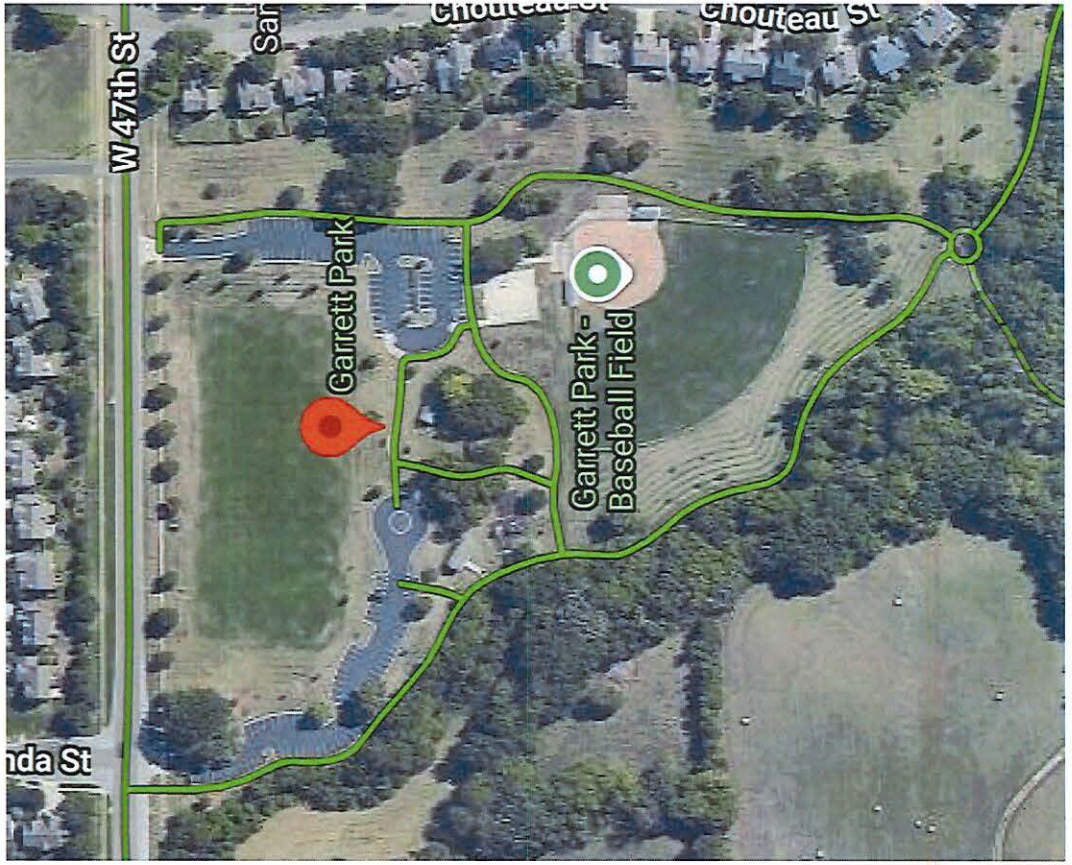
Garrett Park in Western Shawnee

Notice the distance from the homes to the park grounds which also includes a natural tree barrier. On the Lenexa City concept plan there is barely 10 feet between the backyards and the trail. At the beginning near Clare road they will destroy the trail to build the entrance road to the subdivision.



Garrett Park in Western Shawnee

Notice how Garrett Park seamlessly blended trails and nature with courts and fields. We are in a park desert west of highway 7. The other 2 pieces of parkland are big gullies and do not have flat land with easy access. This land should never have been considered surplus. Change your mind and build the park western Lenexa needs.



Dream Big! Imagine a park west of highway 7 that meets the needs of the Lenexa residents.

Leave the Tall Grass Prairie and Wetlands.

Add to the park but continue to leave the nature in place.

Open field for recreation soccer or lacrosse practice.

Pickleball Courts similar to what you have built in Bois D'Arc Park

A Softball/Baseball fields for kids recreation

Splash Pad

Restrooms with flush toilets

Park Shelter

PIAYGROUND

2018 Plan

Let's make a new plan

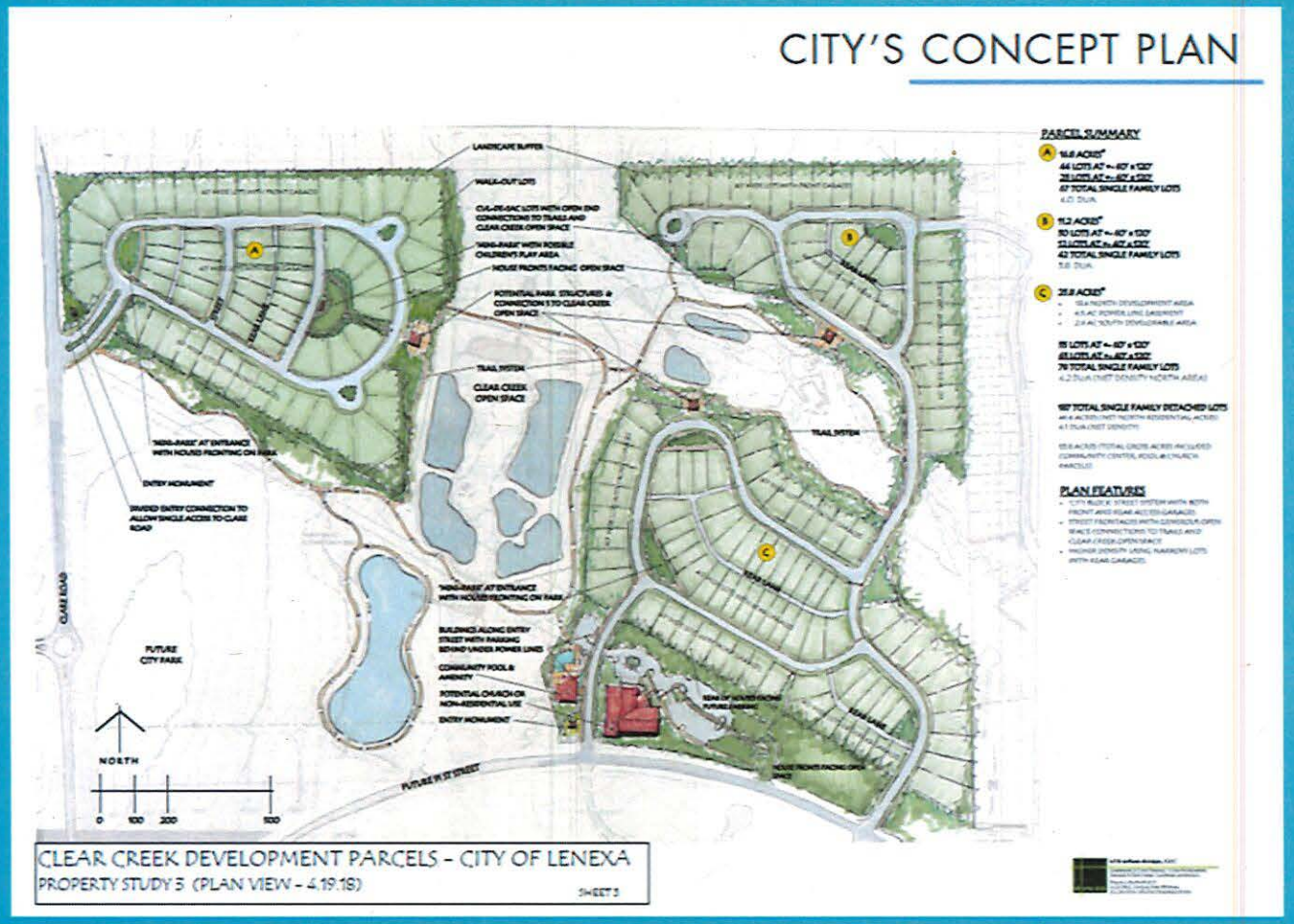
8 years ago… Before a world pandemic

Before super bowls

Before the ⅛ cent sales tax for parks

Before Chiefs practice field are up the road on K7

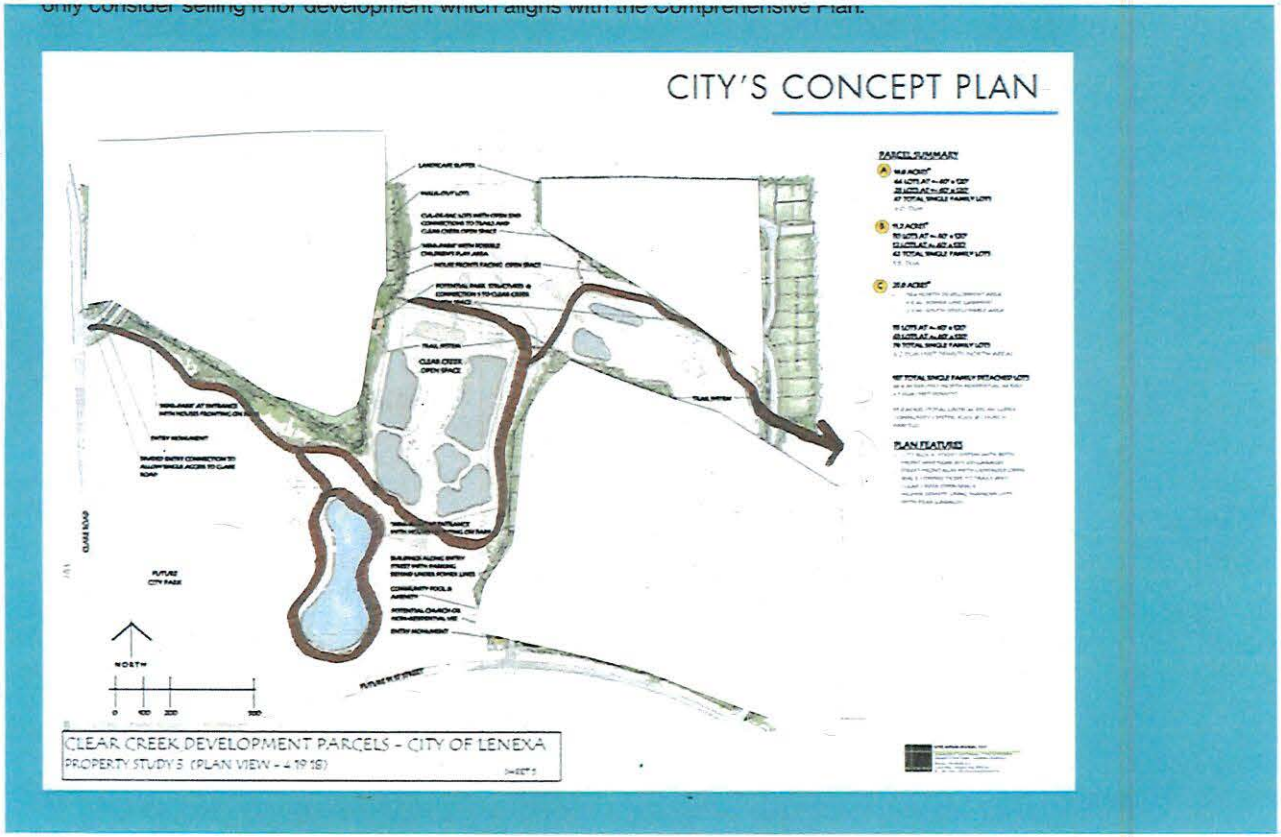
only consider selling it for development which aligns with the Comprehensive Plan.



Dream a new plan for 2026…

Create a park for future generations

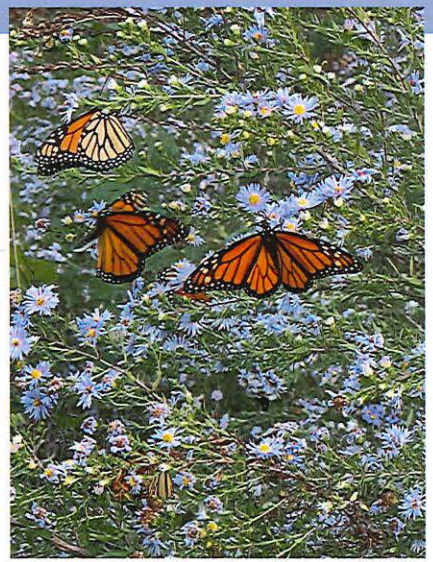
No houses!

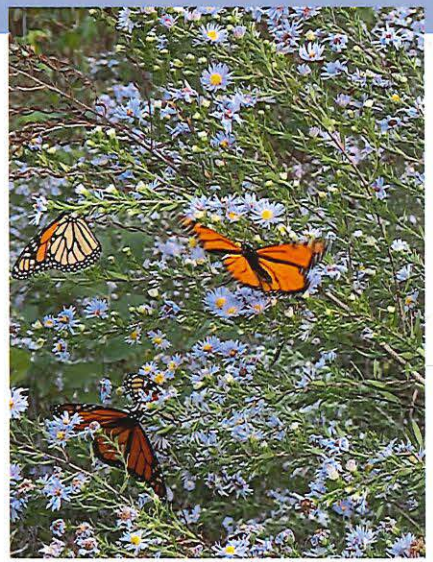


The Clear Creek Wetlands Support Monarchs

The migratory monarch butterfly is considered endangered by the IUCN Red List, while the U.S. Fish and Wildlife Service (USFWS) has proposed listing it as threatened under the U.S. Endangered Species Act (ESA) due to drastic population declines from habitat loss, pesticide use, and climate change.

Hundreds of Monarch Butterflies gathered pollen in parcel A of the clear creek wetlands fall 2025







The Clear Creek Wetlands Support Milkweed

Mead's milkweed (*Asclepias meadii*) is a rare, federally threatened plant of the central U.S. tallgrass prairies, known for its white to pale green flowers and importance to monarchs, thriving in unplowed prairies. The middle picture is from Parcel A.





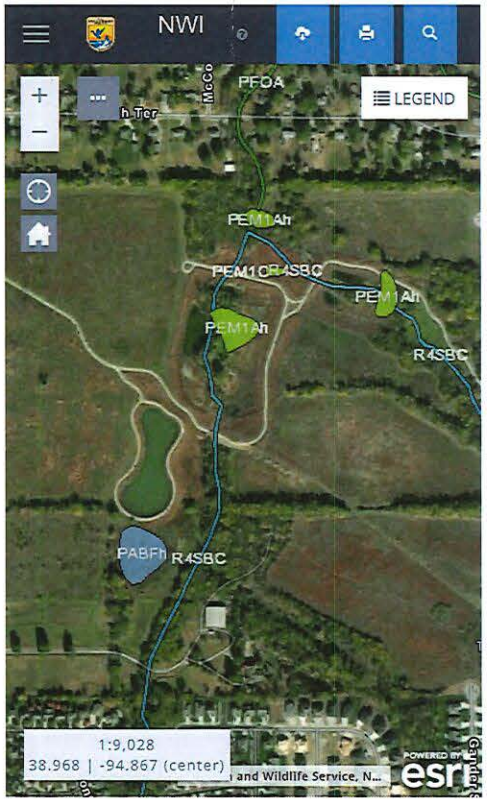


Has there been a wetland study completed since the funding is left over covid funds?

Taxpayer money should require a wetland study be performed.

Any biologist will tell you that adding homes will increase the use of fertilizer on yards. Increasing the nitrates and phosphates results in algae blooms that will destroy the natural wetlands. The algae can create toxic blooms that kill all aquatic life.

The wetlands have clear water with aquatic life now because the tall grass prairie is natural and not treated with herbicides and fertilizers.



The image on the left is from the USGS National Wetlands Inventory Map. These are considered wetlands

Treat HFH the same as any developer…

6 years to build Parcel A is unacceptable.

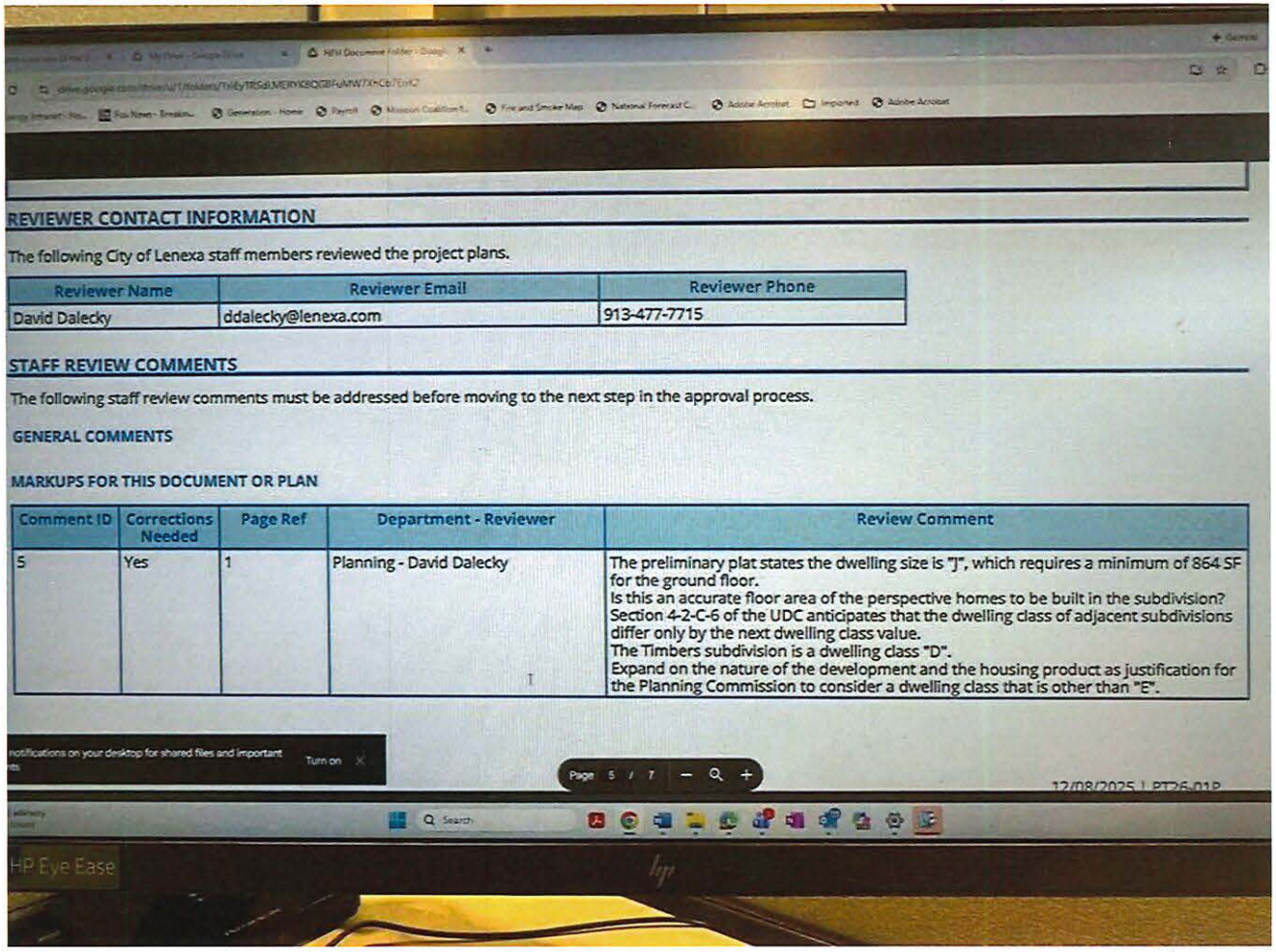
(This is from the HFH website)



How many homes will be built?

A total of 50 for sale homes will be constructed in phases, typically over 5-6 years, depending on funding, volunteer availability, and weather conditions.

Treat HFH the same as any developer…



REVIEWER CONTACT INFORMATION

The following City of Lenexa staff members reviewed the project plans.

Reviewer Name	Reviewer Email	Reviewer Phone
David Dalecky	ddalecky@lenexa.com	913-477-7715

STAFF REVIEW COMMENTS

The following staff review comments must be addressed before moving to the next step in the approval process.

GENERAL COMMENTS

MARKUPS FOR THIS DOCUMENT OR PLAN

Comment ID	Corrections Needed	Page Ref	Department - Reviewer	Review Comment
5	Yes	1	Planning - David Dalecky	The preliminary plat states the dwelling size is "J", which requires a minimum of 864 SF for the ground floor. Is this an accurate floor area of the perspective homes to be built in the subdivision? Section 4-2-C-6 of the UDC anticipates that the dwelling class of adjacent subdivisions differ only by the next dwelling class value. The Timbers subdivision is a dwelling class "D". Expand on the nature of the development and the housing product as justification for the Planning Commission to consider a dwelling class that is other than "E".

The Timbers is class D. The lowest subdivision that should be allowed is an E.

The HFH is a class J

The timbers required 3000 sq ft homes with 3 car garages.

HFH is 1400 sq ft homes with a single garage door.

This is not similar!

These homes are not similar.

Class D should not be next to class J

Treat HFH the same as any developer…

RFP: The rules for other developers

1. Purchase all 3 parcels of land.
2. Build homes C-E levels to blend with the timbers D class.
3. Build a road on 91st street
4. The owners will own the land and home.
5. The developer pays for all infrastructure.

HFH Exceptions

1. Purchase only parcel A
2. Build homes 1400 sq ft at level J
3. No road building on 91st
4. This is also a future revenue source for HFH. The "owners" do not own the land and only get 25% of equity. HFH will take 75% of the profits on a sale
5. Who is paying for the infrastructure and the left turn lane on Clare?

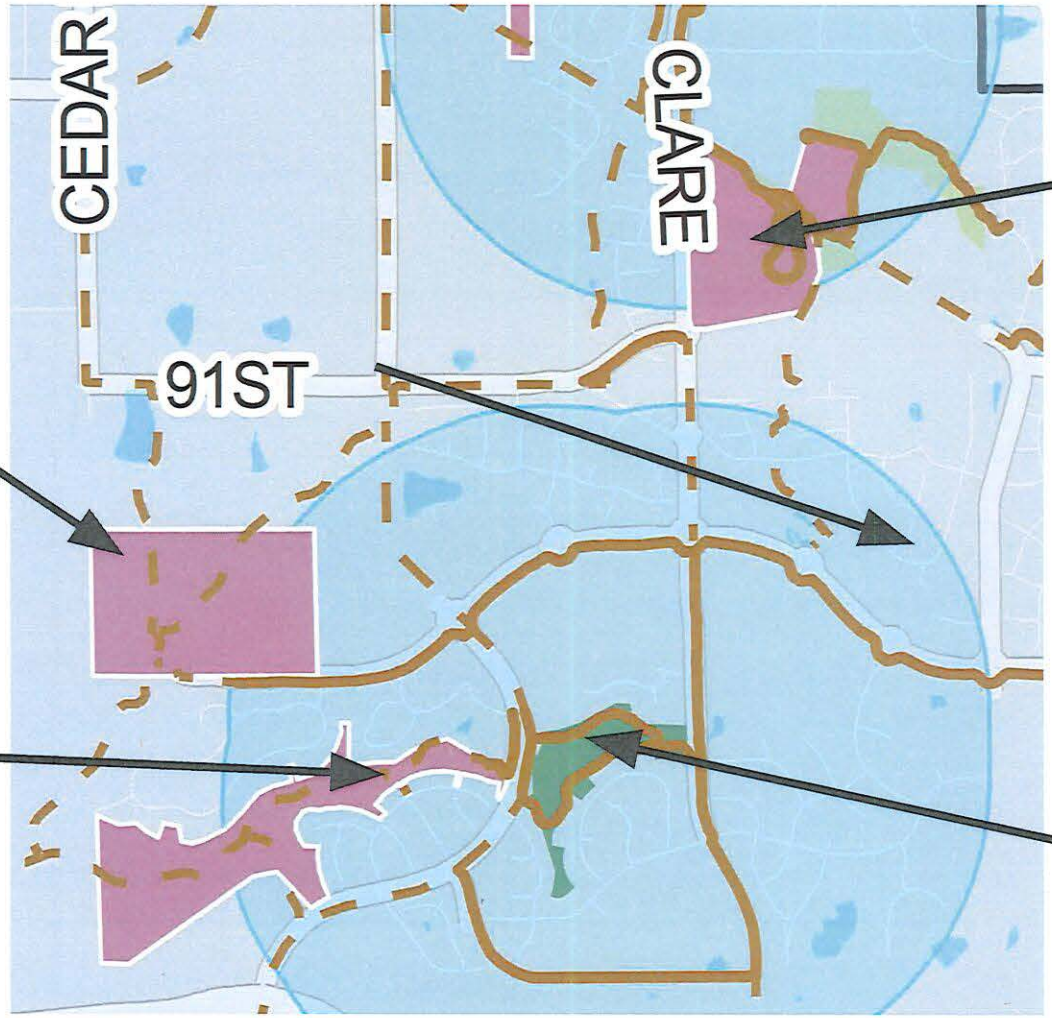
What projects could a renewed 3/8-Cent Sales Tax fund?

- Continued investment in the annual Pavement Management Program to help maintain Lenexa's growing, aging street network. Resurfacing techniques extend the useful life of a street by 8–10 years and help prevent expensive, disruptive future repairs.
- Street reconstruction projects and pedestrian and cycling improvements identified in the Compete Streets Study.
- Expand and improve the multiuse trails network throughout the community. The Parks & Recreation Master Plan and Comprehensive Plan (adopted in 2024) identified a map of future trail locations (PDF, 2MB) to enhance connectivity and provide more recreational opportunities.
- Development of new parks in growing areas of the city.
- Improvements to existing parks, including updating or adding park shelters, restrooms and lighting.
- New park amenities identified in the Parks & Recreation Master Plan, like sport courts, dog parks, splash pads and inclusive playground features.
- Continued investment in the Playground Replacement Program.

Lot 3: Very steep and tree filled land. Not developed at this time. Townhouses are built across the street.

Can you sell a piece of this instead?

Lot 2: Very steep gully between existing developments.



Clear creek wetlands. Flat wetlands and prairie.

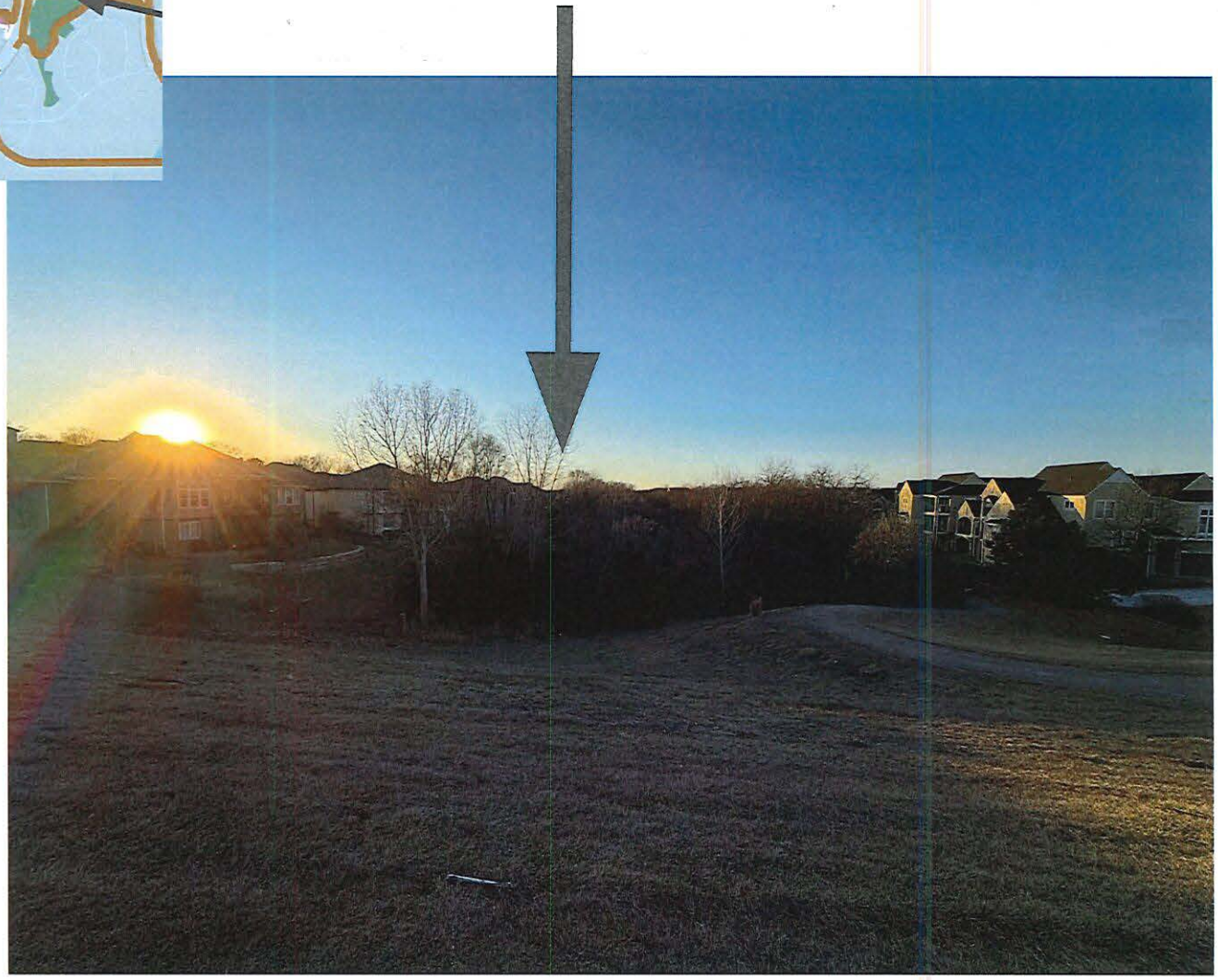
Mize Lake:

Development completed.

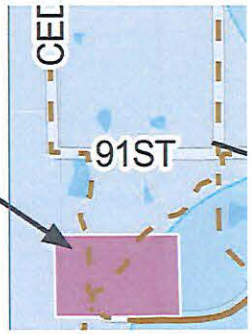
Lot 2: Very steep gully between existing developments.



This image is taken from the street across from Mize lake. The pink park is a steep valley between 2 subdivisions



Lot 3: Very steep and tree filled land. Not developed. Townhouses near it

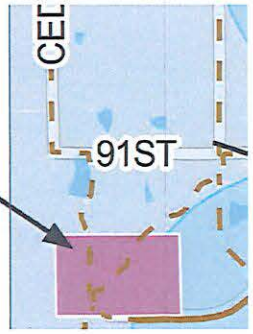


Can you sell a piece of this instead?

Why does HFH need to buy a park?



Lot 3: Very steep and tree filled land. Not developed. Townhouses near it

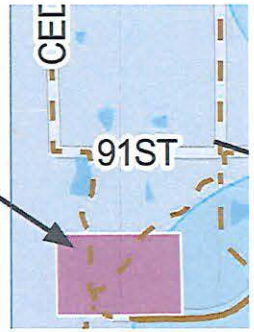


Why does Lenexa need to sell HFH a park?

They can purchase land for sale like other developers



Lot 3: Very steep and tree filled land. Not developed. Townhouses near it

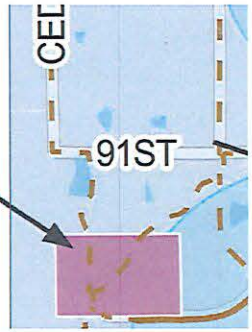


Can you sell a piece of this instead?

Why does HFH need to buy a park?



Lot 3: Very steep and tree filled land. Not developed. Townhouses near it



This is the view from the short dirt road by the future lenexa park sign. When looking out you see the tops of trees. This also is a steep area and not flat.



From: Julie <taylortwo@gmail.com>
Sent: Monday, January 19, 2026 5:08 PM
To: John Handley <jhandley@lenexa.com>
Cc: Julie Sayers <jsayers@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Avery Bell <abell@lenexa.com>; Chris Herron <cherron@lenexa.com>; Sean McLaughlin <smclaughlin@lenexa.com>; CityClerk <CityClerk@lenexa.com>; CD Planning <Planning@lenexa.com>; Stephanie Sullivan <ssullivan@lenexa.com>; Communications <communications@lenexa.com>
Subject: Re: Formal Public Comment Regarding Process Integrity, Ethics, and Public Land Disposition – Proposed Habitat for Humanity Development

Dear Councilmember Handley,

· I am writing to follow up on the email I sent on January 11, 2026, regarding process integrity, ethical appearance concerns, and unequal application of development standards related to the proposed Habitat for Humanity project. I did not receive a response and wanted to ensure my correspondence was received.

Given the documented public-record emails, waived land disposition and development standards, the absence of early public engagement, and information indicating that substantial development-related fees, including permitting and other project-related fees, may also be waived for this project, these concerns extend beyond policy disagreement and raise reasonable questions regarding process transparency, fiduciary responsibility, and public trust.

Because the issues raised relate to process integrity and ethical appearance—rather than planning merits alone—I believe they warrant acknowledgment and clarification.

Thank you for your time and attention. I respectfully request confirmation that my correspondence has been reviewed and considered.

Julie Narron
Lenexa, Kansas

On Sun, Jan 11, 2026 at 5:44 PM Julie <taylortwo@gmail.com> wrote:
Subject
Re: Habitat for Humanity Proposal – Clarification of Concerns Raised

---

Dear Councilmember Handley,

Thank you for your response and for confirming that my correspondence has been included in the public record.

I am writing to clarify a central issue that was not substantively addressed in your response. My concerns are not limited to opposition to the project's location, density, or design. Rather, they relate to process integrity and the reasonable public perception of prejudgment, based on information contained in the public record.

As noted in my correspondence, emails obtained through open records reflect discussions among senior City staff and Habitat for Humanity regarding potential preferential treatment for City employees,

including references to "small bumps in scoring" and priority purchase considerations. These communications occurred months before any meaningful neighborhood engagement, public notice, or Planning Commission review. Regardless of intent, the timing and substance of these discussions reasonably contribute to public concern that key aspects of the project were shaped prior to the start of the formal public process.

In addition, the City's published terms under which this land was offered required that all three parcels be purchased together and that any new development be classified no more than two levels below the surrounding neighborhoods, based on the City's own development classification standards tied to lot size and square footage. These requirements were communicated to private developers.

Based on information now available, both standards are being waived or altered for the proposed Habitat for Humanity development. The parcels are being split rather than sold together, and the development classification requirements applicable to surrounding neighborhoods are not being applied in the same manner. As a result, City-owned land is being offered to Habitat for Humanity under materially different rules than those applied to private developers.

When combined with the proposed sale price—well below typical development-ready land values—and the use of federal funds for acquisition, this creates the appearance that the project is being subsidized by Lenexa taxpayers through preferential terms, rather than advanced through a neutral and uniform process. Unequal application of stated rules and standards materially undermines public confidence, regardless of intent.

It is also important to note that Habitat for Humanity developments are not inherently site-dependent. The Johnson County funding approved for this project was designated for a 50+ home development within Johnson County, not for a specific parcel in Lenexa. Evaluating alternative locations—including sites already zoned for residential use or acquired through donation or private sale—would not undermine the project's mission or funding and would allow the City to balance housing goals with equitable public asset stewardship.

I fully understand the requirement that Councilmembers and Planning Commissioners not pre-determine a vote. My request is not for a predetermined outcome, but for assurance that the process itself has been demonstrably fair, independent, and transparent in both fact and appearance, particularly where ethical standards and stewardship of public assets are implicated.

You note that staff reports will be released on January 29. I look forward to reviewing those materials. However, staff reports alone may not resolve concerns related to appearance, timing, and public confidence when the same departments preparing those reports were involved in earlier communications reflected in the public record. This is why my correspondence requested a pause and an independent review, not merely additional staff analysis.

Regarding your invitation to discuss this by phone, I appreciate the offer. Given the importance of transparency and maintaining a clear public record, I respectfully prefer to continue this discussion in writing or through publicly noticed meetings so that all stakeholders and decision-makers have equal access to the information exchanged.

Thank you for your time and attention. I look forward to reviewing the forthcoming staff materials and continuing to participate constructively in the public process.

Respectfully,
Julie Narron
Lenexa, Kansas

On Sat, Jan 10, 2026 at 3:11 PM John Handley <jhandley@lenexa.com> wrote:
Julie,

Thank you for reaching out about the Habitat for Humanity project proposed near your property. I understand you're opposed to the project and have concerns especially related to quantity of green space available, thoroughness of review/process, and suitability of location for the development, in addition to development quality. We will collect additional outreach and information related to your concerns as the application is considered by the Planning Commission on February 2nd. I would appreciate the chance to chat over the phone regarding these and the additional questions and concerns you reference in your email--if you'd like, please let me know some days/times that work on your end.

Because this is an ongoing case, and as you requested, your email is a part of the public record--this also ensures all members of the council have access to your correspondence. Additionally, as you may know, councilmembers (and our appointed/non-elected planning commissioners) are forbidden to pre-determine our vote on the case itself. We can and will continue to collect information and ensure your concerns are addressed, but I wanted to level-set in case you haven't gotten to interact with either body yet.

Finally, I will assert that this private development proposal has and continues to follow our standard planning processes, including as it relates to public engagement and availability of studies performed. Staff reports on the application itself will be made available on Thursday 01/29, and are likely to address some of the questions and concerns you have posed. City Staff are well aware of their legal and ethical responsibilities.

Thank you,
John Michael

John Michael Handley
Lenexa City Council | Ward 1
jhandley@lenexa.com | 785.844.3314

From: Julie <taylortwo@gmail.com>
Sent: Wednesday, January 7, 2026 4:46 PM
To: Julie Sayers <jsayers@lenexa.com>
Cc: Courtney Eiterich <ceiterich@lenexa.com>; John Handley <jhandley@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Avery Bell <abell@lenexa.com>; Chris Herron <cherron@lenexa.com>; Sean McLaughlin <smclaughlin@lenexa.com>; CityClerk <CityClerk@lenexa.com>
Subject: Formal Public Comment Regarding Process Integrity, Ethics, and Public Land Disposition – Proposed Habitat for Humanity Development

Dear Mayor Sayers and Members of the Lenexa City Council,
I am writing as a Lenexa resident regarding the proposed rezoning, land-use change, and potential disposition of City-owned property near 87th Street and Clare Road in connection with a proposed Habitat for Humanity development.
This correspondence is not opposition to affordable housing in principle, nor to the mission of Habitat for Humanity. Rather, it raises concerns related to process integrity, ethical governance, public asset stewardship, fiscal responsibility, and consistency with adopted City policies, based on publicly available records and information provided to residents.
Given the cumulative nature of the issues outlined below, I respectfully request that the City pause further action on this proposal to allow for a comprehensive and transparent review.
1. Process Integrity and Appearance of Prejudgment
Public-records emails reflect ongoing discussions between City staff and the applicant beginning in May 2025 that extend beyond a neutral, preliminary feasibility review. These communications include references to appraisal timing and pricing, outreach strategy and messaging, project announcements, and considerations related to public perception and timing.
While early staff coordination may be lawful, the tone and substance of these communications reasonably create the appearance that the project was being advanced prior to public notice, formal application, or Council deliberation. Even where no improper intent exists, the appearance of prejudgment risks undermining public confidence in the integrity of the quasi-judicial review process.
Notably, in correspondence dated October 23, 2025, City staff acknowledged the importance of avoiding actions that could lead detractors to believe the matter had been "prejudged," underscoring the need for demonstrable independence and transparency moving forward.
2. Ethical Considerations and Preferential Treatment Concerns
Of particular concern are email exchanges in which City staff discuss potential mechanisms by which City of Lenexa employees might receive preferential access to homes developed on City-owned land. These discussions reference concepts such as scoring "bumps," targeted marketing to City employees, unit set-asides, or priority purchase considerations.
The concern is not whether these concepts were ultimately implemented, but that they were actively contemplated by City leadership. Such discussions raise reasonable questions regarding appearance, alignment with the City's Employee Code of Ethics, and the appropriate separation between public duties and potential private benefit.
The City's Employee Code of Ethics provides that City employees shall not grant or receive special consideration, treatment, or advantage beyond that available to the general public. Given the nature of the communications reflected in the public record, an independent ethics and process review is warranted to preserve public trust.
3. Disposition of City-Owned Land and Fiduciary Stewardship
The proposal contemplates the sale of approximately 17 acres of City-owned land at a reported price of

roughly $49,000 per acre. This figure appears materially below commonly observed land values in Lenexa for development-ready property, which frequently exceed $100,000–$200,000 per acre.

3(a). Historical Valuation and Pricing Inconsistencies

The City's historical valuation of the subject property further underscores the fiduciary concerns noted above. In 2015, the City designated certain City-owned land—originally acquired using park funds—as "surplus." In 2018, a City-commissioned appraisal valued the surplus property at approximately $2,050,000, or roughly $38,280 per acre. In contemporaneous correspondence, City Manager Beccy Yocham acknowledged surprise at this valuation, stating, "I would have expected a much higher number." Despite this acknowledgment, the property was subsequently listed through the City's RFP process at $55,000 per acre. In 2025, a new appraisal valued the land at approximately $2,310,000, or roughly $43,000 per acre, and the City agreed to a proposed sale price of approximately $49,000 per acre. During this same period, overall property values in Lenexa increased substantially. Taken together, this valuation history raises legitimate fiduciary questions regarding appraisal methodology, pricing consistency, valuation assumptions, subsidy layering, and whether the proposed disposition reflects fair market value and appropriate stewardship of land originally acquired with park funds. Council and the public should have access to independent appraisals and a clear explanation of the rationale for any below-market disposition of public assets.

4. Public Engagement and Opportunity for Meaningful Input

To date, no City-hosted informational meeting has been conducted by staff to allow nearby residents to review site-specific details, infrastructure considerations, or potential neighborhood impacts in a formal public setting prior to advancement of the proposal.

I acknowledge and appreciate Councilwoman Courtney Eiterich's offer to meet with affected neighbors and answer questions at a community meeting scheduled for January 21, 2026. That outreach is constructive and welcomed. However, an informal meeting led by an individual councilmember does not replace a City-facilitated informational meeting supported by planning staff, technical materials, and a clear explanation of process, timing, and decision points.

For a proposal involving City-owned land, potential below-market disposition, and permanent land-use change, a staff-led, publicly noticed informational meeting remains an important component of meaningful engagement and public confidence in the review process.

5. Infrastructure and Impact Analysis

To date, no publicly released studies have addressed traffic, school capacity, emergency access, stormwater management, or transportation impacts associated with this proposal. The site is not served by public transit, with the nearest RideKC stop approximately 3–4 miles away. Without site-specific analysis, neither residents nor decision-makers can adequately assess infrastructure capacity or long-term service impacts.

Additionally, no localized economic or neighborhood impact analysis has been provided, despite peer-reviewed research demonstrating that income-restricted housing can produce materially different outcomes depending on neighborhood context. Absent such analysis, the Council lacks a complete factual basis for decision-making.

6. Green Space, Park Planning, and Irreversible Land Loss

City-published materials describing Clear Creek area priorities and communications related to the 3/8-cent sales tax renewal did not clearly disclose that a substantial portion of this same area was being advanced for near-term rezoning and sale for residential development.

While the City has stated that certain wetland, trail, and stormwater areas would remain under City ownership, no adopted park plan currently exists, and one is not anticipated until approximately 2027. Once any portion of this land is rezoned and sold, it is permanently removed from public ownership and cannot be reclaimed for future park use.

This land was labeled "surplus" in 2015 and reportedly listed for sale in 2018, prior to significant residential growth in the surrounding area. Conditions have materially changed, and reassessment is warranted before irreversible action is taken.

7. Density, Design, and Compatibility

Conceptual layouts indicate narrow lots, clustered development, limited transition buffering, and design characteristics that differ from prevailing west Lenexa development patterns. These elements raise legitimate questions regarding compatibility and whether similar configurations would be approved for private developers in comparable contexts.

Requested Actions and Next Steps

In light of the foregoing, I respectfully request that the City:

1. Consider delaying any rezoning, land-use approvals, or land disposition actions pending completion of the reviews identified above;
2. Commission an independent ethics and process review;
3. Hold a publicly noticed informational meeting prior to any vote;
4. Release appraisal documents and justification for the proposed sale price; and
5. Provide infrastructure, traffic, school capacity, emergency access, stormwater, and related impact analyses for public review.

Procedural Notice

Please treat this correspondence as formal public comment and include it in the official record for all related Planning Commission and City Council cases. I respectfully request confirmation of applicable case numbers, scheduled hearing dates, and public comment deadlines.

Supporting documents referenced herein are attached as appendices for ease of review.

Thank you for your time, consideration, and service to the City of Lenexa.

Respectfully,
Julie Narron
Lenexa, Kansas

Attachment: pdf
Appendix A-F – supporting Materials (74 pages)



Appendix A–F – Supporting Materials.

Appendix Index

Appendix A – Public Records Emails: Project Advancement and Appraisal Timing - pages 2-4

Appendix B – Public Records Emails: Employee Preference / Ethics Discussions - pages 5-7

Appendix C – 2018 City-Commissioned Appraisal (Surplus Property) - page 8

Appendix D – 2025 Appraisal and Proposed Sale Terms - pages 9-10

Appendix E – Clear Creek Area Maps, Park Materials, and City Communications - pages 11-15

Appendix F – Peer-Reviewed Research: Neighborhood Impacts of Income-Restricted Housing - pages 16-74

From: Beccy Yocham <byocham@lenexa.com>
Sent: Friday, July 18, 2025 2:39 PM
To: Lindsay Hicks <lhicks@habitatkc.org>
Cc: Scott McCullough <smccullough@lenexa.com>; Sean McLaughlin <smclaughlin@lenexa.com>
Subject: RE: Thank you

Hi Lindsay:

I think everyone on the team enjoyed the tour and informational session and was impressed with the Pathways project. Thankyou for your hospitality. I think the next step would be to start moving a plan through our process. In the meantime, we're going to get our appraisal updated on the property – not necessarily because we intend to change the asking price, but to help the Council with understanding the current value as compared to what we paid for the property many years ago.

If a meeting to discuss process would be valuable, we can certainly get one scheduled. I am going to be out of the office for a couple of weeks starting 7/26, but if you'd like to meet while I'm gone, you could meet with Scott on planning matters and our City Attorney, Sean McLaughlin can attend to discuss contractual matters.

Thanks and have a great weekend.

Beccy

Beccy Yocham
City Manager
City of Lenexa
913.477.7718
byocham@lenexa.com | www.lenexa.com

City of Lenexa - Public Comments for Clear Creek Subdivision (RZ26-01, PT26-01P)
(Comments received prior to 5:00 PM on 01/28/2026)

From: Beccy Yocham <byocham@lenexa.com>
Sent: Thursday, October 23, 2025 3:42 PM
To: Lindsay Hicks
Cc: Katie Killen; Mike Nolan; Scott McCullough; Sean McLaughlin
Subject: RE: Habitat KC - Clear Creek Update

Lindsay:

Thanks for reaching out and for the update. Can you share the list of people you are already planning to reach out to? I think that would be a helpful starting point for me. I plan to speak with the Mayor about this in the next few days to get her input on the list and will get back to you with any additions thereafter. (One thing to keep in mind is that we have a city election on November 4, with 4 councilmembers up for election.)

Do you envision that the in-person event the week of November 10 would be a project "announcement" of sorts or just an educational opportunity to learn more about Habitat?

I would appreciate seeing the website before it goes live as well if that would be possible. Because this project involves purchasing property from the City, I think it is best if we workshop the way that is described carefully and that the Council is made aware of the website and what is says before it goes live. I do not want them to be caught off guard by anything. I'm also thinking through the timing of making the website information public and whether it is a good idea before the project is submitted to the City? And perhaps the verbiage you have planned for the website will help me to get comfortable with that. We want to avoid – to the extent we can – anything that would lead detractors from thinking this is prejudged in any way. I know you have experience and lessons learned from the Olathe project that informs your plan here and I certainly don't want to derail that. Can you provide any more insight into the timing of this?

Thanks.

Beccy

From: Lindsay Hicks <lhicks@habitatkc.org>
Sent: Friday, October 24, 2025 2:38 PM
To: Beccy Yocham <byocham@lenexa.com>
Cc: Katie Killen <kkillen@habitatkc.org>; Mike Nolan <mnolan@lenexa.com>; Scott McCullough <smccullough@lenexa.com>; Sean McLaughlin <smclaughlin@lenexa.com>
Subject: Re: Habitat KC - Clear Creek Update

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Beccy,

Thanks for your feedback and questions. Our internal team reflected on them as well as a few other things and have made some shifts and changes. To answer your questions:

1. Here is the outreach list we have as of now. Please let us know your thoughts/feedback:
   Superintendent of De Soto Public Schools
   Rodrock Development
   Former Mayor Mike Boehm
   Paul Snider
   Lenexa Chamber
   Joelle Hoye
   Parks Advisory Board, Chair
   HOA Presidents of communities in proximity
   City Council - might check with Beccy to avoid serial meeting issues that would cause a Open Meeting violation
   Representative Adam Turk
   Senator Mike Thompson
   St. James Leadership
2.
3. We decided to not have the November 10 meeting and will instead offer that information at a separate event after the gallery walk. At that event we will cover information about our program, qualifications, the Land Trust model, etc.
4. Our intent with the website was to have that up if we were having the November 10 education session more or less just focusing on FAQs and our work in Johnson County to date. However, now that we are not having that we will just leave our site as is and plan on launching a web page when we formally submit our application.

   We would greatly appreciate a collaborative approach to this and all communications. If you have availability, could we schedule sometime to discuss these items over the next week or two?

Have a great weekend!
Lindsay

From: Beccy Yocham <byocham@lenexa.com>
Sent: Thursday, May 22, 2025 3:42 PM
To: Lindsay Hicks <lhicks@habitatkc.org>
Subject: Re: Thank you

Lindsay:

Thanks for the meeting and for your interest in developing in Lenexa. I appreciated learning more about the proposed project. I will be in touch after I've had the opportunity to discuss the concept with a few other members of our team. The few discussions I have had so far have gone well.

A couple of questions have arisen since we met:

1. What is the County's role as mentioned in the proposal?
2. This might not be possible, but what is your reaction to the idea of establishing a way that we could allow City of Lenexa employees to benefit from this opportunity? It could take a number of forms - from just marketing your programs specifically to our employees, to giving them a small "bump" in scoring when it comes to qualifying for a home, to setting aside a small number of units that our qualifying employees could have a right of first refusal on to purchase and probably other ways we haven't thought of. Have you ever seen anything like this done and do you have any thoughts on the concept?

I appreciate your thoughts when you have time. Thanks again.

2

From: Lindsay Hicks <lhicks@habitatkc.org>
Sent: Thursday, May 22, 2025 5:57 PM
To: Beccy Yocham <byocham@lenexa.com>
Subject: Re: Thank you

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Beccy,
First, I am noticing I spelled your name wrong in my initial email - so sorry about that!

To answer your questions:

1. They are a funding source as they afforded us dollars for acquisition, and we would ask them to fund vertical construction as well.
2. Great idea! Of course, with funding sources we will need to make sure there are not any limitations - although some of these homes will be built with private dollars which eliminates the complication. We could do marketing, information sessions, have a housing counselor assigned to support your employees, etc.

Hope this helps. Let me know if you need anything else.

Lindsay

From: Scott McCullough <smccullough@lenexa.com>
Sent: Friday, May 23, 2025 2:24 PM
To: Beccy Yocham; Sean McLaughlin; Mike Nolan; Todd Pelham
Subject: RE: Thank you

That would be great! Here is how TTH in Lawrence does things. The info down the page shows the amount of reduced price and other things to fill out how such a program works.

Scott McCullough, AICP
Community Development Director
City of Lenexa
Phone: 913.477.7532 | Fax: 913.477.7730
smccullough@lenexa.com | https://www.lenexa.com/Home

The City of Lenexa: Leaders in the delivery of exceptional public service.

From: Beccy Yocham <byocham@lenexa.com>
Sent: Friday, May 23, 2025 12:18 PM
To: Scott McCullough <smccullough@lenexa.com>; Sean McLaughlin <smclaughlin@lenexa.com>; Mike Nolan <mnolan@lenexa.com>; Todd Pelham <tpelham@lenexa.com>
Subject: Fw: Thank you

FYI. I asked Habitat about how our employees could potentially benefit and her answer is below.

Beccy Yocham

City Manager

From: Beccy Yocham <byocham@lenexa.com>
Sent: Tuesday, September 18, 2018 1:52 PM
To: Eric Wade; Sean McLaughlin; Tim Green
Cc: Magi Tilton; Mike Nolan
Subject: FW: Clear Creek Surplus Land Appraisal
Attachments: Clear Creek Surplus Land Appraisal.pdf

Attached is John Moser's appraisal of the Clear Creek surplus property. I haven't read the full appraisal yet, but frankly, I'm shocked by his number – he appraises it at $2,050,000, which is about .87/sf. The entire City ownership of 120+ acres was appraised in 2014 at $4.45M, or .805/sf. With all of the amenities we have added, the stormwater facilities which are provided and the much smaller parcel, I would have expected a much higher number and I've already reached out to John for further explanation.

Beccy Yocham
Director of Community Development
City of Lenexa
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The City of Lenexa: Leaders in the delivery of exceptional public service

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Lindsay:

As promised, here is the recent appraisal we had done on our Clear Creek land. The appraisal valued the entirety of the City land at $2,310,000 or just under $43,000/acre. As you know, our asking price in the RFP was $55,000/acre, which I believe is the number you have been carrying in your proforma.

After evaluating a variety of information, including our purchase price (which was greater than $43,000/acre) and other costs in the ground, other recent land sales in the area and the appraisal document, we are comfortable offering the property to Habitat at $49,000/acre. This lower land price also acknowledges that your plan yields a lower lot count than the City's concept plan.

Please confirm that this purchase price is acceptable at your earliest convenience. Thanks.

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Value Conclusions

Description	Perspective	Type of Value	Premise	Property Interest	Effective Date	Indicated Value
Land Value	Current	Market Value	As Is	Fee Simple	08/08/2025	$2,310,000

Sincerely,
Keller Craig & Associates, LLC

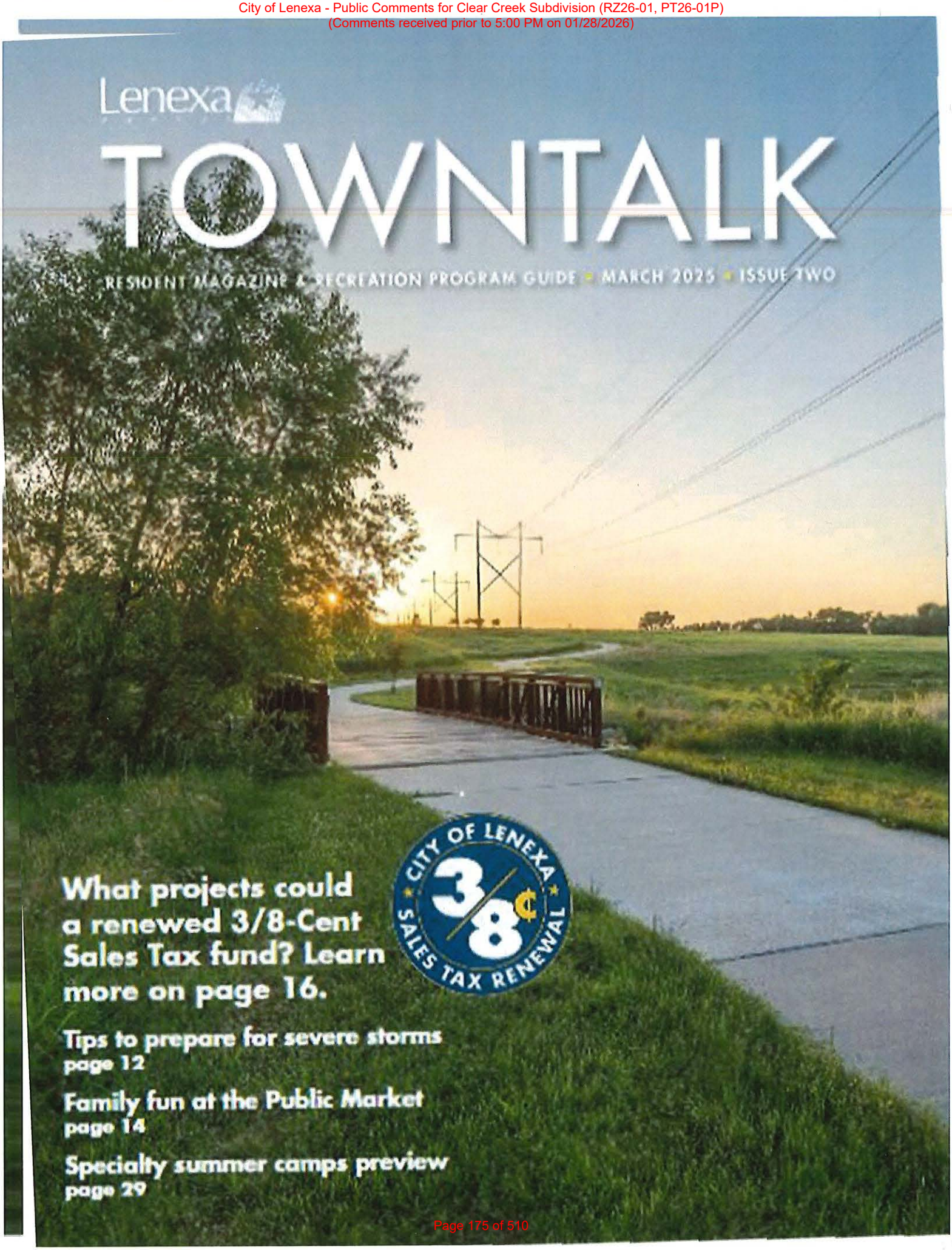
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Lenexa

TOWNTALK

RESIDENT MAGAZINE & RECREATION PROGRAM GUIDE • MARCH 2025 • ISSUE TWO



What projects could a renewed 3/8-Cent Sales Tax fund? Learn more on page 16.

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Specialty summer camps preview
page 29



CITY OF LENEXA 3/8¢ SALES TAX RENEWAL

MAIL BALLOT RENEWAL ELECTION

VOTE MARCH 12–APRIL 1

Since it was approved by voters in 2008, the City of Lenexa's 3/8-Cent Sales Tax has provided funding to resurface nearly every city street, replace almost all our playgrounds, build the Lenexa Rec Center, rebuild two pools and make dozens of other street and park projects a reality.

Mail ballots will be sent on March 12 to all registered voters in Lenexa, who will decide whether to renew this tax for another 20 years. If voters elect to renew the tax, it would continue to fund street and park initiatives — both ongoing maintenance programs and new opportunities identified by the community. Over the next 20 years, it could raise about **$260 million** to support these projects.

On the next few pages, we've highlighted some projects the 3/8-Cent Sales Tax could fund if it's renewed. These projects would be considered as part of future Capital Improvement Programs — annual plans that outline funding and set tentative timelines for major projects over the next five years.

To learn more about the 3/8-Cent Sales Tax, including past projects it's funded, go to Lenexa.com/SalesTax.

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- **FEB 24** — LENEXA REC CENTER, 5–7 p.m., 17201 W. 87th St. Pkwy.
- **MAR 7** — FIRE STATION NO. 3, 5–7 p.m., 24000 Prairie Star Pkwy.
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- **MAR 18** — LENEXA OLD TOWN ACTIVITY CENTER, 10 a.m.–noon, 9301 Pflumm Rd.

THIS IS NOT A NEW TAX. Shoppers would continue paying the same percentage of sales tax they do today on purchases made in the city.

For every sales tax dollar collected in Lenexa, nearly **40%** comes from visitors, not residents.

You pay **4¢** in 3/8-Cent Sales Tax on a $10 purchase.



HOW TO **VOTE** ★★★

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BILL HARRISON

STREET MAINTENANCE OPPORTUNITIES

Nearly every Lenexa street has been improved over the last two decades through the Pavement Management Program (PMP). Over 60% of its funding comes from the 3/8-Cent Sales Tax. If renewed, the Sales Tax would continue to support the program to keep Lenexa streets in good condition.

PMP work includes resurfacing, spot sidewalk repairs and curb and gutter replacement in both neighborhood streets and thoroughfares. This program extends the useful life of streets efficiently and economically. The City would continue to use a data-driven pavement analysis to decide which roads are resurfaced.

Lenexa's street network grows each year — it now covers over 850 lane miles — and aging areas are in need of rehabilitation. The resurfacing techniques we use have a useful life of about 8–10 years. Regular resurfacing is required to keep streets in good shape and prevent disruptive, expensive reconstruction projects.



BILL HARRISON

The 3/8-Cent Sales Tax could also help fund further investment in the Complete Streets Plan, which promotes projects that provide access and connectivity; improve safety and comfort; and encourage a culture of walking and biking. Past Complete Streets projects have added bicycle street markings, a designated bicycle boulevard, bus landing pads, improved pedestrian crossings and trail connections around the city.



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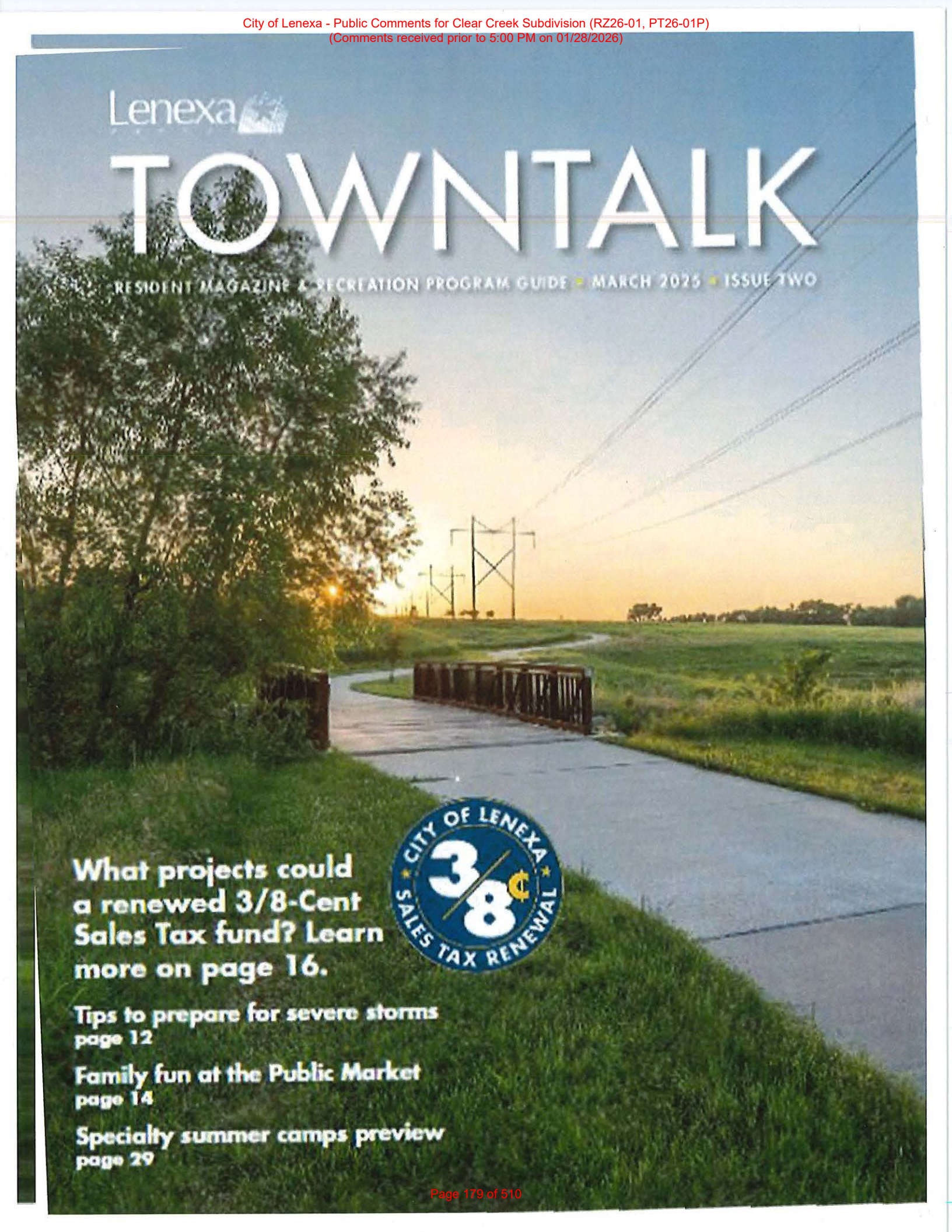
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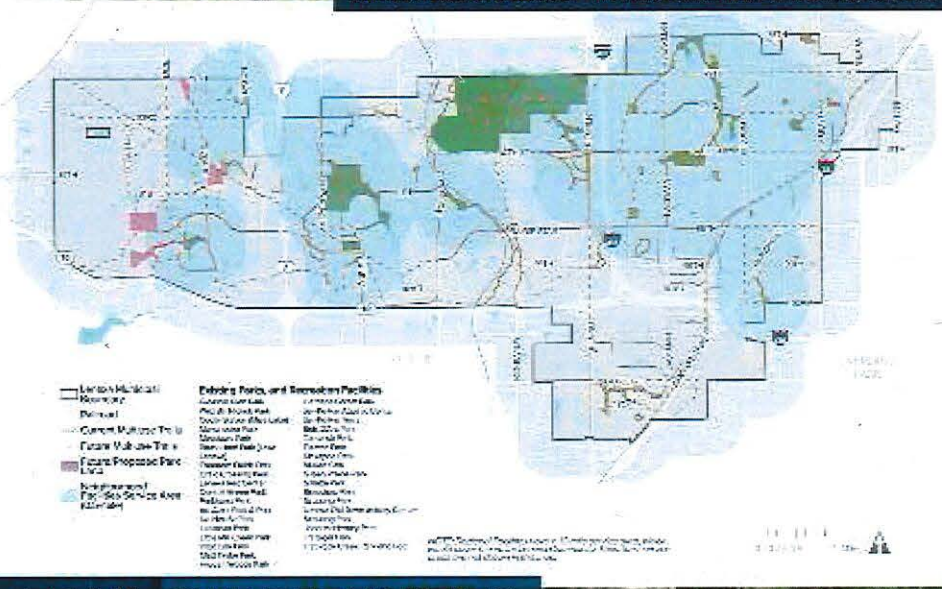
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FUTURE PARKS & TRAILS MAP • DOWNLOAD AT LENEXA.COM/COMPPLAN

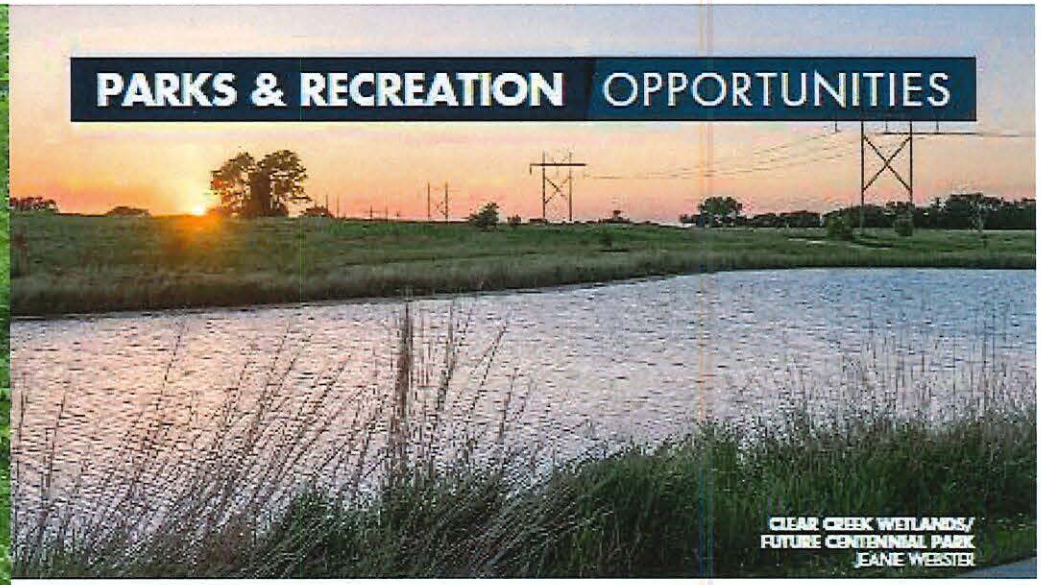


TRAIL OPPORTUNITIES

Whether you're walking, jogging or biking, Lenexa's multiuse trail network provides citywide opportunities to stay active, enjoy nature and travel to destinations. Throughout the Parks & Recreation Master Plan process, trails were consistently given the highest priority by residents. If renewed, the 3/8-Cent Sales Tax would help fund enhancements to and expansion of Lenexa's trails. Trail priorities identified through the Master Plan include:

- Extending trail corridors across the city. Teams working on the Parks & Recreation Master Plan and Comprehensive Plan — which guides land use and development — collaborated on a future trails map (pictured above) that will inform new trail locations. Priority would be placed on trails that connect people to parks, schools and neighborhoods.
- Identifying and filling gaps along the trail system.
- Replacing asphalt trails with 10-foot-wide concrete trails with a minimum of 3 feet of clearance on both sides wherever possible.
- Expanding nature trails, where appropriate. This could help expand the trail network into hard-to-reach locations and provide an opportunity for visitors to learn more about local ecosystems.
- Improving wayfinding and mapping signage along trails.

PARKS & RECREATION OPPORTUNITIES



CLEAR CREEK WETLANDS/ FUTURE CENTENNIAL PARK
JEANIE WEBSTER

From pickleball to playgrounds, the top recreation priorities identified through Lenexa's 2024 Parks & Recreation Master Plan would help meet the needs of a broad range of interests, ages and abilities. If renewed in this spring's mail ballot election, Lenexa's 3/8-Cent Sales Tax could provide funding to make these ideas a reality.

More than 1,000 Lenexa residents weighed in on future opportunities through the Master Plan process. The priorities that emerged would enhance existing parks and create new places to play, be active and enjoy nature.

Sales tax funding could support reinvestment and maintenance at existing parks, including:

- Continued investment in the Playground Replacement Program. Playgrounds need to be replaced routinely to ensure they're safe.
- Updating or adding park shelters, restrooms and lighting.
- Reconstruction, expansion or improvement of sport courts.

As the community grows, developing new parkland is a high priority. Lenexa has set a goal to have a park within a 10-minute walk for every resident. The City has about 184 acres of undeveloped parkland. The renewed Sales Tax could help Lenexa:

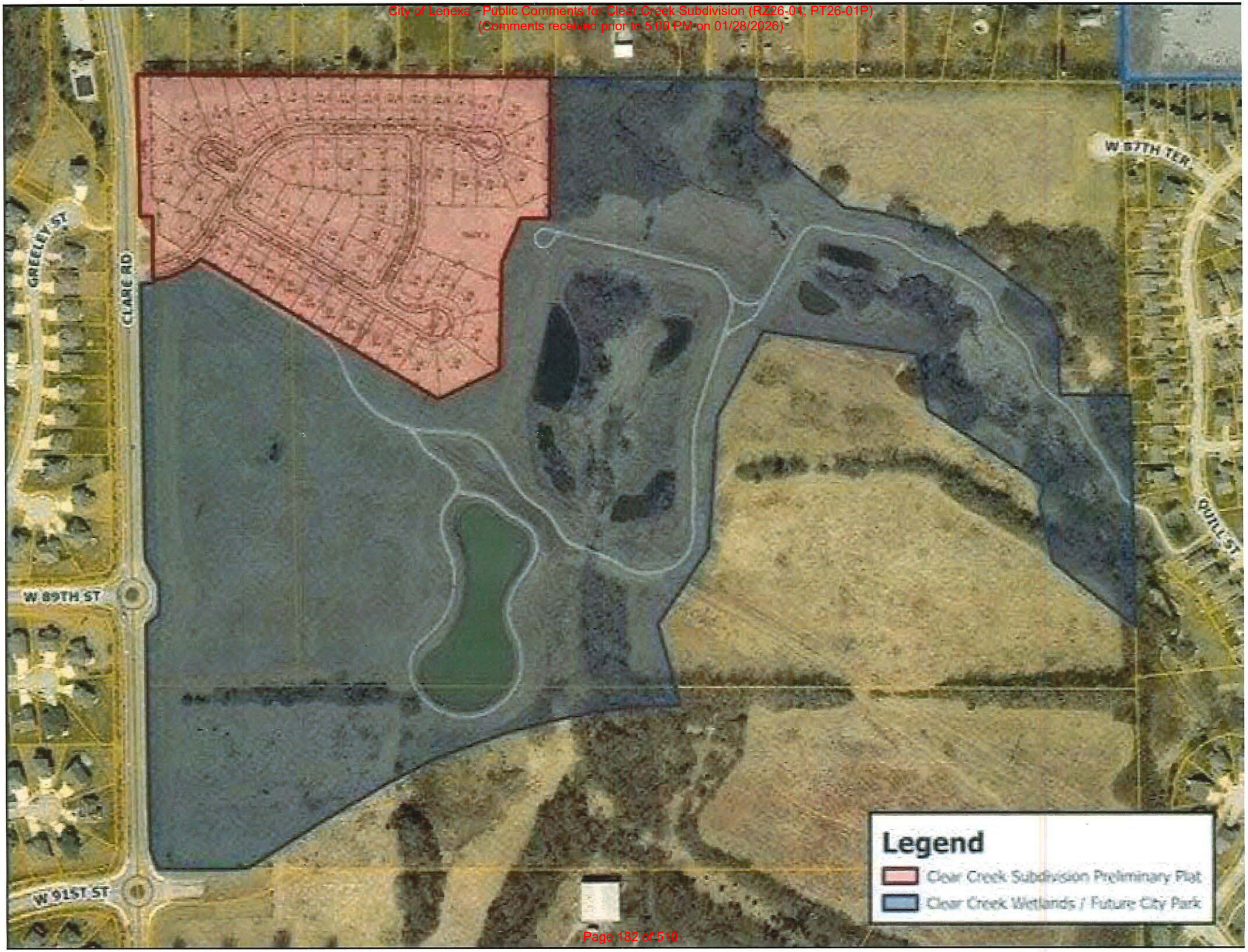
- Purchase more parkland for future needs.
- Develop Centennial Park, a 40-acre park around the Clear Creek Wetlands (pictured).
- Master plan and build new parks on undeveloped parkland. The Parks & Recreation Master Plan suggests new park development that has a low environmental impact and incorporates passive opportunities like trails while preserving native landscape, habitats and greenspace.





The Parks & Recreation Master Plan recommends new amenities including:

- Off-leash dog park(s).
- Inclusive playground features.
- All-wheel pump track and single-track mountain bike course.
- Splash pad/sprayground.
- Additional pickleball courts.
- Fitness park with a variety of exercise stations.


W 87TH TER
GREELEY ST
CLARE RD
W 89TH ST
W 91ST ST
QUAIL ST
Legend
Clear Creek Subdivision Preliminary Plat
Clear Creek Wetlands / Future City Park

Julie Sayers
Lenexa City Mayor



Jan 4, 2026

The future City park and the existing City stormwater & trail facilities in this vicinity will remain under city ownership and public use and are not impacted by the proposed rezoning. The attached map depicts the property proposed for rezoning in red and the City's future park and existing wetland and trail facilities in blue.

I have no further comment, as this is a pending application which is still under review and will come before the Lenexa City Council for a decision in the near future.

Julie Sayers
Mayor
City of Lenexa

Who Wants Affordable Housing in their Backyard? An Equilibrium Analysis of Low Income Property Development

Rebecca Diamond and Tim McQuade*
Stanford GSB

July 2015

Abstract

We estimate the spillovers of properties financed by the Low Income Housing Tax Credit (LIHTC) onto surrounding neighborhood residents. We nonparametrically estimate the impact of LIHTC development on nearby house prices by developing a new difference-in-differences style estimator which exploits smoothness in housing prices across geographic distance and time. We find LIHTC development helps revitalize low income neighborhoods, driving up house prices 6.5%, lowering crime rates, and attracting a more racially and income diverse population. LIHTC development in higher income, low minority areas leads to local house price declines of 2.5% and attracts lower income households. We link these housing price effects to homeowner and renter preferences by developing a generalized hedonic model. Our estimates indicate that an affordable housing development in a low-income area improves welfare by $23,000 per local homeowner and $6500 per local renter, with aggregate welfare benefits to society of $115 million. When viewed as a place-based policy, affordable housing appears to be a desirable way to invest in and revitalize low-income communities.

*diamondr@stanford.edu, tmcquade@stanford.edu.

1 Introduction

Increasing geographic income segregation and rising housing costs have put the issue of the government's role in promoting affordable housing at the forefront of current policy debates.[1] Subsidized housing policy often focuses on easing low income households' housing costs and providing access to financially out of reach neighborhoods. However, subsidized housing is also a place-based policy. Housing subsidies influence households' choices of neighborhoods and developers choices of where to build. Subsidy induced changes in the locations of households and housing construction can have important spillovers onto the neighborhood residents.[2] This creates the challenging task of determining how to best allocate affordable housing across neighborhoods.[3]

In this paper, we provide an analysis of the costs and benefits of affordable housing construction to surrounding neighborhood residents and how they vary across demographically different neighborhoods. We study the neighborhood impacts of multifamily housing developments funded through the Low Income Housing Tax Credit (LIHTC). Established in 1986, this program has become an integral component of federal housing policy, funding 21 percent of all multifamily developments over the period 1987-2008. Looking forward, with the construction of publicly run housing projects expected to continue to decline, the LIHTC program is likely to remain one of the main federal government initiatives designed to ensure access to affordable housing by low income households.[4]

We combine data on the location and funding dates for all LIHTC funded projects, housing transaction data from 129 counties, and home buyer race and income data to estimate the effects of LIHTC construction on the surrounding neighborhood. Our estimates show that the impact of affordable housing construction has dramatically different effects on surrounding property values based on whether the affordable housing was built in a relatively richer or poorer neighborhood and whether the neighborhood has a high share of minority residents. LIHTC construction in neighborhoods with a median income below $26,000 increases local property values by approximately 6.5% within 0.1 miles of the development site

[1] New York City and San Francisco have both announced plans for large expansions of affordable housing units to "ensure diverse and inclusive neighborhoods." Upon entering office, Bill de Blasio, mayor of New York City, unveiled a plan to create and preserve 200,000 units of affordable housing over ten years. In 2014, the mayor of San Francisco, Ed Lee, outlined an initiative to create 30,000 affordable housing units over six years to "ensure San Francisco remains a place where people from every background can call home.".

[2] Previous research suggests households are willing to pay to live near higher income and more educated neighbors (Bayer et al. (2007); Guerrieri et al. (2014); Diamond (2015)). The quality of the housing stock also spills over onto the value of neighboring houses (Rossi-Hansberg et al. (2010), Campbell et al. (2011)).

[3] Depending on the social planner's preferences, he may want use housing policy to maximize overall social welfare or only the welfare of the low-income population.

[4] Section 8 housing vouchers which provide rental subsidies to low income households who rent in the private rental market is the main alternative federally run low-income housing program.

In contrast, LIHTC construction in neighborhoods with median incomes above $54,000 leads to housing price declines of approximately 2.5% within 0.1 miles of the development site. These declines, however, are only seen in high income areas with a minority population of below 50%.

To account for these price impacts, we explore how LIHTC development affects other characteristics of the local neighborhood, in particular demographics and local crime rates. We find that the construction of a LIHTC development leads to increases in the income of new home buyers in low income areas. Conversely, affordable housing development leads to a decrease in home buyer income in higher income areas with low minority populations. Examining the impact of LIHTC construction on the share of Black home buyers, we find that the introduction of affordable housing leads to decreased segregation in lower income areas, but increased segregation in higher income areas. Finally, LIHTC development causes declines in both violent and property crime within low income areas, but not does not increase crime in high income areas.

We develop a structural model of housing and neighborhood choice and translate these house price estimates into preference estimates. The average household that desires living near LIHTC sites in low income areas is willing to pay approximately 6% of their house price to live 0.1 miles from a LIHTC site. In higher income areas with low minority populations, on the other hand, the average household who chooses to live near LIHTC is willing to pay approximately 1.6% of their total house price to avoid living within 0.1 miles of a LIHTC site.[5]

We use these preference estimates along with census data to calculate the local welfare impact of introducing affordable housing to a particular type of neighborhood. We decompose these effects into the welfare impacts of affordable housing on homeowners, renters, and absentee landlords.[6] Our analysis reveals large possible societal gains from building affordable housing in low income areas, with construction of LIHTC in low income, low minority areas increasing total welfare by approximately $116 million. Building LIHTC in low minority, high income areas leads to losses of approximately $17 million.

We identify the effect of affordable housing construction on housing prices by exploiting the timing of when funding is granted for the development along with the exact geographic location of the affordable housing. Clearly the neighborhoods targeted by developers to

[5]While these households who choose to live near LIHTC sites in high income areas dislike LIHTC proximity, they find it optimal to live there since LIHTC proximity also provides a discount on their home prices. On net, these households prefer to live close to LIHTC sites in high income areas than to live further away.

[6]Since we don't have direct data on renters, we assume house prices equal the present discounted value of rents. Further, we assume that renters' preferences for LIHTC proximity are the same as homebuyers, holding race and income fixed.

build affordable housing are non-random. However, the exact geographic location of the development site within a broader neighborhood appears to be determined by idiosyncratic characteristics, such as which exact plot of land was for sale at the time and whether the developer was able to secure LIHTC funding from the government.[7]

We harness this identification strategy by developing a new econometric method for estimating a difference-in-differences style estimator in a non-parametric setting where treatment is a smooth function of distance to LIHTC site and time since LIHTC funding. We draw on new methods developed in statistics (De Brabanter et al 2011, 2013, Charnigo and Srinivasan, 2014) to transform our data on house price levels to data on the derivative of house prices with respect to distance from LIHTC sites. These transformed data allow us to flexibly difference out very local time trends and neighborhood variation in housing prices. Further, by viewing house prices as a smooth function of geographic location, we show how to generalize discrete geographic fixed effects in house prices to a smooth, time-invariant surface of house prices.

We translate our estimated price effects into households' preferences for living near LIHTC. We employ a structural, generalized hedonic model of housing choice along the lines of Rosen (1974) and Bajari and Benkard (2005) to link observed house prices to individual preferences for proximity to low income housing. The hedonic model allows us to view real estate as a *continuous* choice of quantities of housing and neighborhood characteristics. We specifically focus on the continuous choice of distance in miles to an LIHTC development. The key advantage of this approach is that it ensures the existence of an equilibrium price surface, which continuously maps housing and neighborhood characteristics to house prices without needing to specify the determinants of housing supply.[8] As a result of these two key model properties, an agent's optimality condition reduces to a simple equation relating marginal cost of moving further from an LIHTC site to its marginal benefit, which allows us to recover preferences on an individual basis.

The model suggests a straightforward, two-step estimation procedure. First, we nonparametrically estimate the equilibrium pricing surface, i.e. marginal costs, by studying the impact of LIHTC-financed multifamily construction on local house prices. The model's optimality condition then allows us to nonparametrically recover the local gradient of the utility function of each agent. Further parametric assumptions allow for recovery of structural preference parameters and a global description of each agent's utility function. Prefer-

[7]Developers must apply for LIHTC funds. Acceptance rates vary across states. In California in 2012, 55 developments were funded from an application pool of 118.

[8]The existence of a continuous mapping between product characteristics and prices is a feature not shared by standard, discrete-choice models such as a conditional logit models (McFadden, 1973) or Berry, Levionsohn, and Pakes (1995).

ences are then correlated with home buyer demographic information and welfare analysis is conducted.

The heterogeneity of LIHTC impacts across neighborhoods with differing incomes has policy implications when construction of affordable housing is viewed as a place-based policy. Moving LIHTC properties from higher income to lower income neighborhoods benefits both the residents of the higher and lower income neighborhoods. Of course, the neighborhood benefits of LIHTC must be also weighed against the cost and benefits of the neighborhood to LIHTC tenants. Chetty et al. (2015) find that moving young children from high poverty public housing to low poverty areas increases these childrens' furture earnings by a present discounted value of $100 thousand. This effect is not large enough to overcome the our estimated benefits to low-income neighborhoods simply because there are many more low income households living in a low-income area than in the affordable housing development itself.

Previous work studying the welfare effects of place-based policy subsidizing firm locations has often found it challenging to identify heterogeneous effects of these policies across geographic areas. As stated in Glaeser & Gottlieb (2011) "For these externalities to create a justification for any particular spatial policy, these externalities must be stronger in some places than in others...Economics is still battling over whether such spillovers exist at all, and we are certainly not able to document compelling nonlinear effects." We are able to both document significant spillovers and heterogeneity in these effects across neighborhoods.

These place-based spillovers due to subsidized housing likely have large economic impacts across the US, as federal, state and local governments spend over $97 billion dollars a year on different forms of housing assistance.[9]

A growing literature has found that higher income individuals are willing to pay more for local neighborhood amenities (Bayer et al (2007), Diamond (2013), Handbury (2013)). A number of recent papers have also argued that higher income or more educated neighbors endogenously improve local amenities (Card, Mas, and Rothstein (2008), Bayer et al (2007), Guerrieri et al (2014), Diamond (2013)). However, previous work has not had access to micro-level demographic and housing transaction data. Further, LIHTC development provides a quasi-experimental shock to the income mix of ones' neighbors and allows us to identify the distribution of households' preferences for proximity to low-income neighbors.[10]

A small number of previous studies have examined the impacts of affordable housing

[9]This is more than is spent on unemployment insurance in a typical year.

[10]LIHTC development also impacts the overall population density and average age of the neighborhood housing stock. We can't fully seperate out preferences for the income level of one's neighbors from preferences for new construction or increased density. However, the differential value of LIHTC development across neighborhoods of different income levels help zoom in on preferences over the income of one's neighbors.

on local neighborhoods. Baum-Snow and Marion (2009) use census data and a regression discontinuity approach to study the effects of LIHTC financed developments in low income neighborhoods on new construction, median incomes, and property values at the census block group level. He also finds that housing prices appreicate in low income areas. Schwartz et al. (2006) look at the price impact of affordable housing in New York City and report positive results. Goujard (2011) performs a similar study of social housing in Paris. Our study leverages extensive micro data to study highly local effects of affordable housing in many different parts of the United States. By looking across a wide array of neighborhoods and counties, we show how affordable housing has dramatically different effects on neighborhood residents based on neighborhood income and the minority share of the neighborhood population. Previous studies either focus on a single geographic area (Schwartz et al. 2006, Goujard 2011) or only within low income neighborhoods at a single point in time (Baum-Snow and Marion, 2009). Moreover, none of these studies utilize a structural framework in conjunction with detailed data on buyer characteristics to recover and put structure on individual preferences for proximity to affordable housing.

More broadly, our paper is related to a literature which examines the spillovers to neighborhoods of housing policies. Rossi-Hanbserg et al. (2010) study the impact of urban revitalization programs implemented in the Richmond, Virginia area on local land prices. Campbell et al. (2011) examine the effects of housing foreclosure on housing prices nearby. Autor et al. (2014) study the impact of ending rent control on nearby real estate.

The paper proceeds as follows. Section 2 provides institutional background detail about the Low Income Housing Tax Credit. Section 3 describes out data sources and Section 4 details the hedonic model of housing choice. Section 5 discusses our estimation procedure for the pricing surface. We present our reduced form results on price and other neighborhood characteristics in Section 6. Section 7 presents our preference estimates and conducts welfare analysis. Section 8 concludes.

2 The Low Income Housing Tax Credit

In 1986, Congress passed the Tax Reform Act. As part of this legislation, Congress increased the Home Mortgage Interest Deduction and modified the treatment of imputed rent and local property taxes to further incentivize investment in owner-occupied housing. Concerned that such provisions would decrease the supply of affordable rental housing for low-income individuals, Congress introduced the Low Income Housing Tax Credit (LIHTC) as part of the Act to encourage the development of multifamily housing and thus serve as a balancing measure.

Each year, federal tax credits are allocated to the states based on population. In particular, each state receives the inflation-adjusted equivalent of $2.30 per resident, as measured in 2014 dollars. These credits are awarded by state authorities to developers of qualified projects. Developers then sell these credits to investors to raise equity capital for their projects and reduce the amount of debt they would otherwise have to borrow. Investors receive a dollar-for-dollar credit against their federal tax liability for a period of 10 years, provided the property continues to comply with all program guidelines.

To qualify for a tax credit under the Low Income Tax Credit Program, federal guidelines require that proposed projects be for construction or rehabilitation of a residential rental property and satisfy either one of two low-income occupancy criteria. At least 20 percent of tenants must earn less than 50 percent of the Area Median Gross Income (AGMI), or alternatively, at least 40 percent of tenants must earn less than 60 percent of AGMI.[11] The AGMI is based on data from the Internal Revenue Service, the American Housing Survey, and the decennial Census. It is calculated annually by the Department of Housing and Urban Development (HUD) for all metropolitan areas and counties. If the income of a household in one of the low income units grows to exceed the relevant income limit, then the program requires developers to place a low income tenant into the next unit vacated by a market rate tenant.[12] Additionally, developers must restrict rents, including utility allowance, in low-income units to 30 percent of the relevant income limit, i.e. either 50 percent of 60 percent of AGMI for a minimum affordability period of 30 years.

Note that these criteria are only the minimal requirements as specified by the federal government. In practice, states almost always receive many more project proposals and tax credit allocation requests from developers than they have federal allotments, generally on the order of 2 to 4 times. Each state is therefore required to maintain a "Qualified Application Plan" (QAP) to govern the selection process. These plans usually operate by assigning point scores to various project characteristics and then allocating tax credits based on point totals until funds are exhausted. Such project characteristics include tenant demographics, location, further funding sources, and structural properties of the building. Given this latitude the states enjoy in determining selection criteria, many require developers to go beyond the minimum number of affordable units and the minimum level of affordability.

The value of tax credits received by selected developers is calculated according to the

[11] Actual income limits depend on household size. The 50 percent of AGMI limit is for a base family size of four members. Income limits are adjusted upward by 4 percentage points for each family member in excess of four. Limits are adjusted downward by 5 percentage points for each family member short of four. These limits are multiplied by 1.2 to get the 60 percent income limits.

[12] Many LITHC propties are comprised 100 percent of low-income units. Clearly, this requirement becomes superfluous in such a case.

project's "qualified basis", which essentially reflects the cost of constructing or rehabilitating the low-income units. Specifically, the project's "eligible basis" is the value of all depreciable development costs, such as construction, engineering, soil tests, and utility connection fees. It does not include land acquisition costs. The qualified basis is then calculated by multiplying the eligible basis by the "applicable fraction." This is the smaller of two percentages, the fraction of low income units in the development, or the fraction of total square footage allotted to low income units. Once the qualified basis has been determined, the annual tax credit is determined by applying the relevant housing tax credit rate. New construction or substantial rehabilitation projects, which are not otherwise subsidized by the Federal government, receive a 9 percent credit rate, while all other projects receive a 4 percent credit rate. These annual credits are then paid out over a period of 10 years.[13]

Since its inception in 1986, the Low Income Housing Tax Credit Program has been an integral component in fostering the development of multifamily housing throughout the United States. With an annual tax credit valued at over 8 billion dollars, the program funded 21 percent of all multifamily developments between the years 1987-2008.

3 Data

We bring together data from a variety of sources. Our first dataset is from DataQuick, which provides detailed public records housing characteristics and transactions data collected from county assessor and register of deeds officers. This dataset covers over 109 million properties from 1988-2012 in over 2,300 jurisdictions and provides information such as sales price, transaction type, loan amount, number of beds, number of baths, square-footage, lot size, age, etc. The quality of the DataQuick data is not uniform across the country. Certain states, such as Texas and Utah, do not require the prices of housing transactions to be a matter of public record. Thus, DataQuick does not report house prices for those states. Other states, such as Illinois, provide prices in their records but do not collect information regarding the number of bathrooms. Finally, not all of the counties covered by DataQuick have records dating back to 1988. Coverage of a significant number of counties began in 1996.

We restrict our analysis to those counties which have transactions history data dating

[13]This calculation is a baseline figure. Congress passed legislation in 1989 affording state allocating agencies the option to increase the qualified basis by up to 30 percent in both "qualified census tracts" (QCTs) and "difficult development areas" (DDAs). Census tracts with 50 percent of households earning below 60 percent of AGMI earn qualified status, subject to a population restriction which is generally non-binding. Metropolitan areas with high ratios of fair market rent to AMGI are designated as DDAs. See Baum-Snow and Marion (2009) for more details.

to at least 1996. From this subset, we then restrict to those counties which have at least an average of 1000 residential arm-length sales per year. This leaves us with a sample of approximately 16 million transactions located within 1.5 miles of a LIHTC site in a total of 129 counties in 15 states, concentrated largely in the major metropolitan areas of New England, Florida, California, Illinois, North Carolina, Tennessee, the Southwest and the Pacific Northwest. Figure 1 provides a map of the counties in our sample.

We merge this dataset with data collected by the United States federal government according to the provisions of the Home Mortgage Disclosure Act (HMDA). Passed in 1975 due to concerns over redlining in the mortgage market in urban, minority areas, this legislation requires all lending institutions to report public loan data. Implemented as Regulation C by the Federal Reserve Board, it was amended in 1989 in response to the Financial Institutions Reform, Recovery, and Enforcement Act (FIRREA).[14] These amendments greatly expanded the mortgage lenders covered under HMDA and required reporting of significant demographic information of both loan applicants and borrowers. The government provides public historical archives of this data covering the period 1991-2012. It includes information on loan census tract, loan amount, loan provider, and borrower demographics such as race, income, and sex. Since there is not a unique loan ID on which we can match the DataQuick data to the HMDA data, we perform a fuzzy merge. In particular, we merge the data according to census tract, year, loan amount, and bank name. This results in a match rate of approximately 80 percent.

Information on LIHTC financed projects is provided by the Department of Housing and Urban Development (HUD). This data covers 39,094 projects and almost 2,458,00 low income housing units placed into service between the years 1987 and 2012. Note that the data therefore reflects only those projects approved by the state allocating agencies and not all project proposals submitted to them. The dataset includes detailed geographic information regarding the project location, the type of construction, the year the project was placed in service, the year funds for the project were allocated, and the number of units designated as low-income. Geocoded information is missing for some of the projects and we exclude from the sample any projects for which the year funds allocated variable is missing. We are left with 7098 LIHTC projects located in our sample of 129 counties. See Panel C of Table 1 for summary statistics. Due to DataQuick's coverage of counties, our sample is from more dense, urban areas, relative to the overall distribution of LIHTC sites.

We finally collect 1990 census data at the tract and block group level. These data provide information on median income levels and minority population shares.

[14]The rule-writing authority of Regulation C was transferred from the Federal Reserve Board to the Consumer Financial Protection Bureau on July 21, 2011.

Panel A of Table 1 provides summary statistics. Compared to the United States as a whole, the counties in our sample have a similar black share (11.6% vs 12.1% nationwide), a significantly higher Hispanic share (15.3% vs 8.3% nationwide), and a median income approximately 18% greater. Median income is higher than the rest of the United States since our sample comprises urban areas and metropolitan areas in relatively high productivity areas such as New England, New York and California. Hispanic share is quite large in our sample since many of our counties are in California and the Southwest, which hosts a large Hispanic population compared to the rest of the country. Within the census block groups which receive LIHTC developments, the Hispanic and Black share are even higher at 24.0% and 23.6%, respectively. The median incomes are also 33% lower in these select block groups than average block groups within our sample of counties.

Panel C of Table 1 also provides summary information about locales within 1 mile, 0.5 miles, 0.2 miles, and 0.1 miles of projects financed through the Low Income Housing Tax Credit program. Average housing prices are about 7% lower and average home buyer incomes are 5% lower within half a mile of a LIHTC site than those within 1 mile of an LIHTC site. The percent of home buyers which are Black is 11% higher within half a mile of an LIHTC site than within one mile. It is clear LIHTC development is targeted at lower income, higher minority share, and lower housing cost areas. However, housing prices, home buyer incomes, and the Black share of home buyers are quite similar between areas within 0.2 miles of an LIHTC site and those within 0.1 miles. The lack of variation in neighborhood characteristics at these more fine geographic measures help substantiate our identification strategy that precise geographic location of LIHTC development provides quasi-experimental variation. As an aside, to examine whether our merge procedure linking the housing transaction data to the HMDA data introduces selection biases, Table 1 also reports house prices using both the DataQuick database alone as well as the merged DataQuick-HMDA database. The housing prices of those matched to the HMDA data are about 10% higher than the average housing transaction, however this does not vary with distance to a LIHTC site.

4 Model of Housing Choice

Our goal is to formalize a structural, econometric framework which we can use to estimate preferences for proximity to LIHTC properties and thereby quantify the costs and benefits of affordable housing to surrounding neighborhood residents. We develop a generalized hedonic model along the lines of Rosen (1974) and Bajari and Benkard (2005). In this framework, a house j is considered a bundle of characteristics $\left(R_j, \mathbf{X}_j, \mathbf{Y}_j, \boldsymbol{\xi}_j\right)$. Here $R_j \in \mathbb{R}_+$

denotes the distances to the nearest LIHTC property.[15] The $(K_c + K_d)$-dimensional vector $\mathbf{X}_j = (\mathbf{X}_{j,c}, \mathbf{X}_{j,d}) \in \mathbb{R}^{K_c} \times \mathbb{R}^{K_d}$ denotes physical and location characteristics of the house j. The vector $\mathbf{X}_{j,c} \in \mathbb{R}^{K_c}$ reflects characteristics which can, to an approximation, be thought of as continuously chosen by agents, such as square-footage, lot size, numbers of beds/baths, and age. The vector $\mathbf{X}_{j,d} \in \mathcal{L}_{\mathbf{X}_d} \subset \mathbb{R}^{K_d}$, with $\mathcal{L}_{\mathbf{X}_d}$ finite, reflects discrete choice variables, such as whether the property is a condo or single-family house. The $L-$dimensional categorical variable $\mathbf{Y}_j \in \mathcal{L}_{\mathbf{Y}} \subset \mathbb{R}^L$, with $\mathcal{L}_{\mathbf{Y}}$ finite, reflects neighborhood characteristics of the nearest LIHTC property; in particular, we focus on median income and minority share. This specification allows the agent to view LIHTC properties in different types of neighborhoods as distinct goods with varying impacts on their utility.[16] Finally, $\boldsymbol{\xi}_j \in \mathbb{R}^J$ is a $J-$dimensional vector of property and location characteristics of the house which are observable to the home buyer but not to the econometrician. Such variables might include whether there is a finished basement or not. We allow each household to have their own utility function over the housing and neighborhood characteristics: $U_i(R, \mathbf{X}, \mathbf{Y}, \boldsymbol{\xi}, c)$.[17] $c \in \mathbb{R}_+$ is a composite good, whose price is normalized to one, which represents all other consumption.

Under this setup, with minimal assumptions on the utility function and no supply side assumptions, we have the following intuitive characterization of house prices at time any t :

Theorem 1 *Suppose that for all $i, U_i(R_j, \mathbf{X}_j, \mathbf{Y}_j, \boldsymbol{\xi}_j, c)$ is continuously differentiable and strictly increasing in c, with $\partial U_i(R_j, \mathbf{X}_j, \mathbf{Y}_j, \boldsymbol{\xi}_j, c)/\partial c > \varepsilon$ for some $\varepsilon > 0$. Suppose also that $U_i(R_j, \mathbf{X}_j, \mathbf{Y}_j, \boldsymbol{\xi}_j, c)$ is Lipschitz continuous in $(R_j, \mathbf{X}_j, \mathbf{Y}_j, \boldsymbol{\xi}_j)$. Then for any two houses j and j' with positive demand at time t :*

1. $R_j = R_{j'}, \mathbf{X}_j = \mathbf{X}_{j'}, \mathbf{Y}_j = \mathbf{Y}_{j'}, \boldsymbol{\xi}_j = \boldsymbol{\xi}_{j'} \Longrightarrow p_{jt} = p_{j't}$
2. $|p_{jt} - p_{j't}| \leq C\left(|R_j - R_{j'}| + |\mathbf{Y}_j - \mathbf{Y}_{j'}| + \left|\boldsymbol{\xi}_j - \boldsymbol{\xi}_{j'}\right|\right)$ for some $C < \infty$.

Proof. See Bajari and Benkard (2005). ■

That is, there exists an equilibrium price surface which is Lipschitz continuous with respect to characteristics and such that there is a single price for each unique bundle of characteristics. This allow us to write equilibrium house prices as a mapping from characteristics space

[15] We focus on the choice of proximity to the closest LIHTC site to each house to simplify the model. However, the model can be generalized to allow households to choose to live near multiple LIHTC sites simultaneously.

[16] For example, a given household may find LIHTC proximity desirable when it is built in a low income neighborhood, but undesirable when it is built in a high income neighborhood.

[17] We do not incorporate an additive error term, ε_{ij}, to the utility function which is specific to both the house j and the individual i, making this a "pure characteristics model." See Berry & Pakes (2007) for discussion comparing pure characteristics models to those with product -by-household specific unoberved tastes.

$p_{jt} = p_t(R, \mathbf{X}, \mathbf{Y}, \boldsymbol{\xi})$. Note that the equilibrium price function can vary with time. This is because in the hedonic framework each different time period is treated as a distinct market, in which market primitives such as consumer preferences or marginal production costs can change.[18]

The home buyers' optimization problem can now be written as:

$$\max_{R,X,Y,\xi,c} U_i(R, \mathbf{X}, \mathbf{Y}, \boldsymbol{\xi}, c) \quad \text{such that} \quad p_t(R, \mathbf{X}, \mathbf{Y}, \boldsymbol{\xi}) + c \leq y_i, \tag{1}$$

where y_i is the income of agent i.

Household i elects his ideal household and neighborhood bundle $(R^*, \mathbf{X}^*, \mathbf{Y}^*, \boldsymbol{\xi}^*, c^*)$ by maximizing his utility. For the continuous housing and neighborhood characteristics, this can be written as setting the first order conditions to zero. This relates the slope of households' utility function to the slope of the pricing surface, $p_t(R, \mathbf{X}, \mathbf{Y}, \boldsymbol{\xi})$:

$$\frac{\partial U_i(R^*, \mathbf{X}^*, \mathbf{Y}^*, \boldsymbol{\xi}^*, c^*)}{\partial R} = \frac{\partial p_t(R^*, \mathbf{X}^*, \mathbf{Y}^*, \boldsymbol{\xi}^*)}{\partial R} \tag{2}$$

$$\frac{\partial U_i(R^*, \mathbf{X}^*, \mathbf{Y}^*, \boldsymbol{\xi}^*, c^*)}{\partial \mathbf{X}_c} = \frac{\partial p_t(R^*, \mathbf{X}^*, \mathbf{Y}^*, \boldsymbol{\xi}^*)}{\partial \mathbf{X}_c}. \tag{3}$$

Thus, in the case of a continuous choice set, knowledge of the equilibrium price function is sufficient to determine marginal rates of substitution at the chosen bundle.

Affordable housing proximity may be viewed as an amenity to some, but a disamenity to others, even in the same neighborhoods. To ensure the utility function is always concave when it is increasing, we use slightly different functional forms to represent utility when LIHTC proximity is viewed as desirable versus undesirable. We parameterize households' preference for proximity to LIHTC developments as:

$$U_i^G(R, \mathbf{X}, \mathbf{Y}, \boldsymbol{\xi}, c) = \gamma_{i,\mathbf{Y}} \log(1 + R_{0,\mathbf{Y}} - R) \mathbf{1}[R \leq R_{0,\mathbf{Y}}] + u_i(\mathbf{X}, \boldsymbol{\xi}) + c \tag{4}$$

$$U_i^B(R, \mathbf{X}, \mathbf{Y}, \boldsymbol{\xi}, c) = \gamma_{i,\mathbf{Y}} \log\left(\frac{1+R}{1-R_{0,\mathbf{Y}}}\right) \mathbf{1}[R \leq R_{0,\mathbf{Y}}] + u_i(\mathbf{X}, \boldsymbol{\xi}) + c, \tag{5}$$

where $U_i^G(R, \mathbf{X}, \mathbf{Y}, \boldsymbol{\xi}, c)$ represents utility when living closer to LIHTC is viewed as desirable and $U_i^B(R, \mathbf{X}, \mathbf{Y}, \boldsymbol{\xi}, c)$ represents utility when living closer to LIHTC is viewed as undesirable.

[18] It is important to emphasize that the existence of an equilibrium price surface is not a trivial result which holds in any reasonable model one might write down. In a logit model of demand, for example, two different products with identical characteristics can have different prices if firms have different costs of production. The reason for this is that in logit demand models, in fact any standard discrete-choice model, the existence of the individual specific shock ε_{ij} ensures that products with different prices but identical characteristics will still both have positive demand. Intuitively, the ε_{ij} shock means that identical products can't truly exist, in the sense that not everyone in the market will agree on their characteristics. That agents do fully agree on characteristics in the hedonic model imposes structure on the prices.

Here, R is the distance in miles to the nearest LIHTC property, $R_{0,\mathbf{Y}}$ is the maximal distance at which proximity to LIHTC of type $\mathbf{Y}$ contributes to agent utility. If an agent lives more than $R_{0,\mathbf{Y}}$ from an LIHTC site, his utility is not impacted. This functional form ensures utility is always concave when it is increasing and that the utility value of living at distance $R_{0,\mathbf{Y}}$ is equal to zero regardless of whether LIHTC proximity is viewed as desirable or undesirable. The parameter $\gamma_{i,\mathbf{Y}}$ reflects agent i's personal preference for proximity to LIHTC in neighborhood of type $\mathbf{Y}$. Note that individual households view LIHTC properties in different types of neighborhoods as distinct goods and can have varying preferences with respect to them. The function $u_i(\mathbf{X}, \boldsymbol{\xi})$ reflects the utility contribution of the house's physical and location characteristics.

We place minimal restrictions on the equilibrium price function. First, we assume that for any $\mathbf{Y} \in \mathcal{L}_{\mathbf{Y}}$: [19]

$$\text{if } R > R_{0,\mathbf{Y}} : \frac{\partial p_t(R, \mathbf{X}, \mathbf{Y}, \boldsymbol{\xi})}{\partial R} = 0. \tag{6}$$

We further assume that this gradient has constant sign for all $R \leq R_{0,\mathbf{Y}}$. That is, prices are either monotonically increasing or decreasing as a function of distance to the LIHTC site.[20] If house prices are increasing with distance to LIHTC, then standard optimization implies that the location choice of agent i with utility U_i^B who dislike proximity to LIHTC housing will satisfy the interior first-order condition if $R^* < R_{0,\mathbf{Y}}$:[21]

$$\text{if } R^* < R_{0,\mathbf{Y}} : \frac{\gamma_{i,\mathbf{Y}}}{1 + R_i^*} = \frac{\partial p_t(R_i^*, \mathbf{X}_i^*, \mathbf{Y}_i^*, \boldsymbol{\xi}_i^*)}{\partial R}. \tag{7}$$

Conversely, in areas in which house prices are decreasing with distance from LIHTC developments, individuals with utility U_i^G who like proximity to affordable housing will satisfy the interior first-order condition if $R^* < R_{0,\mathbf{Y}}$:

$$\text{if } R^* < R_{0,\mathbf{Y}} : \frac{-\gamma_{i,\mathbf{Y}}}{1 + R_{0,\mathbf{Y}} - R_i^*} = \frac{\partial p_t(R_i^*, \mathbf{X}_i^*, \mathbf{Y}_i^*, \boldsymbol{\xi}_i^*)}{\partial R}. \tag{8}$$

Individuals who dislike proximity to LIHTC will move out of the area, satisfying $R_i^* > R_{0,\mathbf{Y}}$.

The above suggests a two-step procedure for recovering households' preferences for LIHTC proximity. First, estimate the equilibrium price function, and in particular its gradient

[19] In the estimation, we will identify $R_{0,\mathbf{Y}}$ by finding the point at which the price gradient is estimated to equal 0.

[20] We do not need this assumption for our model and estimation methods to be well defined. However it ensures that households will not maximize their utility at corner solutions when choosing their optimal proximity to LIHTC. In estimation of the hedonic price surface, we find this assumption to hold in the data.

[21] Individuals of type G may also live in these neighborhoods who value proximity to LIHTC housing. Since prices are decreasing as one moves closer to the LIHTC site in these neighborhoods, such individuals will optimally locate themselves at the corner solution $R_i^* = 0$.

with respect to LIHTC proximity in each neighborhood type $\mathbf{Y}$. Next, each households' observed choice of LIHTC proximity R_i^* and the estimated gradient function are used to identify the household's preference for LIHTC proximity $\gamma_{i,\mathbf{Y}}$ from equations (7) and (8) .

5 Estimating the Equilibrium Price Function

The minimal set of assumptions outlined in the previous section do not provide much guidance to the actual form of the equilibrium price function. It ultimately depends on a variety of inputs, such as marginal costs and the nature of competition in the housing market which are not modeled. In particular, the price function may be non-separable in the error term $\boldsymbol{\xi}$. Identifying the price function in the non-separable case requires additional assumptions on the utility and presents significant difficulties on both the econometric and computational fronts. See Bajari and Benkard (2005) for further details. We instead assume that the price function is additively separable in the error term $\boldsymbol{\xi}$ and house characteristics $\mathbf{X}$, but still maintain a quite flexible non-parametric structure. In particular, we suppose:

$$\log p_t\left(R, \mathbf{X}, \mathbf{Y}, \boldsymbol{\xi}\right) = \widetilde{m}_{\mathbf{Y}}\left(R, \tau\right) + h_t\left(\mathbf{X}, \boldsymbol{\xi}\right), \tag{9}$$

where $\widetilde{m}_{\mathbf{Y}}\left(R, \tau\right)$ represents the impact of being R miles away from an LIHTC development built in neighborhood type $\mathbf{Y}$. We allow the price impact of LIHTC development to vary with τ, the number of years since the LIHTC site received government funding. We assume this price impact of LIHTC development is additively separable from the function $h_t\left(\mathbf{X}, \boldsymbol{\xi}\right)$ which measures the prices impacts of the other physical and neighborhood characteristics. We are interested in estimating the gradient of $\widetilde{m}_{\mathbf{Y}}\left(R, \tau\right)$ with respect to R.

To develop a formal econometric model, we first index all of the LIHTC locations by a unique l. Each location l will have a type $\mathbf{Y} \in \mathcal{L}_{\mathbf{Y}}$. We refer to neighborhood l as the 1.5 mile radius circle surrounding LIHTC site l. We refer to each geographic location within neighborhood l by its polar coordinates (r, θ), relative to the location of the LIHTC site. Since housing and neighborhood characteristics $(\mathbf{X}, \boldsymbol{\xi})$ vary with the geographic location of the house (r, θ) and the year t, there is a mapping from geographic location and time (r, θ, t) to the available characteristics $(\mathbf{X}, \boldsymbol{\xi})$ at that location:

$$(\mathbf{X}, \boldsymbol{\xi}) = g_l\left(r, \theta, t\right),$$

where g_l is a unique vector of functions for each neighborhood l. Plugging this into equation (9):

$$\log p_t\left(R, g_l\left(r, \theta, t\right), \mathbf{Y}\right) = \widetilde{m}_{\mathbf{Y}}\left(R, \tau\right) + h_t\left(g_l\left(r, \theta, t\right)\right). \tag{10}$$

If LIHTC development was randomly assigned to geographic locations, then equation (10) could be estimated by treating $h_t(g_l(r,\theta,t))$ as a residual and non-parametrically estimating the relationship between housing prices and distance to the LIHTC site R and years since LIHTC funding τ. However, clearly LIHTC developers target developments to certain types of neighborhoods and our estimator needs to account for this. To do so, we develop a difference-in-differences style setup to identify $\widetilde{m}_{\mathbf{Y}}(R,\tau)$. We estimate the econometric specification:[22]

$$\log p_{jt} = \widetilde{m}_{\mathbf{Y}}(r_j,\tau_j) + \phi_l(r_j,\theta_j) + \varphi_l(\theta_j,t_j) + \varepsilon_{jt}. \tag{11}$$

The non-parametric function $\phi_l(r_j,\theta_j)$ denote location "fixed effects." In a standard difference-in-difference framework, treatment is usually assigned to discrete entities (e.g. people, cities, firms), however we generalize this to the continuous case and allow for a smooth surface of housing prices across geographic locations that do not depend on time.[23] The non-parametric function $\varphi_l(\theta_j,t_j)$ allows for a time trend for neighborhood l, which also could potentially vary based on θ.[24] We have assumed that local price trends do not depend on r. ε_{jt} captures that some housing and neighborhood characteristics will vary discretely over geographic location and time, and thus will not be captured by $\widetilde{m}_{\mathbf{Y}}(r_j,\tau_j) + \phi_l(r_j,\theta_j) + \varphi_l(\theta_j,t_j)$.[25]

To identify equation (11) we assume that local housing price trends unaccounted for by our location "fixed effects" $\phi_l(r_j,\theta_j)$ and neighborhood time trends $\varphi_l(\theta_j,t_j)$ are independent of distance to the LIHTC site, r_j, and year since LIHTC funding, τ_j :

$$E\left(\varepsilon_{jt}|\widetilde{m}_{\mathbf{Y}}(r_j,\tau_j),\phi_l(r_j,\theta_j),\varphi_l(\theta_j,t_j)\right) = 0.$$

While the overall neighborhood is likely an endogenous choice by developers, due to highly local supply constraints such as the exact location of available lots, the placement of a low-income property is plausibly exogenous with respect to *highly local* price trends. Intuitively,

[22] Note that by defining geographic locations in polar coordinates (r,θ) relative to the LIHTC site l, Distance to the LIHTC R, is equal to r, the polar coordinate radius coordinate. Thus, $R = r$.

[23] One could consider discretizing the geography into something like census tracts or even individual houses and including census tract or house fixed effects in the regression. However, this suffers from a bias/variance tradeoff where if the geographic units are too large, the regression does not adequately control for neighborhood variation in house prices. However if the geographic units are too small (house fixed effects) a large amount of information is thrown away. In the case of house fixed effects, we would only be able to use repeat sales of the same houses to identify our estimates, even if there were many houses that only transacted once but were located right next to each other. The smooth surface of housing prices over geography attempts to deal with this bias/variance tradeoff more efficiently.

[24] For example, it could be that in some neighborhoods there is more house price appreciate to the north than to the south for reasons unrelated to LIHTC development. While not controlling for θ is unlikey to bias our estimates, it can help with regard to efficiency.

[25] For example, crossing a school district boundary will lead to a discountinuous jump in school quality, which will not be fully picked up by $\phi_l(r_j,\theta_j)$, since we assume $\phi_l(r_j,\theta_j)$ is continuous.

we can obtain a consistent estimate of the non-parametric price gradient by examining price changes close to a LIHTC property vs price changes slightly further away and then using differences-in-differences to "difference out fixed effects". Furthermore, to the extent that the level treatment effect ultimately decays towards zero with distance within this area, we can estimate the overall level treatment effect by integrating our estimate of the gradient.

While we set up the estimator in non-parametric framework, such a strategy has been pursued in previous papers, albeit in a more parametric form. This more parametric approach would compare price changes in an inner circle of certain radius to a price changes in an outer ring of certain radius that surrounds the inner ring. The inner ring would be thought to receive the treatment, while the outer ring would act as the control. Examples of this approach include Currie et al. (2013), Autor et al. (2014), Aliprantis and Hartley (2014), and Shoag and Veuger (2015).[26] The advantage of our framework is that our results are not sensitive to the choice of inner ring and outer ring radii.

Standard estimation methods for estimating additively separable non-parametric functions, as we have in equation (11) are very computationally challenging to work with when there are many additively separable non-parametric functions.[27] Instead, we build on new methods developed in the statistics literature by De Brabanter et al (2011, 2013) and Charnigo and Srinivasan (2014) which allow us to directly estimate the *derivative* of $\widetilde{m}_{\mathbf{Y}}(r_j, \tau_j)$ allowing us to "difference out" some of additively separable nonparametric functions, which makes estimation computationally feasible. The idea is to estimate gradients of the pricing surface using empirical partial derivatives and then to use kernel regression as a smoothing procedure. The key advantage of these methods is that they provide a way to "difference out" the fixed effects and time trends in a spatial, non-parametric setting, just as one would do in a fully parametric differences-in-differences design. The procedure provides substantial computational and efficiency gains over the alternative of estimating the full non-parametric surface in levels and then taking derivatives. We outline the methodology here.

First, we create "empirical derivatives" of the log house price surface with respect to distance r to the LIHTC site at each housing transaction data point $(r_\iota, \theta_\iota, t_\iota)$. Let $\widetilde{Y}_\iota$ be the

[26] Autor et al. (2014) approachs this problem slightly differently using exponential weighting based on distance.

[27] The standard method is a procedure called back-fitting which is a Gauss-Seidel algorithm where one estimates an individual non-parametric function, given a guess of the other additively seperable non-parametric functions. The procedure loops overs each non-paramteric fucntion, given the best guess of the others until the method converges. See Hastie and Tibshirani (1990) for more details. This method would be incredibly computationally challenging as we would have to estimate 2 non paramteric functions for each LIHTC site l along with $\widetilde{m}_{\mathbf{Y}}(r_j, \tau_j)$. This would require iterating over more than 14,000 functions.

empirical derivative at $(r_\iota, \theta_\iota, t_\iota)$ within neighborhood l constructed according to:

$$\widetilde{Y}_{\iota,l} = \sum_{k=1}^{\kappa_n} w_k \frac{\log p_{a(k,\iota,r)} - \log p_{b(k,\iota,r)}}{r_{a(k,\iota,r)} - r_{b(k,\iota,r)}} \tag{12}$$

$$w_k = \frac{k}{\kappa_n (\kappa_n + 1)/2} \tag{13}$$

with the observation subscripts recursively defined by:

$$a(1,\iota,r) = \arg \min_{\{d \in L_{r,\iota} : r_d > r_\iota + l_n\}} r_d, \quad b(1,i,r) = \arg \max_{\{d \in L_{r,i} : r_d < r_i - l_n\}} r_d \tag{14}$$

$$a(k,\iota,r) = \arg \min_{\left\{d \in L_{r,\iota} r_d > r_{a(k-1,\iota,r)}\right\}} r_d, \quad b(k,i,r) = \arg \max_{\left\{d \in L_{r,\iota} : r_d < r_{b(k-1,\iota,r)}\right\}} r_d \tag{15}$$

where $l_n > 0$.[28]

$$L_{r,i} := \left\{ p \in \{1,...,n\} : \frac{(t_p - t_i)^2}{(r_p - r_i)^2} < \vartheta_n^t, \frac{(\theta_p - \theta_i)^2}{(r_p - r_i)^2} < \vartheta_n^\theta \right\} \tag{16}$$

Equation (12) calculates a numerical derivative with respect to LIHTC distance between a pair of houses $a(k,\iota,r)$ and $b(k,\iota,r)$ by the difference in house prices $(\log p_{a(k,\iota,r)} - \log p_{b(k,\iota,r)})$ divided by the difference in LIHTC distance $(r_{a(k,\iota,r)} - r_{b(k,\iota,r)})$. Equation (12) calculates these numerical derivatives for κ_n pairs of houses and creates a weighted average of these with weights w_k. This weighted average is our empirical derivative at $(r_\iota, \theta_\iota, t_\iota)$, $\widetilde{Y}_\iota$.

Equations (14), (15), and (16) determine which houses to use for the numerical derivative calculation. Equation (16) first determines the set of "eligible" houses to use in the empirical derivative. Since we are interested in the derivative with respect to LIHTC distance, we ideally would want to compute the empirical derivatives using houses with identical θs and ts. Essentially, we want to hold θ and t fixed and zoom in on house price variation only in the r dimension. Since we cannot choose where to observe house price transactions, we create a tolerance window within which θ and t are "approximately" held fixed. Equation (16) states that houses are in the set eligible for our empirical derivative calculation if both their squared distance in time from t_i and squared distance in angle from θ_i is no more than ϑ_n^t and ϑ_n^θ,respectively, their squared distance in LIHTC distance r_i. Essentially this means that houses in the eligible set $L_{r,i}$ are similar to $(r_\iota, \theta_\iota, t_\iota)$ in the θ and t dimension, but differ in the r dimension. Visually, this can be thought of house transactions

[28] l_n ensures we throw away house price transactions extremely close to r_ι. If we have numerical derivatives from transactions which occur at the exact same location as r_i(such as multiple transactions in the same condo building), the denominator in equation (12) will blow up. Thus, we throw out transaction less then l_n =0.01 miles away from r_i.

which fall within a 3D "bowtie" around $(r_\iota, \theta_\iota, t_\iota)$, as illustrated in Figure 2. ϑ_n is a tuning parameter which determines the width of the bowtie. A large ϑ_n allows more house prices to be eligible for the empirical derivative calculation, but will also add bias since they will have more variation in the θ and t dimension. A smaller ϑ_n allows less data to be used in the empirical derivative calculation, leading to more variance. We search for (at most) κ_n nearby transactions within this "bowtie" of nearby locations. The house prices $(a(1,\iota,r),...,a(k,\iota,r))$ are transactions which are further away from the LIHTC site than r_ι and the house prices $(b(1,\iota,r),...,b(k,\iota,r))$ are the transactions closer to the LIHTC site than r_ι. When constructing empirical derivatives in each local area, we use only pre-treatment data in constructing pre-treatment derivatives and only post-treatment data in constructing post-treatment derivatives. This is to ensure that data from the post-treatment period has no effect on the pre-treatment estimates.

Once we have transformed our data on house price levels to data on house price derivatives, we smooth these house price derivatives using a standard kernel estimator. Define the Nadaraya-Watson kernel estimate at (r,t):

$$\widehat{\phi}_l(r,t) = \frac{n^{-1}\sum_{\iota=1}^{n} K_{\mathbf{H}_n}((r,t)-(r_\iota,t_\iota))\,\widetilde{Y}_{\iota,l}}{n^{-1}\sum_{\iota=1}^{n} K_{\mathbf{H}_n}((r,t)-(r_\iota,t_\iota))} \tag{17}$$

where:

$$K_{\mathbf{H}_n}((r,t)-(r_\iota,t_\iota)) = \frac{1}{h_{r,n}h_{t,n}} K\left(\frac{r-r_\iota}{h_{r,n}}, \frac{t-t_\iota}{h_{t,n}}\right) \tag{18}$$

and $K(\cdot,\cdot)$ is the two-dimensional Epichanokov kernel with bandwidths $h_{r,n}, h_{t,n}$. for $\vartheta_n > 0$. Thus, $\widehat{\phi}_l(r,t)$ is constructed around each LIHTC site l.

The following theorem provides a consistent estimate of the gradient treatment effect.

Theorem 2 *Suppose:*

1. $n \to \infty, h_n \to 0, l_n \to 0, k_n \to \infty$
2. $nh_n \to \infty, k_n n^{-1} \to 0, l_n^2 k_n \to \infty$

Letting T_l denote the treatment year of LIHTC site l of type $\mathbf{Y}$. Then the following:

$$\widehat{\phi}_l(r, T_l+\tau)\,dt - \widehat{\phi}_l(r, T_l-1) \tag{19}$$

is a consistent estimate of $\frac{\partial \widetilde{m}_{\mathbf{Y}}(R,\tau)}{\partial R}$, where we assume $\frac{\partial \widetilde{m}_{\mathbf{Y}}(R,\tau-1)}{\partial R} = 0$.

The proof of this result, as well as a general discussion of nonparametric derivative estimation in both the univariate and multivariate setting, are provided in the Appendix

A. This result generalizes De Brabanter et al (2011, 2013) and Charnigo and Srinivasan (2014) to the case where the data are observed at random locations. De Brabanter et al. (2011, 2013) analyzes a univariate case when the data can be observed at chosen locations, Charnigo and Srinivasan (2014) analyze the multivariate case again where the locations of the data are fixed. Neither of these consider the difference in differences setup.

In our empirical work, we define the treatment year T_l as the year in which funds are allocated for the development project, rather than the year the project is placed in service. We do this for two reasons. First, prices are forward looking and thus should reflect anticipated neighborhood effects of low income property development when the project is announced. Second, the construction of the project itself may have direct effects on prices prior to the development being placed into service, but after the funding is announced. We set $\kappa_n = 5, h_{r,n} = 0.3, h_{r,n} = 5, \vartheta_n^t = 1.6$, $\vartheta_n^\theta = 0.4$,and $l_n = .01$. With enough house price transactions around a single LIHTC site, we would be able to estimate the price impacts for each site individually, however for power reasons we average our estimates across LIHTC sites of type $\mathbf{Y}$:

$$\frac{\partial \widehat{\widetilde{m}_{\mathbf{Y}}(R,\tau)}}{\partial R} = \frac{1}{N_{\mathbf{Y}}} \sum_{l \in \mathbf{Y}} \left[\widehat{\phi}_l(r, T_l + \tau)\, dt - \widehat{\phi}_l(r, T_l - 1) \right],$$

where $N_{\mathbf{Y}}$ is the number of LIHTC sites of type $\mathbf{Y}$ in our data. We use block bootstrapping over LIHTC neighborhoods to obtain standard errors.

6 Reduced Form Results

6.1 Price Effects

We begin by studying the reduced form price effects. For clarity of exposition, we begin by presenting the nonparametric level estimates obtained by integrating the gradient estimates as described in the previous section. Figure 3 illustrates the average impact of LIHTC construction on local house prices across all neighborhoods. First, note that prices leading up to the LIHTC funding are quite flat, validating our identification assumption that absent LIHTC construction, housing prices very close to the LIHTC site would have trended similarly to house prices slightly further away. Nonetheless, it appears from Figure 3 that LIHTC construction has no significant average impact on local house prices. However, this figure masks substantial heterogeneity in the price impact of LIHTC development on local house prices.

To examine such heterogeneity, we re-estimate the price effects for construction in various

location types $\mathbf{Y} \in \mathcal{L}_{\mathbf{Y}}$. We begin by dividing the LIHTC sites into four buckets based on the 1990 census median income of the census block group in which the LIHTC site is located. The income quartile cutoffs are \$26,017, \$38,177, and \$54,642 in 2012 dollars. Note that, consistent with the summary statistics evidence provided in Table 1, the cutoff for the top income quartile is still substantially below the average block group median income of \$66,652 for the counties in our sample. Moreover, LIHTC residents must earn no more than 60% of the local area's median gross income, which on average across all our counties is 0.6*\$66,652 =\$39,991. Thus, the bottom quartile of LIHTC sites have residents earning significantly below the average income cutoff, while the top quartile neighborhoods have median incomes about \$15,000 above the average income cutoff.[29]

Figure 4 illustrates the heterogeneity in price impacts. Panel A shows that LIHTC construction triggers large local price appreciation of approximately 6.5% after 10 years in the bottom income quartile. Panel B shows that LIHTC development has little impact in the second income quartile, beyond maybe small appreciation very close to the development site. We see in panels C and D that construction of affordable housing leads to striking and markedly different effects in both the third and fourth income quartiles, with construction leading to price declines of approximately 3% after 10 years in the third income quartile and declines of 2.5% in the fourth income quartile. The speed of the price decline in the fourth income quartile is dramatic, with practically all losses within 0.1 miles of a LIHTC site over the 10 year period occurring in the first year. However, the price declines in income quartiles 3 and 4 "radiate outwards" as time since LIHTC funding increases. At distances of 0.3 to 0.4 miles away from the LIHTC site, there are modest declines in house prices right away, but they fall over time. It appears the housing market very quickly "prices" the impact of LIHTC very locally, but it takes 5 to 10 years for the house prices 0.3 to 0.4 miles away to fully adjust to the shock. In all cases, we do not see strong evidence for pre-trends in prices, further validating our identification assumption that there are no very local house price trends correlated with LIHTC development.

We additionally examine the impact of LIHTC development in high minority areas. In particular, we restrict to those LIHTC sites located within a census block group that has a population at least 50% Black or Hispanic based on the 1990 census. We then further classify these sites based on whether they are in low income areas, defined as within the first or second income quartile, or high income areas, defined as within the third or fourth income quartiles.

Figure 5 illustrates the effects of affordable housing construction in high minority areas. Low income, high-minority areas see strong price appreciation of approximately 5% after

[29]This is an approximate, back of the envelope calcuation. AGMI limits vary county by county.

10 years resulting from LIHTC development, similar to the overall effect we see in the first and second income quartile. Conversely, prices in high income, high-minority areas remain relatively stable, with no evidence of the house price decline documented above. Thus, the substantial price depreciation seen in high income areas occurs in those neighborhoods with minority populations of below 50%.

We define the short term effect as the average price gradient impact on LIHTC site l between event years 0 through 5, relative to event years -5 to 0:

$$\frac{\partial \log p^{short}}{\partial r}(r,l) = \frac{1}{5}\int_0^5 \widehat{\phi}_l\left(r, T_l + \tau\right) d\tau - \frac{1}{5}\int_{-5}^0 \widehat{\phi}_l\left(r, T_l - \tau\right) d\tau.$$

Similarly we define the longer term impact of LIHTC sites as the impact in event years 5 through 10, relative to event years -5 to 0:

$$\frac{\partial \log p^{long}}{\partial r}(r,l) = \frac{1}{5}\int_5^{10} \widehat{\phi}_l\left(r, T_l + \tau\right) d\tau - \frac{1}{5}\int_{-5}^0 \widehat{\phi}_l\left(r, T_l - \tau\right) d\tau.$$

We decompose these price gradient effects into differential effects based on income quartile and minority share:

$$\frac{\partial \log p^{short}(r,l)}{\partial r} = \delta^{short}_{\mathbf{Y}_l^{\text{inc}}}(r) + \beta^{short}_{\text{mlow}}(r) * \mathbf{Y}_l^{\text{minor}} * \mathbf{1}\left[\mathbf{Y}_l^{\text{inc}} \leq 2\right] + \beta^{short}_{\text{mhigh}}(r) * \mathbf{Y}_l^{\text{minor}} * \mathbf{1}\left[\mathbf{Y}_l^{\text{inc}} > 2\right] + \varepsilon_{rl}, \quad (20)$$

$$\frac{\partial \log p^{long}(r,l)}{\partial r} = \delta^{long}_{\mathbf{Y}_l^{\text{inc}}}(r) + \beta^{long}_{\text{mlow}}(r) * \mathbf{Y}_l^{\text{minor}} * \mathbf{1}\left[\mathbf{Y}_l^{\text{inc}} \leq 2\right] + \beta^{long}_{\text{mhigh}}(r) * \mathbf{Y}_l^{\text{minor}} * \mathbf{1}\left[\mathbf{Y}_l^{\text{inc}} > 2\right] + \varepsilon_{rl}, \quad (21)$$

where $\mathbf{Y}_l^{\text{inc}} \in [1,2,3,4]$ is the income quartile LIHTC site l is located in, and $\mathbf{Y}_l^{\text{minor}}$ is an indicator variable equal to 1 if LIHTC site is located in a high minority area. $\delta^{short}_{\mathbf{Y}_l^{\text{inc}}}(r)$ and $\delta^{long}_{\mathbf{Y}_l^{\text{inc}}}(r)$ represent the short and long term price impacts of LIHTC development in low minority areas in income quartile $\mathbf{Y}_l^{\text{inc}}$ at distance r. $\beta^{short}_{\text{mlow}}(r)$ and $\beta^{long}_{\text{mlow}}(r)$ measure the differential short and long term impacts in high minority areas within income quartiles 1 and 2. $\beta^{short}_{\text{mhigh}}(r)$ and $\beta^{long}_{\text{mhigh}}(r)$ measure the differential short and long term impacts in high minority areas within income quartiles 3 and 4.

Figures 6 and 7 illustrate our nonparametric estimates in the short-term and long-term of the price *gradient* treatment effects given by equations (20) and (21) as well as 90% confidence intervals. Here, a negative estimate implies prices are increasing as one moves closer to the construction site, while a positive estimate implies prices are decreasing as one moves closer. Note that the results reported in the Q1/Q2 High Minority and Q3/Q4 High Minority plots are differential effects relative to the low minority effects reported in the Q1-Q4 plots. The Q1/Q2 High Minority plot illustrates that there may be slightly larger price appreciation effects in low income areas when the area is also high minority, however the effect is not quite statistically significant . Further, the statistically significant negative impact on the price

gradient in the Q3/Q4 High Minority plot demonstrates that high income, high minority areas suffer significantly less price depreciation than high income, low minority areas. This is, of course, consistent with the evidence see in the second panel of Figure 5. High minority and low income areas receive the most house price appreciation from LIHTC development, while higher income, low minority areas exhibit house price decline.

6.2 Mechanisms

Taken together, these results seem to imply that LIHTC construction makes low income neighborhoods more desirable regardless of minority share, while making high income, low minority share neighborhoods less desirable. There are a variety of possible explanations for this finding. Even if LIHTC development is the initial shock that causes these house price changes, there are likely many indirect mechanisms through which LIHTC impacts the desirability of the local neighborhood. We begin by using the merged DataQuick-HMDA data and our nonparametric methods to investigate the impact of LIHTC development on local demographic change. If local residents have preferences over the demographics of their neighbors, the in-migration of LIHTC residents may further attract different types of residents and these new in-migrants could make the neighborhood more or less desirable. Figure 8 reports the average treatment effect in levels (not gradients) from years 0 to 10 on home buyer income. Consistent with our price results, we find that the introduction of affordable housing leads to home buyers with higher incomes of approximately 3%-4% in low income, low minority-share areas. Conversely, such introduction leads to a statistically significant decrease in home buyer income of approximately 1.5% in low minority, top income quartile areas. The effects are muted in high minority areas, with low-income high minority areas not attracting quite as high income home buyers as the low-income non-minority areas. The high income, high minority areas also do not experience declines in home buyer income, unlike the high income, low minority areas.

We next investigate the impact of LIHTC construction on the Black share of home buyers, with the results presented in Figure 9. The average impact on low income, low minority share areas is statistically and economically insignificant. However, low-income, high-minority areas do see a statistically significant decrease in the percentage of Black home buyers. We also see decreases in the Black share of home buyers in the higher income, high minority areas of 3 percentage points. Therefore, it appears that building affordable housing in high minority areas may lead to lower racial segregation.

We finally explore the impact of affordable housing development on local crime rates in Figure 10. The cities of Chicago, San Francisco, and San Diego provide comprehensive

detailed local crime statistics dating from 2001-2014 in Chicago, 2003-2014 in San Diego, and 2007-2014 in San Francisco. These data provide the type of crime, as well as the date and the exact location in the city. Since this is a much smaller sample (we have only have 127 LIHTC sites developed in this time frame in these cities), we cut the data only by high/low income and high/low minority. We find both violent and property crime decline in low income areas, regardless of minority share. However, in higher income areas we do not see any increase in crime, rather property crime may even fall slightly. Lowering crime in low income areas appears to be one of the driving mechanisms through which LIHTC improves low income neighborhoods.[30]

6.3 Model Estimates

To keep the model parsimonious, we only use the short term and long term price gradient estimates from equations (20) and (21) to recover households' preferences for LIHTC proximity. We denote these $\frac{\partial \log \widehat{p^{short}}(r,\mathbf{Y})}{\partial r}$ and $\frac{\partial \log \widehat{p^{long}}(r,\mathbf{Y})}{\partial r}$.

Figure 6 plots the estimates of the short-term price gradient effects and Figure 7 plots the estimates of the long-term price gradient effects. These are labeled the "non-parametric estimates" in the figures. To use these estimates within our structural model to recover preferences, we set the gradient equal to zero at all distances past the point where the gradient first hits the x-axis and crosses zero or the point at which it comes the closest to zero. These estimates are also shown in Figures 8 and 9.[31] We use the point at which the price effect goes to zero as our estimate of $R_{0,\mathbf{Y}}$, the distance beyond which household utility is no longer impacted by LIHTC proximity.

Using the estimated price gradients, we use equations (5) and (4) to estimate each household's preference to live near LIHTC within neighborhood type $\mathbf{Y}$, $\hat{\gamma}_{i,\mathbf{Y}}$:[32]

$$\text{if } R^* < R_{0,\mathbf{Y}} \text{ and } \frac{\partial \log \widehat{p^{\tau_s}}(r,\mathbf{Y})}{\partial r} > 0 : \hat{\gamma}_{i,\mathbf{Y}} = \frac{\partial \widehat{p^{\tau_s}}(r,\mathbf{Y})}{\partial r}(1+R_i^*), \tag{22}$$

$$\text{if } R^* < R_{0,\mathbf{Y}} \text{ and } \frac{\partial \log \widehat{p^{\tau_s}}(r,\mathbf{Y})}{\partial r} < 0 : \hat{\gamma}_{i,\mathbf{Y}} = \frac{-\partial p_t\left(R_i^*, \mathbf{X}_i^*, \mathbf{Y}_i^*, \boldsymbol{\xi}_i^*\right)}{\partial R}\left(1+R_{0,\mathbf{Y}}-R_i^*\right) \tag{23}$$

where τ_s represents whether the household purchased their home in the short term or long

[30] It is not uncommon for LIHTC developments to include live-in 24 hour security guards. Local police sometimes also set up an outpost within LIHTC developments. These investments may be part of the reason crime declines.

[31] Our raw estimates are never statistically different from zero at any distance past the point where gradient first hits the x-axis.

[32] We identify each household's preference for LIHTC proximity within neighborhood of type $\mathbf{Y}$ that the household chose to live in.

term after LIHTC development. We designate LIHTC proximity to be desirable within neighborhoods where LIHTC development caused price appreciation, while we designate LIHTC proximity as undesirable within areas where it causes price decline.

We now examine how households' preferences for LIHTC proximity vary with race and income of home buyers. We measure how much each household is willing to pay (as a share of their house price) to live 0.1 miles from an LIHTC development. Panel A of Figures 11 and 12 shows that higher income households are willing to pay the most to live close the LIHTC development in Q1 income areas, conditional on wanting to live in a Q1 income area. This is true in both high and low minority areas. We find minority home buyers are willing to pay more to live in high minority, Q1 income areas than non-minority home buyers, while the reverse is true in low minority Q1 income areas. Overall, households choosing to live near LIHTC site in Q1 income areas are willing to pay about 6% of their house price to live 0.1 miles from an LIHTC site. The preferences in Q2 areas are essentially zero, as reflected in the essentially zero price effects discussed previously. Within low minority Q3 areas and Q4 areas, we find that higher income households are willing to pay slightly more to avoid living 0.1 miles from an LIHTC site. We also find that minority home buyers are less deterred by LIHTC development in Q3 and Q4 low minority areas than non-minority home buyers. Overall, these households are willing to pay about 1.6% of their house price to avoid living within 0.1 miles of LIHTC. Within Q3 and Q4 high minority areas, the effects are economically insignificant, consistent with the economically insignificant price effects discussed previously. Appendix figure A1 and A2 report similar effects measured in dollars, instead of in house price percentages, as these will be the numbers more closely linked to those used in the next section for the welfare calculation. These figures are dominated by the fact that higher income households buy more expensive houses, creating a strong link between home buyer income and willingness to pay for LIHTC proximity.

7 Welfare

We consider the local welfare impact of building affordable housing in a variety of neighborhood types $\mathbf{Y} \in \mathcal{L}_{\mathbf{Y}}$, holding fixed the desirability of all other neighborhoods outside of the LIHTC area.[33] In the pre-period, prior to construction of a LIHTC development, the local population optimizes over a vector of housing and neighborhood characteristics $(\mathbf{X}, \boldsymbol{\xi})$

[33] While we are able to quantify the welfare benefits of LIHTC development locally, we cannot account for potential broader impacts on the city/state as a whole. For example, if LIHTC simply relocated crime to other neighborhoods in a dispersed manner, we cannot capure the welfare effects of the dispersed impacts across the whole city.

according to the following problem:

$$\max u_i(\mathbf{X}, \boldsymbol{\xi}) + c \quad \text{s.t.} \quad h_0(\mathbf{X}, \boldsymbol{\xi}) + c \leq y_i \tag{24}$$

where $u_i(\mathbf{X}, \boldsymbol{\xi})$ is an individual-specific utility function and $h_0(\mathbf{X}, \boldsymbol{\xi})$ is the equilibrium hedonic price function over characteristics in the pre-period.[34] We denote the optimal bundle of characteristics chosen by household i prior to LIHTC construction as $\left(\mathbf{X}^*_{0,i}, \boldsymbol{\xi}^*_{0,i}\right)$. Let R_{pre} denote the distance from the future LIHTC site at this optimal bundle of characteristics.[35]

We assume zero moving costs, such that when affordable housing is built, all individuals in the local population will reoptimize according to the problem:

$$\max_{R,X,\xi,c} U_i(R, \mathbf{X}, \mathbf{Y}, \boldsymbol{\xi}, c) \quad \text{such that} \quad p_1(R, \mathbf{X}, \boldsymbol{\xi}) + c \leq y_i + p_1\left(R_{pre}, \mathbf{X}^*_{0,i}, \boldsymbol{\xi}^*_{0,i}\right),$$

where the individual utility function follows the parametric form defined in equations (4) and (5). Here,

$$p_1(R, \mathbf{X}, \boldsymbol{\xi}) = \widetilde{m}_{\mathbf{Y}}(R) + h_1(\mathbf{X}, \boldsymbol{\xi})$$

is the new equilibrium hedonic price function , with $\widetilde{m}_{\mathbf{Y}}(R) = 0$ for all $R > R_{0,\mathbf{Y}}$ The quantity $p_1\left(R_{pre}, \mathbf{X}^*_{0,i}, \boldsymbol{\xi}^*_{0,i}\right)$ in the budget constraint is the revenue received from the sale of the current home. We denote optimal choices in the post period by agent i as $\left(R^*_{1,i}, \mathbf{X}^*_{1,i}, \boldsymbol{\xi}^*_{1,i}, c^*_{1,i}\right)$. We assume that $h_1(\mathbf{X}, \boldsymbol{\xi}) = h_0(\mathbf{X}, \boldsymbol{\xi})$ such that all agents choose the same bundle of house of characteristics $(\mathbf{X}, \boldsymbol{\xi})$ in the post-period as in the pre-period.

The welfare impacts of LIHTC construction accrues to homeowners, renters, and absentee landlords. For homeowners, if $R_{pre} \geq R_{0,\mathbf{Y}}$ and $R^*_{1,i} \geq R_{0,\mathbf{Y}}$, then the welfare impact $\Delta U_i = 0$. The effect of LIHTC on utility is zero at distances beyond $R_{0,\mathbf{Y}}$, agents do not choose an alternative bundle of house characteristics $(\mathbf{X}, \boldsymbol{\xi})$, and they can obtain their original bundle of house characteristics for the same price. For homeowners who live at a location $R_{pre} < R_{0,\mathbf{Y}}$ in the pre-period, but optimally choose $R^*_{1,i} \geq R_{0,\mathbf{Y}}$ post construction, the welfare impact is given by the change in prices:

$$\Delta U_i = \widetilde{m}_{\mathbf{Y}}(R_{pre}).$$

These households move away from the LIHTC development, but face welfare impacts from the amount of house price appreciation or depreciation $(\widetilde{m}_{\mathbf{Y}}(R_{pre}))$ they must realize in

[34] We assume that agents do not anticipate LIHTC development when they choose their optimal bundle of characteristics in the pre-period.

[35] Note that R_{pre} is not chosen by agents in the pre-period, but is a function of the phsyical location of the optimal bundle $\left(\mathbf{X}^*_{0,i}, \boldsymbol{\xi}^*_{0,i}\right)$.

order to move.

For homeowners who optimally choose $R^*_{1,i} < R_{0,\mathbf{Y}}$, the welfare impact is given by the resulting utility gain and change in prices. For areas where being closer to LIHTC is desirable we have:

$$\begin{aligned}\Delta U_i &= \gamma_{i,\mathbf{Y}} \log\left(1 + R_{0,\mathbf{Y}} - R^*_{1,i}\right) + \widetilde{m}_{\mathbf{Y}}\left(R_{pre}\right) - \widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right), \quad \text{if } R_{pre} \leq R_{0,\mathbf{Y}} \\ \Delta U_i &= \gamma_{i,\mathbf{Y}} \log\left(1 + R_{0,\mathbf{Y}} - R^*_{1,i}\right) - \widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right), \quad \text{if } R_{pre} > R_{0,\mathbf{Y}}.\end{aligned}$$

For areas where being further from LIHTC is desirable we have:

$$\begin{aligned}\Delta U_i &= \gamma_{i,\mathbf{Y}} \log\left(\frac{1 + R^*_{1,i}}{1 - R_{0,\mathbf{Y}}}\right) + \widetilde{m}_{\mathbf{Y}}\left(R_{pre}\right) - \widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right), \quad \text{if } R_{pre} \leq R_{0,\mathbf{Y}} \\ \Delta U_i &= \gamma_{i,\mathbf{Y}} \log\left(\frac{1 + R^*_{1,i}}{1 - R_{0,\mathbf{Y}}}\right) - \widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right), \quad \text{if } R_{pre} > R_{0,\mathbf{Y}}.\end{aligned}$$

Since we do not observe data directly on renters, we must make the assumption that house prices are equal to the present discounted value of rents. The renter's utility optimization is:

$$\max_{R,X,\boldsymbol{\xi},c} U_i\left(R, \mathbf{X}, \mathbf{Y}, \boldsymbol{\xi}, c\right) \quad \text{such that} \quad p_1\left(R, \mathbf{X}, \boldsymbol{\xi}\right) + c \leq y_i.$$

The only difference between the renter's and home owner's optimization is that homeowners receive the revenue from the house sale of their previous residence. This money, for renters, would go to the landlord in the form of rent payments.

We find that the welfare impacts for renters who optimally choose $R^*_{1,i} < R_{0,\mathbf{Y}}$ in areas where being closer to LIHTC is desirable are given by:

$$\Delta U_i = \gamma_{i,\mathbf{Y}} \log\left(1 + R_{0,\mathbf{Y}} - R^*_{1,i}\right) - \widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right),$$

Renters benefit from LIHTC proximity, but also face the negative impact of having to pay higher rents. Within areas where being further from LIHTC is desirable renters' utility is given by:

$$\Delta U_i = \gamma_{i,\mathbf{Y}} \log\left(\frac{1 + R^*_{1,i}}{1 - R_{0,\mathbf{Y}}}\right) - \widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right).$$

While these renters do not like living near LIHTC, they are compensated for it by the lower rents. On net, these renters are made strictly better off since they could have chosen to live far away from the LIHTC site and receive a utility of zero. The impact is zero for renters who optimally choose $R^*_{1,i} > R_{0,\mathbf{Y}}$. Finally, the welfare impact on absentee landlords whose properties are located at $R^*_{1,i} \leq R_{0,\mathbf{Y}}$ is given by the present value of the change in rents

they collect:

$$\Delta U_i = \widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right).$$

The impact is zero for landlords with properties located at distances greater than $R_{0,\mathbf{Y}}$ since rents do not change. These impacts are summarized in Tables 2 and 3.

We aggregate these individual welfare effects to calculate the total welfare impact on homeowners, renters, and absentee landlords. To this end, let $q^H\left(\gamma_{\mathbf{Y}}, R_1, Race, y|\mathbf{Y}, R_1 < R_{0,\mathbf{Y}}\right)$ denote the joint density of preference parameters, distance chosen from the LIHTC site, race, and income given that the household has chosen to live in a neighborhood of type $\mathbf{Y}$, with $R_1 < R_{0,\mathbf{Y}}$ miles from an LIHTC site. This density can be directly estimated from the merged DataQuick-HMDA data. Then the aggregate welfare impact of a LIHTC site developed in neighborhood of type $\mathbf{Y}$ for homeowners is given by (for each amenity/disamenity type):

$$\begin{aligned}
\Delta U^H_{agg,\mathbf{Y}} &= N_H \sum_{Race} \int \gamma_{\mathbf{Y}} \log\left(1 + R_{0,\mathbf{Y}} - R^*_{1,i}\right) q^H\left(\gamma_{\mathbf{Y}}, R_1, Race, y|\mathbf{Y}, R_1 < R_{0,\mathbf{Y}}\right) d\gamma_{\mathbf{Y}} dR_1 dy, \\
\Delta U^H_{agg,\mathbf{Y}} &= N_H \sum_{Race} \int \gamma_{\mathbf{Y}} \log\left(\frac{1 + R^*_{1,i}}{1 - R_{0,\mathbf{Y}}}\right) q^H\left(\gamma_{\mathbf{Y}}, R_1, Race, y|\mathbf{Y}, R_1 < R_{0,\mathbf{Y}}\right) d\gamma_{\mathbf{Y}} dR_1 dy
\end{aligned}$$

where N_H is the average number of homeowners who choose to live around a single LIHTC site in neighborhoods of type $\mathbf{Y}$, within $R_{0,\mathbf{Y}}$ miles of the LIHTC site. We measure N_H from the 5-year pooled American Community Survey block group data on the median number of homeowners per LIHTC site living within $R_{0,\mathbf{Y}}$ miles of the LIHTC site of type $\mathbf{Y}$.[36] These numbers are reported in Table A1.

To calculate the impact for renters we assume that the density of preference parameters and chosen LIHTC distances conditional on race and income is the same as that for homeowners, that is:

$$q^R\left(\gamma_{\mathbf{Y}}, R_1|Race, y, \mathbf{Y}, R_1 < R_{0,\mathbf{Y}}\right) = q^H\left(\gamma_{\mathbf{Y}}, R_1|Race, y, \mathbf{Y}, R_1 < R_{0,\mathbf{Y}}\right).$$

We can then calculate the aggregate welfare impact on renters as (within areas where LIHTC

[36] We meaure these household counts for the LIHTC sites used in our estimation, not the entire country.

is viewed as an amenity):

$$\begin{aligned}
\Delta U^{R}_{agg,\mathbf{Y}} &= N_R \sum_{Race} \int \left[\gamma_{\mathbf{Y}} \log\left(1 + R_{0,\mathbf{Y}} - R^{*}_{1,i}\right) - \widetilde{m}_{\mathbf{Y}}\left(R_1\right)\right] q^{R}\left(\gamma_{\mathbf{Y}}, R_1, Race, y\right) d\gamma_{\mathbf{Y}} dR_1 dy \\
&= N_R \sum_{Race} \int \left[\gamma_{\mathbf{Y}} \log\left(1 + R_{0,\mathbf{Y}} - R^{*}_{1,i}\right) - \widetilde{m}_{\mathbf{Y}}\left(R_1\right)\right] q^{R}\left(\gamma_{\mathbf{Y}}, R_1 | Race, y\right) q^{R}\left(Race, y\right) d\gamma_{\mathbf{Y}} dR_1 dy \\
&= N_R \sum_{Race} \int \left[\gamma_{\mathbf{Y}} \log\left(1 + R_{0,\mathbf{Y}} - R^{*}_{1,i}\right) - \widetilde{m}_{\mathbf{Y}}\left(R_1\right)\right] q^{H}\left(\gamma_{\mathbf{Y}}, R_1 | Race, y\right) q^{R}\left(Race, y\right) d\gamma_{\mathbf{Y}} dR_1 dy \\
&= N_R \sum_{Race} \int \left[\gamma_{\mathbf{Y}} \log\left(1 + R_{0,\mathbf{Y}} - R^{*}_{1,i}\right) - \widetilde{m}_{\mathbf{Y}}\left(R_1\right)\right] q^{H}\left(\gamma_{\mathbf{Y}}, R_1, Race, y\right) \frac{q^{R}\left(Race, y\right)}{q^{H}\left(Race, y\right)} d\gamma_{\mathbf{Y}} dR_1 dy.
\end{aligned}$$

In areas where LIHTC is viewed as a disamenity we have:

$$\Delta U^{R}_{agg,\mathbf{Y}} = N_R \sum_{Race} \int \left[\gamma_{\mathbf{Y}} \log\left(\frac{1 + R^{*}_{1,i}}{1 - R_{0,\mathbf{Y}}}\right) - \widetilde{m}_{\mathbf{Y}}\left(R_1\right)\right] q^{H}\left(\gamma_{\mathbf{Y}}, R_1, Race, y\right) \frac{q^{R}\left(Race, y\right)}{q^{H}\left(Race, y\right)} d\gamma_{\mathbf{Y}} dR_1 dy.$$

The joint density of race and income for both renters and homeowners, $q^{R}\left(Race, y\right)$ and $q^{H}\left(Race, y\right)$ respectively, are calculated from 5-year pooled American Community Survey micro data. Finally, the aggregate impact on absentee landlords is given by:

$$\Delta U^{ll}_{agg} = N_R \sum_{Race} \int \widetilde{m}_{\mathbf{Y}}\left(R_1\right) q^{H}\left(\gamma_{\mathbf{Y}}, R_1, Race, y\right) \frac{q^{R}\left(Race, y\right)}{q^{H}\left(Race, y\right)} d\gamma_{\mathbf{Y}} dR_1 dy.$$

Panel A of Table 4 reports the average willingness to pay for LIHTC development per homeowner, renter, and landlord impacted by LIHTC development within neighborhoods of different types. Within Q1 income, low minority areas, the average homeowner would be willing to pay $23,257 for LIHTC development. The average renter would be willing to pay $6502 and the average landlord would be willing to pay $6011.[37] In Q1, high minority areas, the average homeowner would be willing to pay $16,838, the average renter would be willing to pay $6475, and the average landlord would be willing to pay $6099. There are substantial benefits to the community from LIHTC development in Q1 income areas. However, the opposite is true in low minority Q3 and Q4 areas. Within Q4 areas, the average homeowner would be willing to pay $6275 to deter LIHTC development, the average renter would be willing to be $67 for LIHTC development and the average landlord would be willing to pay $2416 to deter LIHTC development. In high minority, Q4 income areas, residents benefit from LIHTC development.

[37] The sum of the welfare benefits to landlords and renters is less than that of homeowners because renters tend to be lower income, lowering their willingness to pay.

Table 5 scales these numbers to aggregate effects to get total willingness to pay by society from LIHTC development in different areas. The units are reported in thousands of dollars. Since low income areas tend to be quite dense, as evidenced by Table A1, the aggregate benefit to homeowners from LIHTC development in Q1 income low minority areas is $57.6 million. The aggregate benefit to renters is $29.2 million and the benefit to landlords is $29.0 million. In total, society would be improved by $115.8 million from a single LIHTC development in a low income, low minority area. This number is even bigger in low income, high minority areas, ($211 million), simply because there tend to be more people living close to LIHTC in these areas. Conversely, development of LIHTC in a Q4, low minority area leads to an aggregate welfare loss of $17.4 million.

Viewing LIHTC development as a place based policy, these estimates suggests that development should be strongly targeted to low income areas. However, the location of affordable housing also influences the welfare of the tenants living in the affordable housing. Recent work by Chetty et al. (2015) finds that young children strongly benefit from growing up in lower poverty neighborhoods. While the neighborhoods types analyzed in Chetty et al. (2015) do not map directly into our definitions, they report that a child moving out of public housing and into a low poverty area gains $99,000 in presented discounted value of future income over a lifetime. If we use this number to benchmark the potential gains to LIHTC tenants living in a Q4 low minority area versus a Q1 low minority neighborhood, our estimates would imply the LIHTC development would have to house 1332 children for the benefits to the tenant to outweigh the costs to society. Given that the average LIHTC development has 82 apartments, it is impossible for 1332 children to live there during the 30 years LIHTC developments are required to remain low-income housing.

8 Conclusion

In this paper, we study multifamily housing developments funded through the Low Income Housing Tax Credit (LIHTC) to quantify the costs and benefits of affordable housing development on surrounding neighborhoods. Leveraging new econometric methods, we find that LIHTC construction has heterogenous effects on local house prices based on neighborhood characteristics. In lower income areas, house prices appreciate substantially over the long-run in response to the introduction of affordable housing projects. Areas with a high minority share also experience significant price appreciation when a LIHTC development is built. On the other hand, prices in areas with higher median incomes and low minority shares tend to depreciate over the long-run.

We employ a structural, generalized hedonic model of housing choice to link these esti-

mated price effects to individual preferences for proximity to low income housing. In areas where affordable housing developments are viewed as an amenity, higher income households are willing to pay more for proximity. Conversely, higher income households are willing to pay more to live further away from affordable housing developments in areas where such properties are viewed as a disamenity.

Our results show that affordable housing development has large welfare impacts as a place based policy, which swamp the welfare impacts to tenants living in affordable housing. Given the goals of many affordable housing policies is to decrease income and racial segregation in housing markets, these goals might be better achieved by investing in affordable housing in low income and high minority areas, which will then spark in-migration of high income and a more racially diverse set of residents. These housing market spillovers leading to broader neighborhood change appear to make a larger dent in lowering racial and income segregation in the housing market than policies which try to achieve these goals by targeting higher income or low minority areas with affordable housing developments.

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A Econometric Proofs

A.1 Univariate Case

Suppose we draw an iid sample of size n from the following nonparametric model

$$Y_i = m(x_i) + \varepsilon_i$$

where $E(\varepsilon_i|x_i) = 0$ and $Var(\varepsilon_i|x_i) = \sigma^2$. We assume that $m(x)$ is twice continuously differentiable. The variable x_i is distributed according to the joint density function:

$$f(x) : [x_{\min}, x_{\max}] \to (0, \infty).$$

We propose the following Nadaraya-Watson kernel estimator for the first derivative $m'(x_i)$:

$$\begin{aligned} \widehat{m}'(x) &= \frac{n^{-1}\sum_{i=1}^{n} K_{h_n}(x - x_i)\widetilde{Y}_i}{n^{-1}\sum_{i=1}^{n} K_{h_n}(x - x_i)} \\ \widetilde{Y}_i &= \sum_{j=1}^{k_{n,i}} w_j \frac{Y_{i+j} - Y_{i-j}}{x_{i+j} - x_{i-j}} \mathbf{1}[k_{n,i} > 0] \\ w_j &= \frac{j}{k_{n,i}(k_{n,i}+1)/2}, \end{aligned} \tag{25}$$

with the observations $\{(x_{i+j}, Y_{i+j})\}_{j=1}^{k_n}$ $\{(x_{i-j}, Y_{i-j})\}_{j=1}^{k_n}$ defined recursively by:

$$\begin{aligned} x_{i+1} &= \arg\min_{x>x_i+l_n} x, \qquad x_{i-1} = \arg\max_{x<x_i-l_n} x \\ x_{i+j} &= \arg\min_{x>x_{i+j-1}} x, \qquad x_{i-j} = \arg\max_{x<x_{i-j-1}} x \end{aligned}$$

for $j = 2, ..., k_{n,i}$ where $l_n > 0$. The random variable $k_{n,i}$ is defined as:

$$\begin{aligned} k_{n,i} &= \min\left(|L_{n,i}|, |U_{n,i}|, \kappa_n\right) \\ L_i &= \{x_p : x_p < x_i - l_n\} \\ U_i &= \{x_p : x_p > x_i - l_n\} \end{aligned}$$

for some $\kappa_n > 0$. Note:

$$K_{h_n}(x - x_i) = \frac{1}{h_n} K\left(\frac{x - x_i}{h_n}\right),$$

where $K(\cdot)$ is a kernel function. We have the following result:

Theorem 3 *Assume the random design model above and suppose:*

1. *$K(u)$ is bounded, compactly supported, and symmetric*
2. *$n \to \infty, h_n \to 0, l_n \to 0, \kappa_n \to \infty$*
3. *$nh_n \to \infty, \kappa_n n^{-1} \to 0, l_n^2 \kappa_n \to \infty$*

Then $\widehat{m}'(x) \to^p m'(x)$ for all $x \in (x_{\min}, x_{\max})$.

We prove the theorem through a sequence of lemmas.

Lemma 4 *The estimate*

$$n^{-1} \sum_{i=1}^{n} K_{h_n}(x - x_i)$$

converges in probability to $f(x)$ for all $x \in (x_{\min}, x_{\max})$.

Proof. This is a standard result. See Hardle (1990). ■

Lemma 5 *As $n \to \infty$, the bias:*

$$\left| E\left[\frac{1}{n} \sum_{i=1}^{n} K_{h_n}(x - x_i) \widetilde{Y}_i\right] - m'(x) f(x) \right| \to 0.$$

Proof. We can control the bias of the estimator as follows:

$$\begin{aligned}
&\left| E\left[\frac{1}{n}\sum_{i=1}^{n} K_{h_n}(x-x_i)\widetilde{Y}_i\right] - m'(x) f(x)\right| \\
= &\left| E\left[\frac{1}{n}\sum_{i=1}^{n} K_{h_n}(x-x_i)\sum_{j=1}^{k_{n,i}} w_j \frac{Y_{i+j}-Y_{i-j}}{x_{i+j}-x_{i-j}}\mathbf{1}\left[k_{n,i}>0\right]\right] - m'(x) f(x)\right| \\
= &\left| \int K_{h_n}(x-u)\, E\left[\sum_{j=1}^{k_{n,i}} w_j \frac{Y_{i+j}-Y_{i-j}}{x_{i+j}-x_{i-j}}\mathbf{1}\left[k_{n,i}>0\right]|x_i=u\right] f(u)\,du - m'(x) f(x)\right|
\end{aligned}$$

Applying Taylor's theorem, we have:

$$\begin{aligned}
&E\left[\sum_{j=1}^{k_{n,i}} \frac{Y_{i+j}-Y_{i-j}}{x_{i+j}-x_{i-j}}\mathbf{1}\left[k_{n,i}>0\right]|x_i=u\right] \\
= &\sum_{j=1}^{k_{n,i}} w_j m'(u)\, E_i\left[\frac{x_{i+j}-x_{i-j}}{x_{i+j}-x_{i-j}}\right] P\left(k_{n,i}>0\right) \\
&+\frac{1}{2}\sum_{j=1}^{k_{n,i}} w_j E_i\left[\frac{m''\left(\zeta_{i,i+j}\right)\left(x_{i+j}-x_i\right)^2 - m''\left(\zeta_{i,i-j}\right)\left(x_i-x_{i-j}\right)^2}{x_{i+j}-x_{i-j}}\mathbf{1}\left[k_{n,i}>0\right]\right] \\
= &\; m'(u) P\left(k_{n,i}>0\right) + \frac{1}{2}\sum_{j=1}^{k_{n,i}} w_j E_i\left[\frac{m''\left(\zeta_{i,i+j}\right)\left(x_{i+j}-x_i\right)^2 - m''\left(\zeta_{i,i-j}\right)\left(x_i-x_{i-j}\right)^2}{x_{i+j}-x_{i-j}}\mathbf{1}\left[k_{n,i}>0\right]\right]
\end{aligned}$$

where $\zeta_{i,i+j} \in (x_i, x_{i+j})$ and $\zeta_{i,i-j} \in (x_{i-j}, x_i)$. By the triangle inequality, the bias is bounded above by

$$\begin{aligned}
&\left|\int K_{h_n}(x-u)\, m'(u)\left[1-P\left(k_{n,i}>0\right)\right] f(u)\,du - m'(x) f(x)\right| \\
&+\left|\int K_{h_n}(x-u)\sum_{j=1}^{k_{n,i}} w_j E_i\left[\frac{m''\left(\zeta_{i,i+j}\right)\left(x_{i+j}-x_i\right)^2 - m''\left(\zeta_{i,i-j}\right)\left(x_i-x_{i-j}\right)^2}{x_{i+j}-x_{i-j}}\mathbf{1}\left[k_{n,i}>0\right]\right] f(u)\,du\right|.
\end{aligned}$$

$P\left(k_{n,i}>0\right) \to 0$ by Hoeffding's inequality. The first term thus goes to zero as $n \to \infty$ according to the usual proof for consistency of Nadaraya-Watson estimators. See, for example, Hardle (1990). Since by assumption m is twice continuously differentiable and x

is distriubted over a compact region, the second expression is bounded above by:

$$\begin{aligned}
&\sup_x |m''(x)| \int |K_{h_n}(x-u)| \sum_{j=1}^{k_{n,i}} w_j E_i \left[\frac{(x_{i+j}-x_i)^2 + (x_i - x_{i-j})^2}{x_{i+j}-x_{i-j}} \mathbf{1}[k_{n,i}>0] \right] f(u)\,du \\
\leq\ &\sup_x |m''(x)| \int |K_{h_n}(x-u)| \sum_{j=1}^{k_{n,i}} w_j E_i \left[(x_{i+j}-x_{i-j}) \mathbf{1}[k_{n,i}>0] \right] f(u)\,du
\end{aligned}$$

It therefore suffices to show that $\sum_{j=1}^{k_{n,i}} w_j E_i [(x_{i+j}-x_{i-j}) \mathbf{1}[k_{n,i}>0]] \to \infty$ as $n \to \infty$. Let $\delta > 0$ and set N_1 such that $l_n < \delta/2$ for all $n \geq N_1$. Letting $F_B(k; n, p)$ denote the cdf of the binomial distribution with parameters n and p, then for all $n > N_1$,

$$\begin{aligned}
\sum_{j=1}^{k_{n,i}} w_j E_i [(x_{i+j}-x_{i-j}) \mathbf{1}[k_{n,i}>0]] &\leq E_i \left| x_{i+k_{n,i}} - x_{i-k_{n,i}} \right| \\
&\leq \frac{\delta}{2} P\left(x_{i+k_{n,i}} - x_{i-k_{n,i}} < \delta/2\right) + r_{\max} P\left(x_{i+k_{n,i}} - x_{i-k_{n,i}} \geq \delta/2\right) \\
&\leq \frac{\delta}{2} + r_{\max} F_B(\kappa_n; n-1, p_\delta),
\end{aligned}$$

where $p_\delta = \int_{u-\delta}^{u-l_{N_1}} f(s)\,ds + \int_{u+l_{N_1}}^{u+\delta} f(s)\,ds$. Since $\kappa_n n^{-1} \to 0$ as $n \to \infty$, there exists N_2 such that $\kappa_n n^{-1} < p_\delta/2$ for all $n > N_2$. Let $N = \max\left\{N_1, N_2, -2\ln\left(\frac{\delta}{2r_{\max}}\right)/p_\delta^2\right\}$. Then by Hoeffding's inequality, for all $n > N$:

$$\begin{aligned}
\frac{\delta}{2} + r_{\max} F_B(\kappa_n; n-1, p_\delta) &\leq \frac{\delta}{2} + r_{\max} \exp\left(-2\frac{(np_\delta - \kappa_n)^2}{n}\right) \\
&\leq \frac{\delta}{2} + r_{\max} \exp\left(-\frac{np_\delta^2}{2}\right) \\
&\leq \frac{\delta}{2} + r_{\max} \frac{\delta}{2r_{\max}} \\
&= \delta,
\end{aligned}$$

which proves the claim. ■

Lemma 6 *As $n \to \infty$, the variance:*

$$Var\left(n^{-1} \sum_{i=1}^{n} K_{h_n}(x-x_i) \widetilde{Y}_i\right) \to 0.$$

Proof. The variance can be decomposed as:

$$n^{-1} \left\{ \begin{array}{c} \int K_{h_2}^2(x-u) E\left[\widetilde{Y}^2 | x_i = u\right] f(u)\,du \\ + \left(E\left[\frac{1}{n}\sum_{i=1}^{n} K_{h_n}(x-x_i)\widetilde{Y}_i\right]\right)^2 \end{array} \right\}.$$

Due to the asymptotic unbiasedness of the estimator shown above, by Hardle (1990) it suffices to show that:

$$E\left[\widetilde{Y}^2|x_i = u\right] \to \left[m'(u)\right]^2,$$

which will be the case as long as:

$$Var\left(\widetilde{Y}|x_i = u\right) \to 0.$$

Using Taylor's Theorem, this variance is:

$$Var_i\left(\sum_{j=1}^{k_{n,i}} w_j \frac{\varepsilon_{i+j} - \varepsilon_{i-j}}{x_{i+j} - x_{i-j}} + \sum_{j=1}^{k_{n,i}} w_j \frac{m''\left(\zeta_{i,i+j}\right)\left(x_{i+j} - x_i\right)^2 - m''\left(\zeta_{i,i-j}\right)\left(x_i - x_{i-j}\right)^2}{x_{i+j} - x_{i-j}}\right)$$

Using the law of total variance, this can be decomposed as:

$$\begin{aligned}
& Var_i\left(w_j \frac{m''\left(\zeta_{i,i+j}\right)\left(x_{i+j} - x_i\right)^2 - m''\left(\zeta_{i,i-j}\right)\left(x_i - x_{i-j}\right)^2}{x_{i+j} - x_{i-j}}\right) \\
& + E\left[Var\left(\sum_{j=1}^{k_{n,i}} w_j \frac{\varepsilon_{i+j} - \varepsilon_{i-j}}{x_{i+j} - x_{i-j}} | \left\{x_{i+j} : j = -k_{n,i}, ..., k_{n,i}\right\}\right)\right] \\
& + Var\left(E\left[\sum_{j=1}^{k_{n,i}} w_j \frac{\varepsilon_{i+j} - \varepsilon_{i-j}}{x_{i+j} - x_{i-j}} | \left\{x_{i+j} : j = -k_{n,i}, ..., k_{n,i}\right\}\right]\right) \\
= \; & Var_i\left(w_j \frac{m''\left(\zeta_{i,i+j}\right)\left(x_{i+j} - x_i\right)^2 - m''\left(\zeta_{i,i-j}\right)\left(x_i - x_{i-j}\right)^2}{x_{i+j} - x_{i-j}}\right) \\
& + E\left(Var\left[\sum_{j=1}^{k_{n,i}} w_j \frac{\varepsilon_{i+j} - \varepsilon_{i-j}}{x_{i+j} - x_{i-j}} | \left\{x_{i+j} : j = -k_{n,i}, ..., k_{n,i}\right\}\right]\right)
\end{aligned}$$

since $E\left(\varepsilon_{i+j}|x_{i+j}\right) = E\left(\varepsilon_{i-j}|x_{i-j}\right) = 0$. By the work above, we know that:

$$E_i\left[\sum_{j=1}^{k_{n,i}} w_j \frac{m''\left(\zeta_{i,i+j}\right)\left(x_{i+j} - x_i\right)^2 - m''\left(\zeta_{i,i-j}\right)\left(x_i - x_{i-j}\right)^2}{x_{i+j} - x_{i-j}}\right]^2 \to 0.$$

Furthermore:

$$\begin{aligned}
& E_i\left[\left(\sum_{j=1}^{k_{n,i}} w_j \frac{m''\left(\zeta_{i,i+j}\right)\left(x_{i+j}-x_i\right)^2 - m''\left(\zeta_{i,i-j}\right)\left(x_i-x_{i-j}\right)^2}{x_{i+j}-x_{i-j}}\right)^2\right] \\
\leq & E_i\left[\left(\sum_{j=1}^{k_{n,i}} w_j \left|\frac{m''\left(\zeta_{i,i+j}\right)\left(x_{i+j}-x_i\right)^2 - m''\left(\zeta_{i,i-j}\right)\left(x_i-x_{i-j}\right)^2}{x_{i+j}-x_{i-j}}\right|\right)^2\right] \\
\leq & \left[\sup_x m''(x)\right]^2 E_i\left[\left(\sum_{j=1}^{k_{n,i}} w_j \frac{\left(x_{i+j}-x_i\right)^2 + \left(x_i-x_{i-j}\right)^2}{x_{i+j}-x_{i-j}}\right)^2\right] \\
\leq & \left[\sup_x m''(x)\right]^2 E_i\left[\left(x_{i+k}-x_{i-k}\right)^2\right].
\end{aligned}$$

As before, Hoeffding's inequality can be used to show that this approaches zero as $n \to \infty$. Thus, the first term approaches zero as $n \to \infty$. Finally:

$$\begin{aligned}
& E\left[Var\left(\sum_{j=1}^{k_{n,i}} w_j \frac{\varepsilon_{i+j}-\varepsilon_{i-j}}{x_{i+j}-x_{i-j}} \middle| \left\{x_{i+j} : j = -k_{n,i}, ..., k_{n,i}\right\}\right)\right] \\
= & E\left[2\sigma^2 \sum_{j=1}^{k_{n,i}} \frac{w_j^2}{\left(x_{i+j}-x_{i-j}\right)^2}\right] \\
\leq & \frac{2\sigma^2}{4l_n^2} \sum_{j=1}^{k_{n,i}} \frac{j^2}{k_{n,i}\left(k_{n,i}+1\right)^2/4} \\
\leq & \frac{\sigma^2}{3l_n^2} \frac{2\kappa_n+1}{\kappa_n\left(\kappa_n+1\right)} \\
\leq & \frac{\sigma^2}{3l_n^2\kappa_n} \\
\to & 0
\end{aligned}$$

since $l_n^2\kappa_n \to \infty$ as $n \to \infty$, which proves the claim. ■

The previous two lemmas show that the numerator of equation (25) converges in mean-square error to zero, which implies convergence in probability. The theorem thus follows by Slutsky's theorem.

A.2 Multivariate Case

We now extend our estimation procedure to the multidimensional case. Suppose we draw an iid sample of size n from the following nonparametric model

$$Y_i = m\left(\mathbf{X}_i\right) + \varepsilon_i$$

where $E(\varepsilon_i|\mathbf{X}_i) = 0$ and $Var(\varepsilon_i|\mathbf{X}_i) = \sigma^2$. We assume that $\mathbf{X}_i = (x_{1,i}, ...x_{D,i}) \in \mathbb{R}^D$ and m is twice continuously differentiable in all of its arguments. The variables $\mathbf{X}_i$ are distributed according to the joint density function:

$$f(\mathbf{X}) : \prod_{d=1}^{D} [x_{d,\min}, x_{d,\max}] \to (0, \infty).$$

We propose the following Nadaraya-Watson kernel estimator for the first derivative $\partial m/\partial x_d$:

$$\begin{aligned} \frac{\partial \widehat{m}}{\partial x_d} &= \frac{n^{-1}\sum_{i=1}^{n} K_{\mathbf{H}_n}(\mathbf{X} - \mathbf{X}_i)\widetilde{Y}_i}{n^{-1}\sum_{i=1}^{n} K_{\mathbf{H}_n}(\mathbf{X} - \mathbf{X}_i)} \\ \widetilde{Y}_i &= \sum_{j=1}^{k_{n,i}} w_j \frac{Y_{a(j,i,d)} - Y_{b(j,i,d)}}{x_{d,a(j,i,d)} - x_{d,b(j,i,d)}} \\ w_j &= \frac{j}{k_{n,i}(k_{n,i}+1)/2}, \end{aligned} \tag{26}$$

with the observations $\left\{\left(\mathbf{X}_{a(j,i,d)}, Y_{a(j,i,d)}\right)\right\}_{j=1}^{k_n}$ $\left\{\left(\mathbf{X}_{b(j,i,d)}, Y_{b(j,i,d)}\right)\right\}_{j=1}^{k_n}$ defined recursively by:

$$\begin{aligned} a(1,i,d) &= \arg \min_{\{p \in L_{d,i} : x_{d,p} > x_{d,i} + l_n\}} x_{d,p}, \quad b(1,i,d) = \arg \max_{\{p \in L_{d,i} : x_{d,p} < x_{d,i} - l_n\}} x_{d,p} \\ a(j,i,d) &= \arg \min_{\{p \in L_{d,i} : x_{d,p} > x_{d,a(j-1,i,d)}\}} x_{d,p}, \quad b(j,i,d) = \arg \max_{\{p \in L_{d,i} : x_{d,p} < x_{d,b(j-1,i,d)}\}} x_{d,p} \end{aligned}$$

for $j = 2, ..., k_{n,i}$ where $l_n > 0$ and:

$$L_{d,i} := \left\{ p \in \{1, ..., n\} : \frac{(x_{q,p} - x_{q,i})^2}{(x_{d,p} - x_{d,i})^2} < \vartheta_n \text{ for all } q \neq d \right\}$$

for some $\vartheta_n > 0$. Letting $\mathbf{H}_n = (h_{1,n}, ..., h_{D,n})$, note that:

$$K_{\mathbf{H}_n}(\mathbf{X} - \mathbf{X}_i) = \frac{1}{h_{1,n} \cdots h_{D,n}} K\left(\frac{x_1 - x_{1,i}}{h_{1,n}}, ..., \frac{x_D - x_{D,i}}{h_{D,n}}\right),$$

where $K(\cdot)$ is a kernel function. We have the following result:

Theorem 7 *Assume the random design model above and suppose:*

1. *$K(u)$ is bounded, compactly supported, and spherically symmetric.*
2. *$n \to \infty, h_n \to 0, l_n \to 0, k_n \to \infty, \vartheta_n \to 0$*
3. *$nh_n \to \infty, k_n n^{-1} \to 0, l_n^2 k_n \to \infty$*

Then:

$$\frac{\partial \widehat{m}}{\partial x_d}(\mathbf{X}) \to^p \frac{\partial m}{\partial x_d}(\mathbf{X})$$

for all $\mathbf{X} \in \prod_{d=1}^{D} (x_{d,\min}, x_{d,\max})$.

We again prove the result in a sequence of lemmas.

Lemma 8 *The estimate*

$$n^{-1} \sum_{i=1}^{n} K_{\mathbf{H}_n} (\mathbf{X} - \mathbf{X}_i)$$

converges in probability to $f(\mathbf{X})$ *for all* $\mathbf{X} \in \prod_{d=1}^{D} (x_{d,\min}, x_{d,\max})$.

Proof. This is a standard result. See Hardle (1990). ■

Lemma 9 *As* $n \to \infty$, *the bias:*

$$\left| E\left[n^{-1} \sum_{i=1}^{n} K_{\mathbf{H}_n} (\mathbf{X} - \mathbf{X}_i) \widetilde{Y}_i \right] - \frac{\partial m}{\partial x_d} (\mathbf{X}) f(\mathbf{X}) \right| \to 0.$$

Proof. Write the bias as:

$$\begin{aligned} & \left| E\left[\frac{1}{n} \sum_{i=1}^{n} K_{\mathbf{H}_n} (\mathbf{X} - \mathbf{X}_i) \widetilde{Y}_i \right] - \frac{\partial m}{\partial x_d} (\mathbf{X}) f(\mathbf{X}) \right| \\ = & \left| \int \sum_{i=1}^{n} K_{\mathbf{H}_n} (\mathbf{X} - \mathbf{U}) E\left[\sum_{j=1}^{k_n} w_j \frac{Y_{a(j,i,d)} - Y_{b(j,i,d)}}{x_{d,a(j,i,d)} - x_{d,b(j,i,d)}} | \mathbf{X}_i = \mathbf{U} \right] f(\mathbf{U}) \, d\mathbf{U} - \frac{\partial m}{\partial x_d} (\mathbf{X}) f(\mathbf{X}) \right| \end{aligned}$$

where $\mathbf{U} = (u_1, ..., u_D)$ and $d\mathbf{U} = du_1 \cdots du_D$. Applying Taylor's theorem as in the univariate case, we have:

$$\begin{aligned} & E\left[\sum_{j=1}^{k_n} w_j \frac{Y_{a(j,i,d)} - Y_{b(j,i,d)}}{x_{d,a(j,i,d)} - x_{d,b(j,i,d)}} | \mathbf{X}_i = \mathbf{U} \right] \\ = & \sum_{j=1}^{k_n} \sum_{q=1}^{D} w_j \frac{\partial m}{\partial x_q} (\mathbf{U}) E_i \left[\frac{x_{q,a(j,i,d)} - x_{q,b(j,i,d)}}{x_{d,a(j,i,d)} - x_{d,b(j,i,d)}} \right] \\ & + \sum_{j=1}^{k_n} \sum_{|\alpha|=2} w_j E_i \left[\frac{R_\alpha (\mathbf{X}_{a(j,i,d)}) (X_{a(j,i,d)} - X_i)^\alpha - R_\alpha (\mathbf{X}_{b(j,i,d)}) (X_{b(j,i,d)} - X_i)^\alpha}{x_{d,a(j,i,d)} - x_{d,b(j,i,d)}} \right], \end{aligned}$$

where we have used the multi-index notation with $\alpha \in \mathbb{N}^D$ and where $R_\alpha(\cdot)$ denotes the remainder of the Taylor expansion. By the triangle inequality, the bias is therefore bounded above by

$$\begin{aligned} & \left| \int K_{\mathbf{H}_n} (\mathbf{X} - \mathbf{U}) \frac{\partial m}{\partial x_d} (\mathbf{U}) f(\mathbf{U}) \, d\mathbf{U} - \frac{\partial m}{\partial x_d} (\mathbf{X}) f(\mathbf{X}) \right| + \left| \int K_{\mathbf{H}_n} (\mathbf{X} - \mathbf{U}) \sum_{j=1}^{k_n} \sum_{q \neq d} \frac{\partial m}{\partial x_q} (\mathbf{U}) \sqrt{\vartheta_n} f(\mathbf{U}) \, d\mathbf{U} \right| \\ & + \left| \int K_{\mathbf{H}_n} (\mathbf{X} - \mathbf{U}) \sum_{j=1}^{k_n} \sum_{|\alpha|=2} w_j E_i \left[\frac{R_\alpha (\mathbf{X}_{a(j,i,d)}) (X_{a(j,i,d)} - X_i)^\alpha - R_\alpha (\mathbf{X}_{b(j,i,d)}) (X_{b(j,i,d)} - X_i)^\alpha}{x_{d,a(j,i,d)} - x_{d,b(j,i,d)}} \right] f(\mathbf{U}) \, d\mathbf{U} \right|. \end{aligned}$$

The first term converges to zero as $n \to \infty$ by the usual consistency proof for multivariate Nadaraya-Watson estimates. The second term converges to zero since $\vartheta_n \to 0$ as $n \to \infty$. The final term is bounded above by:

$$\sup_{|\alpha|=2} \sup_{\mathbf{X}} |D^\alpha m(\mathbf{X})| \int |K_{\mathbf{H}_n}(\mathbf{X}-\mathbf{U})| \sum_{j=1}^{k_n} \sum_{|\alpha|=2} w_j E_i \left[\frac{\left(X_{a(j,i,d)} - X_i\right)^\alpha + \left(X_{b(j,i,d)} - X_i\right)^\alpha}{x_{d,a(j,i,d)} - x_{d,b(j,i,d)}} \right] f(\mathbf{U})\, d\mathbf{U}$$

$$\leq \sup_{|\alpha|=2} \sup_{\mathbf{X}} |D^\alpha m(\mathbf{X})| \int |K_{\mathbf{H}_n}(\mathbf{X}-\mathbf{U})| \sum_{j=1}^{k_n} w_j \left(1 + (D-1)\sqrt{\vartheta_n} + \frac{D(D-1)}{2}\vartheta_n\right) E_i \left[x_{d,a(j,i,d)} - x_{d,b(j,i,d)}\right] f(\mathbf{U})\, d\mathbf{U},$$

which converges to zero by Hoeffding's inequality as in the univariate case and since $\vartheta_n \to 0$ as $n \to \infty$ ■

Table 1: Summary Statistics

Panel A: 1990 Census Block Group Data

	Whole US	Counties in Sample	Block Groups with LIHTC Development Sites
1990 Black Share	0.1212	0.1164	0.2402
	[0.2399]	[0.2334]	[0.3121]
1990 Hispanic Share	0.0827	0.1526	0.2363
	[0.1668]	[0.2091]	[0.2518]
1990 Median Income	56482	66652	44694
	[28730]	[32620]	[23208]

Panel B: LIHTC Developments

	All LIHTC	Estimation Sample
Year Funds Allocated	1997.6	2000.8
	[6.70]	[5.55]
# Low Income Units	60.3	82.2
	[71.5]	[86.3]
% Units Low Income	0.97	0.96
	[0.13]	[0.13]
New Construction	0.63	0.58
	[0.48]	[0.49]
Rehab Existing Building	0.37	0.42
	[0.48]	[0.49]
In Central City	0.46	0.64
	[0.50]	[0.48]
In Metro,Non-Central City	0.30	0.36
	[0.46]	[0.48]
In Rural Area	0.24	0
	[0.43]	[0]
Observations	32799	6882

Panel C: DataQuick & HMDA Data

	Transactions<1 mi of LIHTC Site	Transactions<.5 mi of LIHTC Site	Transactions<.2 mi of LIHTC Site	Transactions<.1 mi of LIHTC Site
Housing Transaction Price	305610	284742	268217	270652
	[336428]	[380557]	[404520]	[471396]
Housing Transaction Price	323703	302575	284829	284256
-HMDA Matched	[319851]	[364203]	[377024]	[411580]
% of Home Buyers Black	0.0612	0.068	0.0735	0.0726
	[0.4670]	[0.4737]	[0.4800]	[0.4802]
Income of Home Buyer	97619	94375	92649	93299
	[50859]	[51099]	[52625]	[54365]
Housing Transactions	8164281	3430606	807411	241875

Panel D: Crime Rates within 1 mi of LIHTC Sites

	Low Minority Income Q1/2	High Minority Income Q1/2	Low Minority Income Q3/4	High Minority Income Q3/4
Annual Violent Crimes	617.1	586.9	383.3	453.0
per Square Mile	[2720.7]	[1557.8]	[2044.2]	[1154.0]
Annual Property Crimes	2523.2	1083.1	1495.1	982.3
per Square Mile	[9701.8]	[2787.6]	[7155.5]	[2670.2]
Observations	678030	2452968	989424	559950

Note: All prices inflated to 2012 dollars. Standard deviations in brackets. Crime data covers San Diego 2003-2014, Chicago 2001-2014, and San Francisco 2007-2014 for 127 LIHTC Sites. An observation for crime data is a 0.025 square mile area.

Table 2: Welfare Impacts of LIHTC on Households (LIHTC Amenity)

ΔU_i	Homeowners	Renters	Landlords
$R_{pre} > R_{0,\mathbf{Y}}, R^*_{1,i} > R_{0,\mathbf{Y}}$	0	0	0
$R_{pre} > R_{0,\mathbf{Y}}, R^*_{1,i} < R_{0,\mathbf{Y}}$	$\gamma_{i,\mathbf{Y}} \log\left(1 + R_{0,\mathbf{Y}} - R^*_{1,i}\right) - \widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right)$	$\gamma_{i,\mathbf{Y}} \log\left(1 + R_{0,\mathbf{Y}} - R^*_{1,i}\right) - \widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right)$	0
$R_{pre} < R_{0,\mathbf{Y}}, R^*_{1,i} > R_{0,\mathbf{Y}}$	$\widetilde{m}_{\mathbf{Y}}\left(R_{pre}\right)$	0	$\widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right)$
$R_{pre} < R_{0,\mathbf{Y}}, R^*_{1,i} < R_{0,\mathbf{Y}}$	$\gamma_{i,\mathbf{Y}} \log\left(1 + R_{0,\mathbf{Y}} - R^*_{1,i}\right) + \widetilde{m}_{\mathbf{Y}}\left(R_{pre}\right) - \widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right)$	$\gamma_{i,\mathbf{Y}} \log\left(1 + R_{0,\mathbf{Y}} - R^*_{1,i}\right) - \widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right)$	$\widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right)$

Note: R_{pre} represents distance of household's chosen location before LIHTC development from new LIHTC development site. $R^*_{1,i}$ represents chosen distance from LIHTC development site when household reoptimizes location post LIHTC development. $R_{0,\mathbf{Y}}$ represents max distance at which LIHTC proximity can impact utility. Each row and column pair represents a different household type. Entry summarizes welfare impact of LIHTC development when agents view LIHTC proximity as an amenity.

Table 3: Welfare Impacts of LIHTC on Households (LIHTC Disamenity)

ΔU_i	Homeowners	Renters	Landlords
$R_{pre} > R_{0,\mathbf{Y}}, R^*_{1,i} > R_{0,\mathbf{Y}}$	0	0	0
$R_{pre} > R_{0,\mathbf{Y}}, R^*_{1,i} < R_{0,\mathbf{Y}}$	$\gamma_{i,\mathbf{Y}} \log\left(\frac{1+R^*_{1,i}}{1-R_{0,\mathbf{Y}}}\right) - \widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right)$	$\gamma_{i,\mathbf{Y}} \log\left(\frac{1+R^*_{1,i}}{1-R_{0,\mathbf{Y}}}\right) - \widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right)$	0
$R_{pre} < R_{0,\mathbf{Y}}, R^*_{1,i} > R_{0,\mathbf{Y}}$	$\widetilde{m}_{\mathbf{Y}}\left(R_{pre}\right)$	0	$\widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right)$
$R_{pre} < R_{0,\mathbf{Y}}, R^*_{1,i} < R_{0,\mathbf{Y}}$	$\gamma_{i,\mathbf{Y}} \log\left(\frac{1+R^*_{1,i}}{1-R_{0,\mathbf{Y}}}\right) + \widetilde{m}_{\mathbf{Y}}\left(R_{pre}\right) - \widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right)$	$\gamma_{i,\mathbf{Y}} \log\left(\frac{1+R^*_{1,i}}{1-R_{0,\mathbf{Y}}}\right) - \widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right)$	$\widetilde{m}_{\mathbf{Y}}\left(R^*_{1,i}\right)$

Note: R_{pre} represents distance of household's chosen location before LIHTC development from new LIHTC development site. $R^*_{1,i}$ represents chosen distance from LIHTC development site when household reoptimizes location post LIHTC development. $R_{0,\mathbf{Y}}$ represents max distance at which LIHTC proximity can impact utility. Each row and column pair represents a different household type. Entry summarizes welfare impact of LIHTC development when agents view LIHTC proximity as a disamenity.

Table 4: Mean Utility Benefit per Household from LIHTC Construction

Panel A: Low Minority Areas

	Income Q1	Income Q2	Income Q3	Income Q4
Average Benefit per Home Owner	23257	204	-4419	-6275
Average Benefit per Renter	6502	67	234	67
Average Benefit per Landlord	6011	46	-2843	-2416

Panel B: High Minority Areas

	Income Q1	Income Q2	Income Q3	Income Q4
Average Benefit per Home Owner	16838	1942	-1054	1355
Average Benefit per Renter	6475	190	342	971
Average Benefit per Landlord	6099	1288	375	1090

Note: Mean welfare benefit from LIHTC construction to households who choose to live nearby. Utility is measured in 2012 dollars. To decompose effect between renters and landlords we assume the present discounted value of future rents is equal to house prices.

Table 5: Total Utility Benefit to Households from LIHTC Construction

Panel A: Low Minority Areas

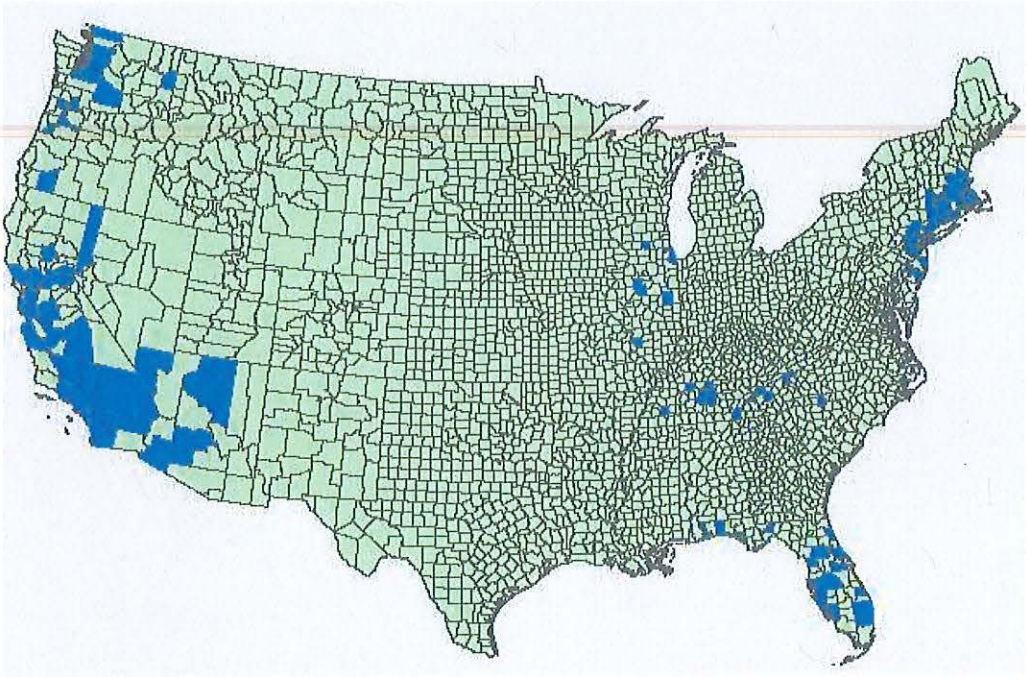
	Income Q1	Income Q2	Income Q3	Income Q4
Aggregate Benefit to Home Owners	57,585	60.29	-4,605	-14,232
Aggregate Benefit to Renters	29,208	23.87	258	78.48
Aggregate Benefit to Landlords	29,048	28.42	-3,331	-3,208
Aggregate Benefit to Society	115841	112.6	-7,678	-17,362

Panel B: High Minority Areas

	Income Q1	Income Q2	Income Q3	Income Q4
Aggregate Benefit to Home Owners	63,388	1,164	-3,827	6,038
Aggregate Benefit to Renters	73,417	314.7	1,903	4,861
Aggregate Benefit to Landlords	74,236	2,672	2,262	5,907
Aggregate Benefit to Society	211041	4,150	338	16,806

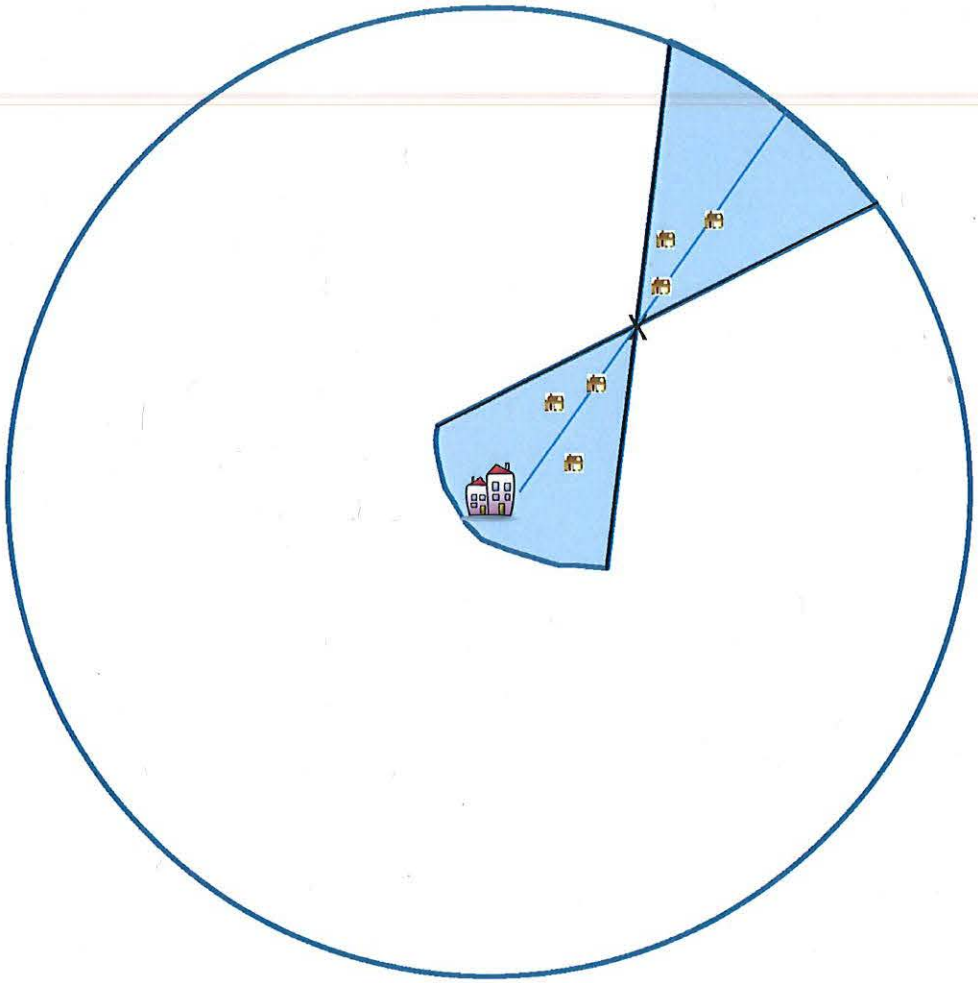
Note: Total welfare benefit from LIHTC construction to households. Utility is measured in thousands of 2012 dollars. To decompose effect between renters and landlords we assume the present discounted value of future rents is equal to house prices.

Figure 1: Counties Used in Analysis



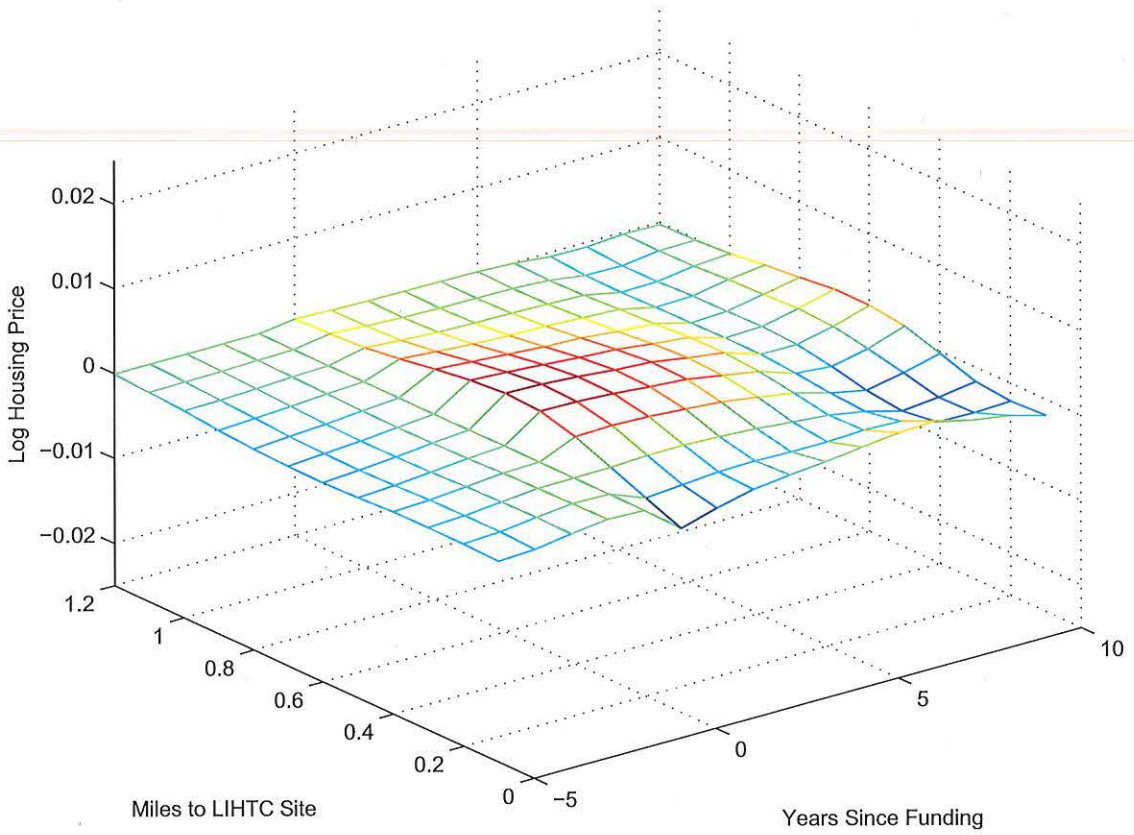
Note: Counties were selected based on whether the history of housing transaction data began in 1996 or earlier and had at least an average of 1000 arm-length transactions per year. This gives 129 counites in 15 states.

Figure 2: Example of Bowtie Threshold Used in Empirical Derivatives



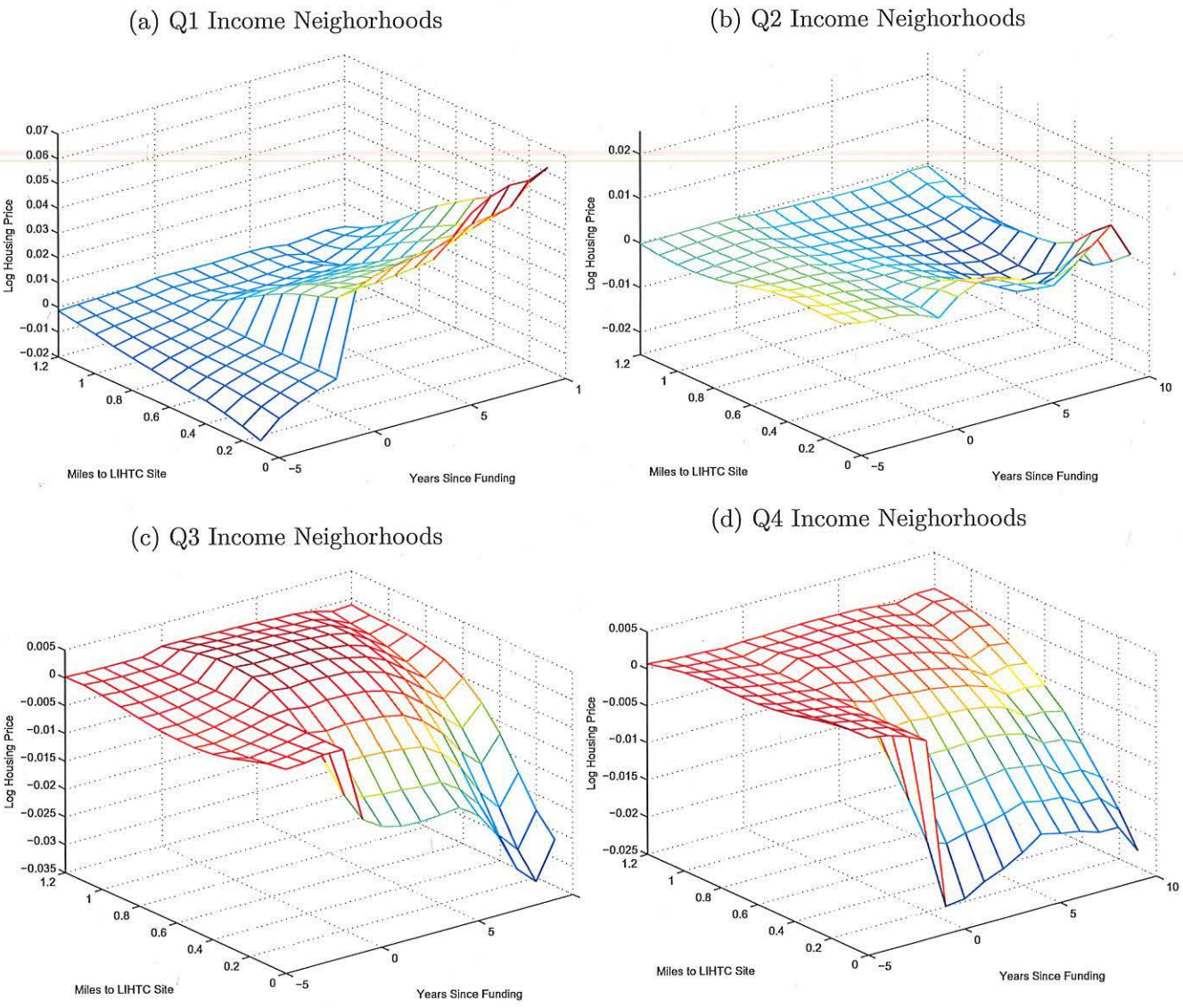
Note: LIHTC site is located in the middle of the ring. The site marked X is where the empirical derivative with respect to LIHTC distance is being measured. Houses inside the shaded region are candidates for the empirical derivative calculation.

Figure 3: Average Price Impact of LIHTC



Note: Kernel smoothed estimates of log house prices using Nadaraya-Watson estimator with Epanechnikov kernel. Estimates integrate over the estimated derivatives to measure log price levels at a given distance from LIHTC site, relative to 1.4 miles away.

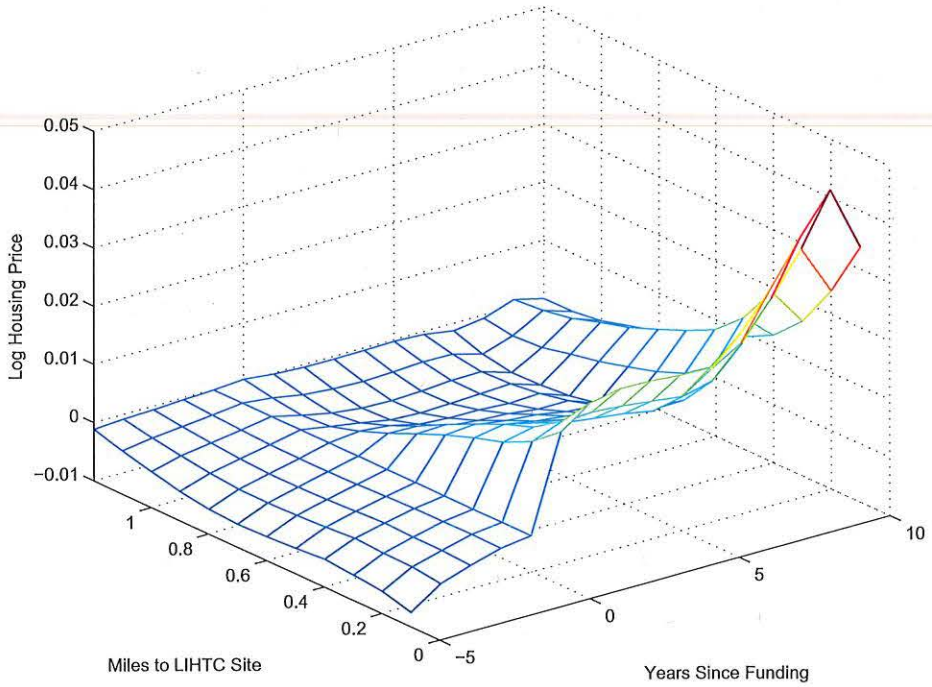
Figure 4: Price Impact of LIHTC by Neighborhood Median Income



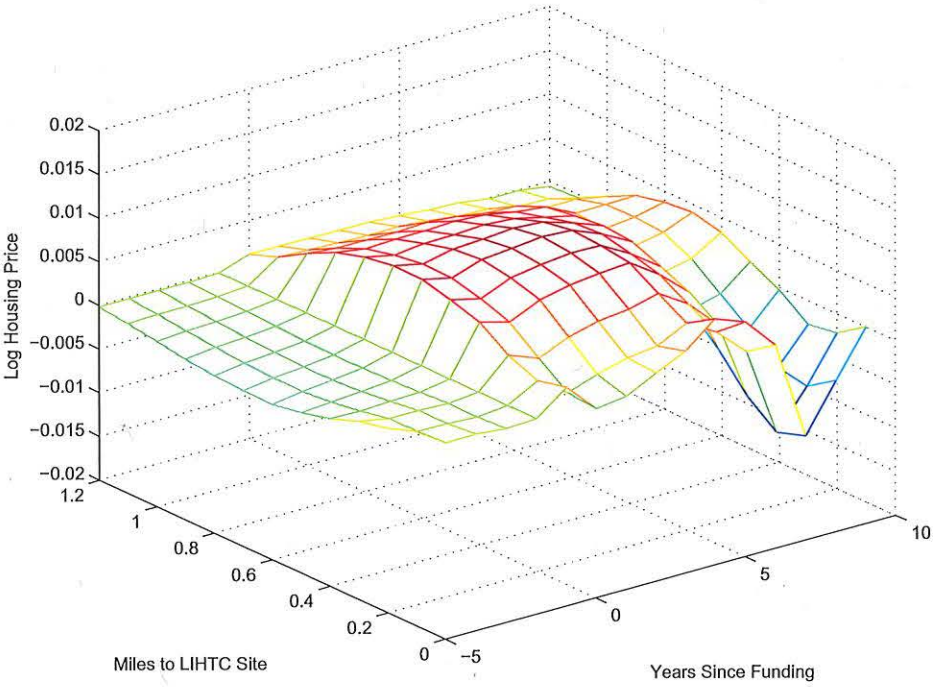
Note: Kernel smoothed estimates of log house prices using Nadaraya-Watson estimator with Epanechnikov kernel. Estimates integrate over the estimated derivatives to measure log price levels at a given distance from LIHTC site, relative to 1.4 miles away. Household median income quartile cutoffs are \$26017, \$38177, and \$54642 in 2012 dollars, as reported in the 1990 Census block group of the LIHTC site.

Figure 5: Price Impact of LIHTC by Median Income within High Minority Neighborhoods

(a) Q1 & Q2 Income, High Minority Neighorhoods

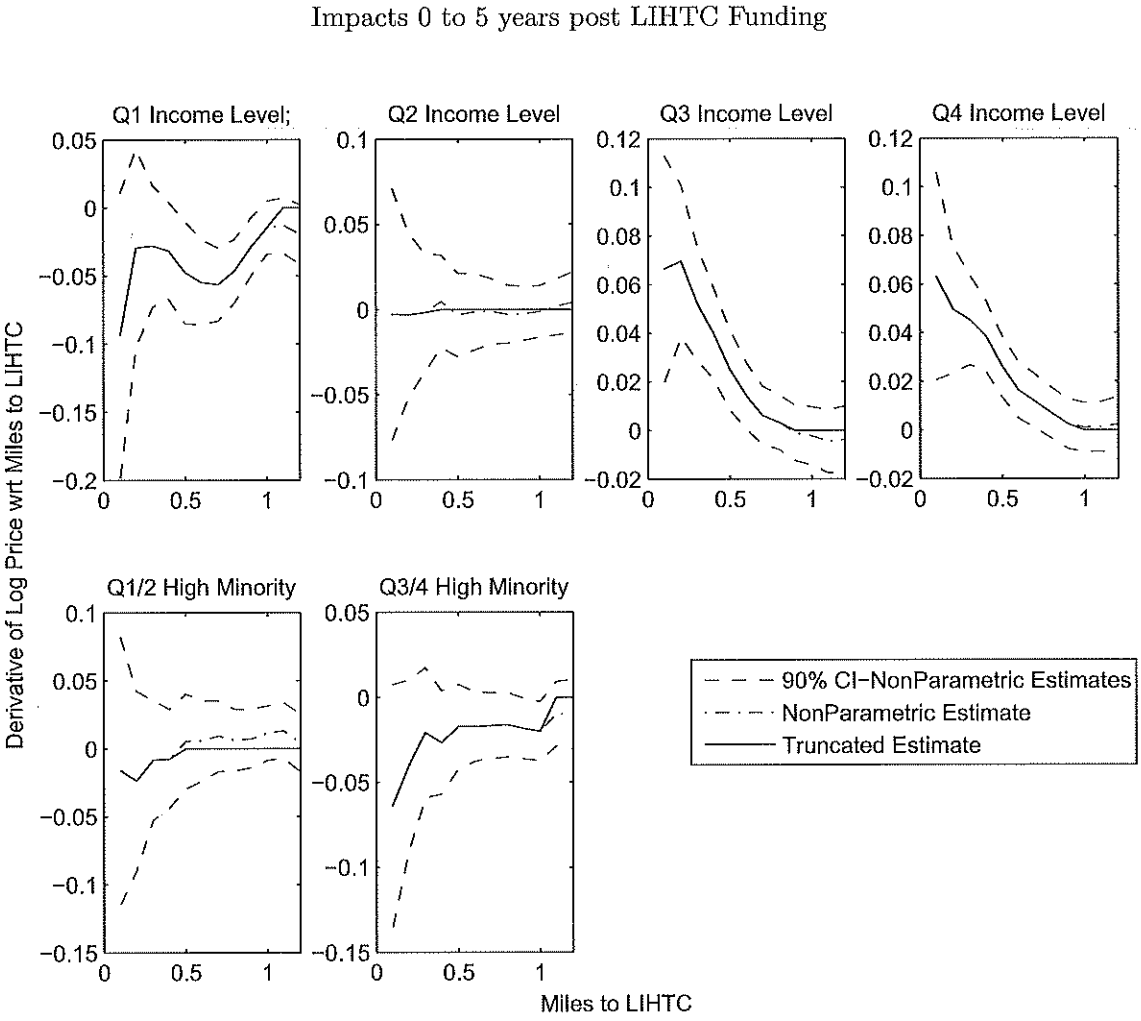


(b) Q3 & Q4 Income, High Minority Neighorhoods



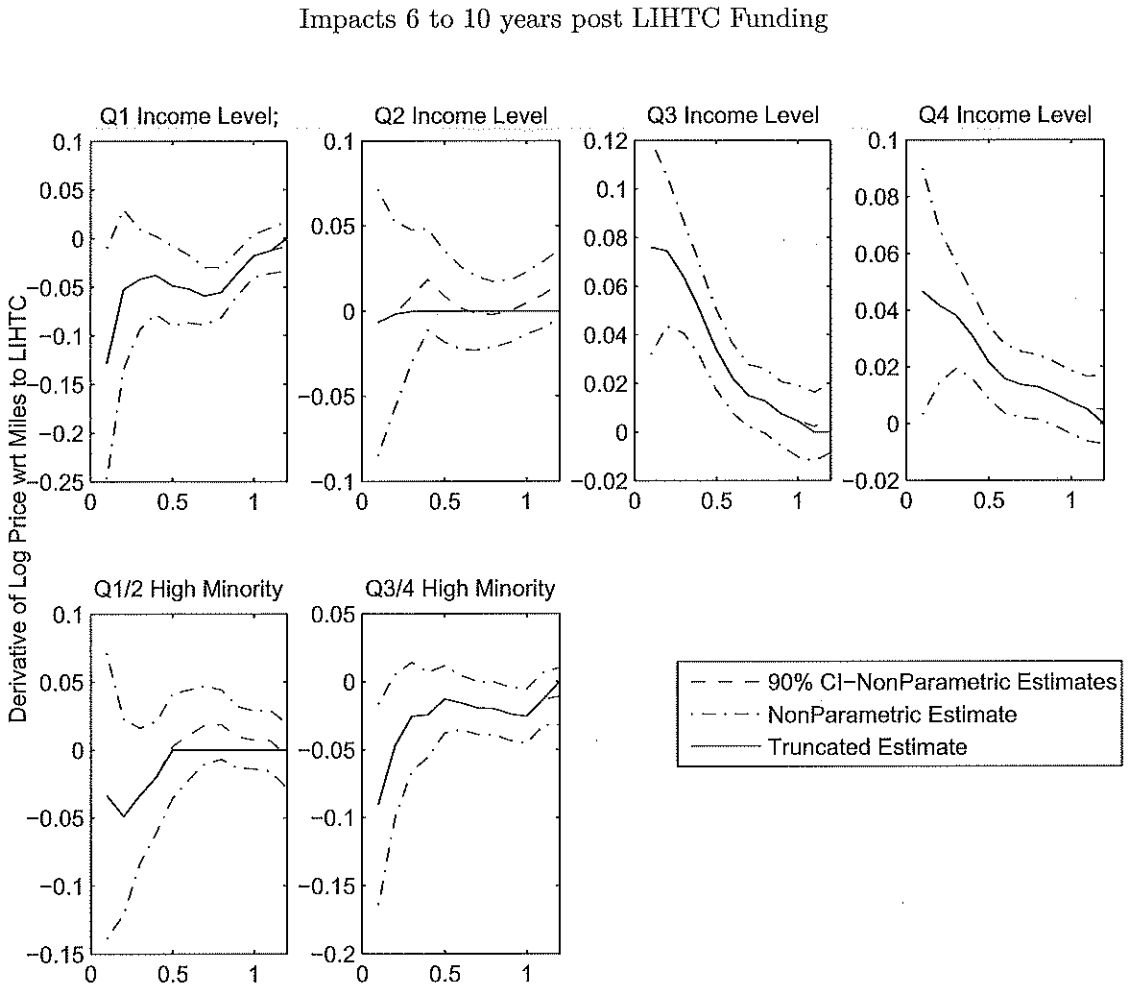
Note: Kernel smoothed estimates of log house prices using Nadaraya-Watson estimator with Epanechnikov kernel. Household median income quartile cutoffs are $26017, $38177, and $54642 in 2012 dollars, as reported in the 1990 Census block group of the LIHTC site.

Figure 6: Impact of LIHTC on Derivative of Log House Prices wrt miles from LIHTC vs miles to LIHTC:



Note: Kernel smoothed estimates of log house price derivatives with respect to distance to LIHTC using Nadaraya-Watson estimator with Epanechnikov kernel. Household median income quartile cutoffs are $26017, $38177, and $54642 in 2012 dollars, as reported in the 1990 Census block group of the LIHTC site. An LIHTC project is consider high minority share if at least 50% of the census block group where the LIHTC project is located was Black or Hispanic as reported in the 1990 census. Dashed lines are fully non-parametric estimate and confidence intervals. Solid line represents effect truncated to zero for distances beyond which the first time the non-parametric estimate crosses zero or gets closest to zero. These price effects are used in structural model of preference estimation. Standard errors estimated using a block-bootstrap with 500 simiulations where sampling is done over LIHTC sites. Dashed lines measure 90% confidence interval.

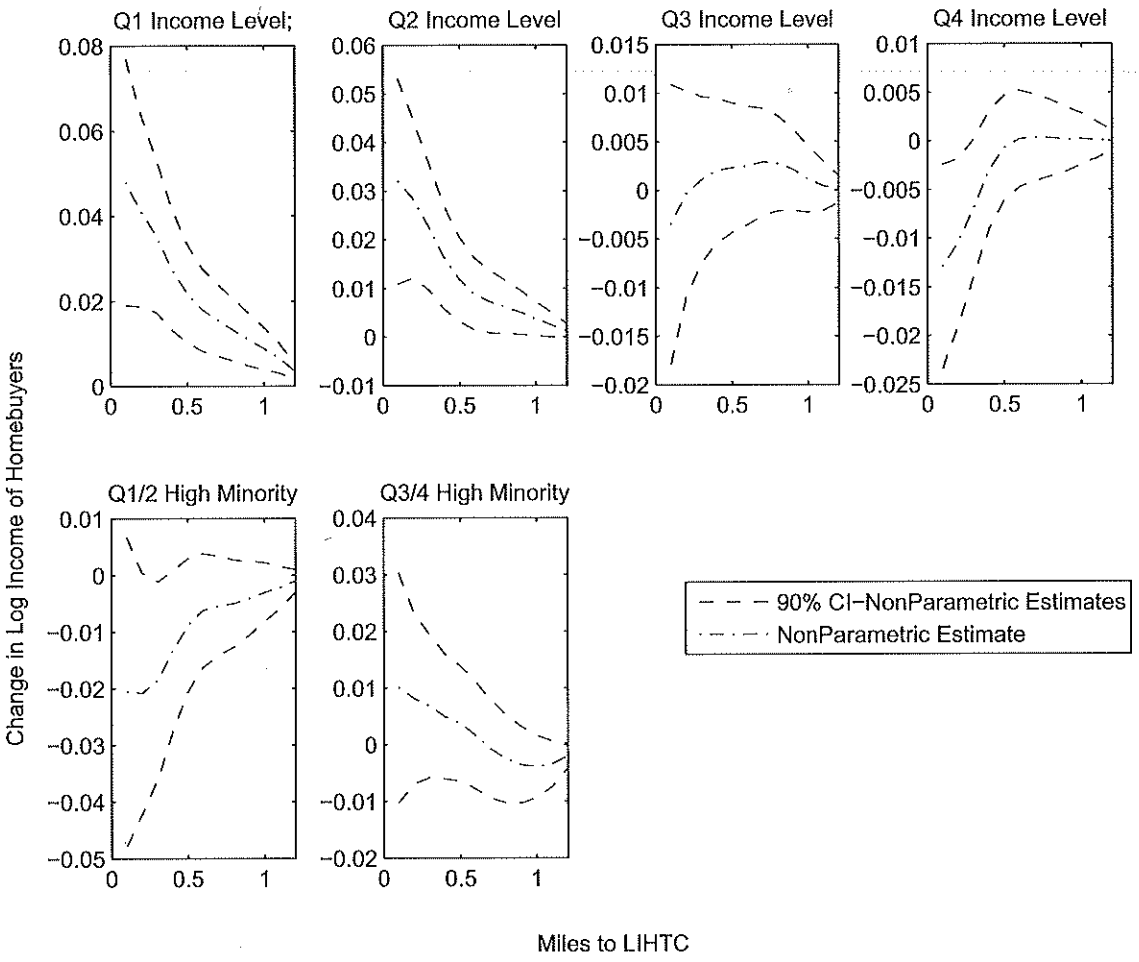
Figure 7: Impact of LIHTC on Derivative of Log House Prices wrt miles from LIHTC vs miles to LIHTC:



Note: Kernel smoothed estimates of log house price derivatives with respect to distance to LIHTC using Nadaraya-Watson estimator with Epanechnikov kernel. Household median income quartile cutoffs are \$26017, \$38177, and \$54642 in 2012 dollars, as reported in the 1990 Census block group of the LIHTC site. An LIHTC project is consider high minority share if at least 50% of the census block group where the LIHTC project is located was Black or Hispanic as reported in the 1990 census. Dashed lines are fully non-parametric estimate and confidence intervals. Solid line represents effect truncated to zero for distances beyond which the first time the non-parametric estimate crosses zero or gets closest to zero. These price effects are used in structural model of preference estimation. Standard errors estimated using a block-bootstrap with 500 simiulations where sampling is done over LIHTC sites. Dashed lines measure 90% confidence interval.

Figure 8: Impact of LIHTC on Homebuyer Income:

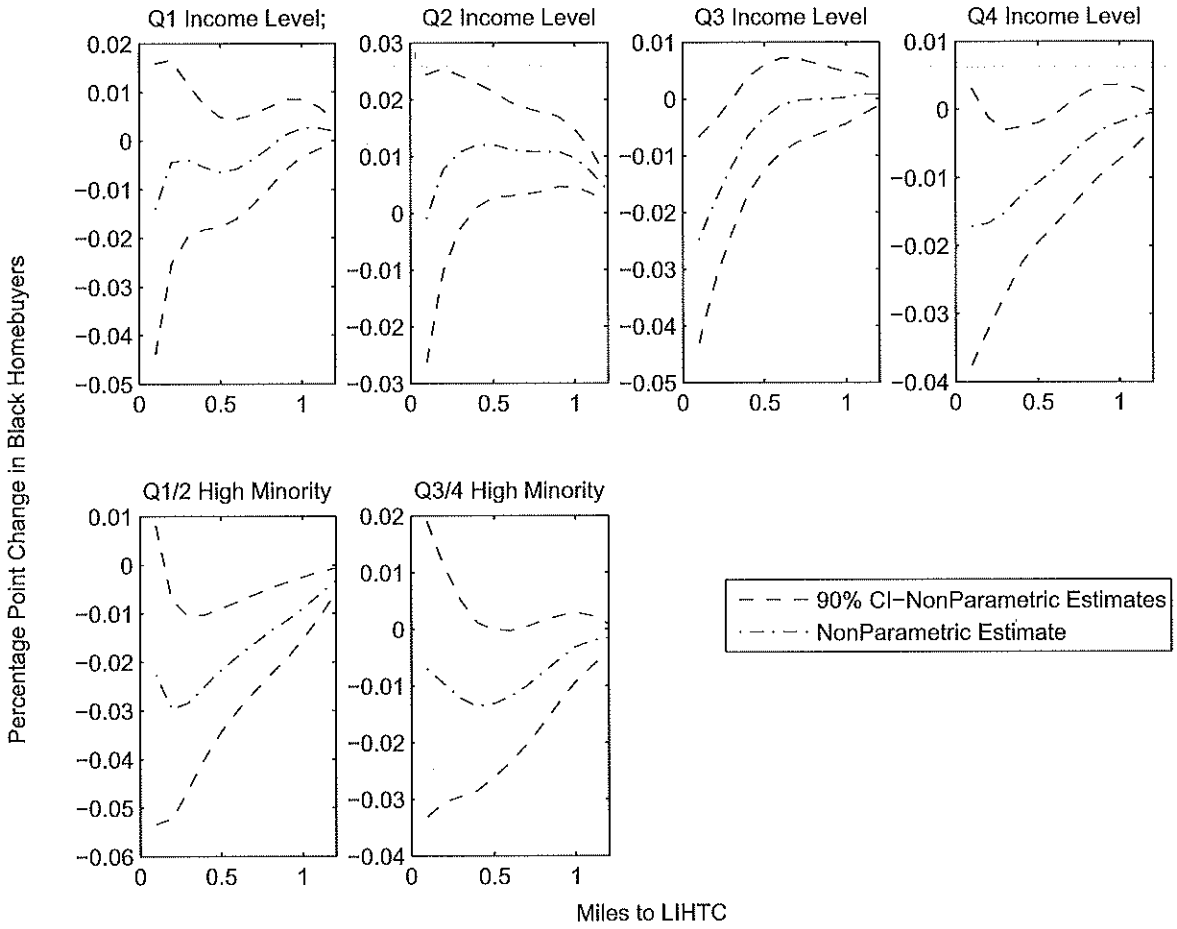
Impacts 0 to 10 years post LIHTC Funding



Note: Kernel smoothed estimates of log homebuyer income which are black using Nadaraya-Watson estimator with Epanechnikov kernel. Household median income quartile cutoffs are $26017, $38177, and $54642 in 2012 dollars, as reported in the 1990 Census block group of the LIHTC site. An LIHTC project is consider high minority share if at least 50% of the census block group where the LIHTC project is located was Black or Hispanic as reported in the 1990 census. Dashed lines are fully non-parametric estimate and confidence intervals. Standard errors estimated using a block-bootstrap with 500 simiulations where sampling is done over LIHTC sites. Dashed lines measure 90% confidence interval.

Figure 9: Impact of LIHTC on Black Share of Homebuyers:

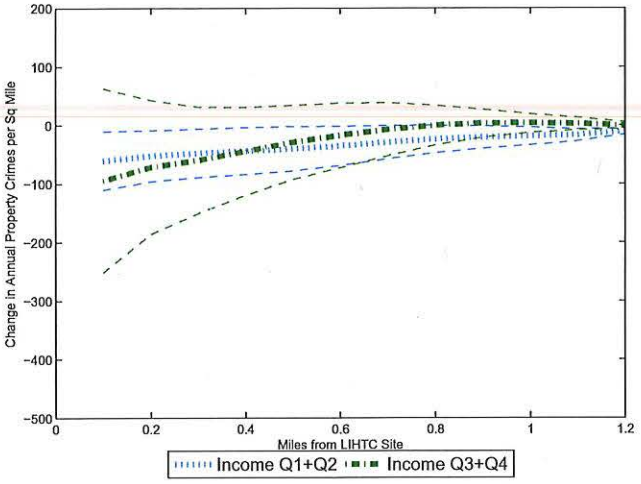
Impacts 0 to 10 years post LIHTC Funding



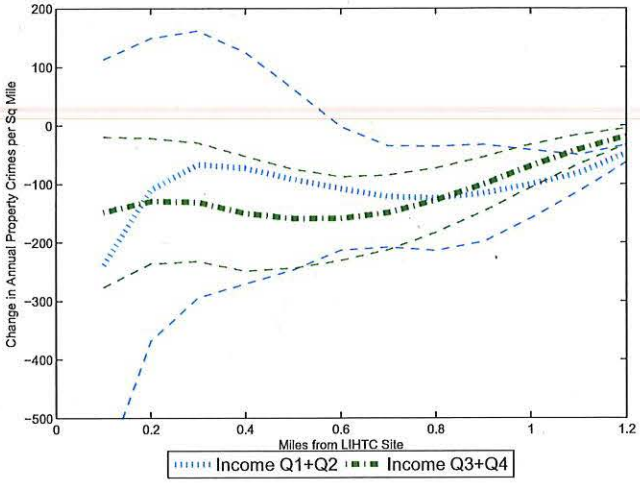
Note: Kernel smoothed estimates of percent of homebuyers which are black using Nadaraya-Watson estimator with Epanechnikov kernel. Household median income quartile cutoffs are $26017, $38177, and $54642 in 2012 dollars, as reported in the 1990 Census block group of the LIHTC site. An LIHTC project is consider high minority share if at least 50% of the census block group where the LIHTC project is located was Black or Hispanic as reported in the 1990 census. Dashed lines are fully non-parametric estimate and confidence intervals. Solid line represents effect truncated to zero for distances beyond which the first time the non-parametric estimate crosses zero or gets closest to zero. These price effects are used in structural model of preference estimation. Standard errors estimated using a block-bootstrap with 500 simiulations where sampling is done over LIHTC sites. Dashed lines measure 90% confidence interval.

Figure 10: Crime Impacts of LIHTC by Neighborhood Median Income

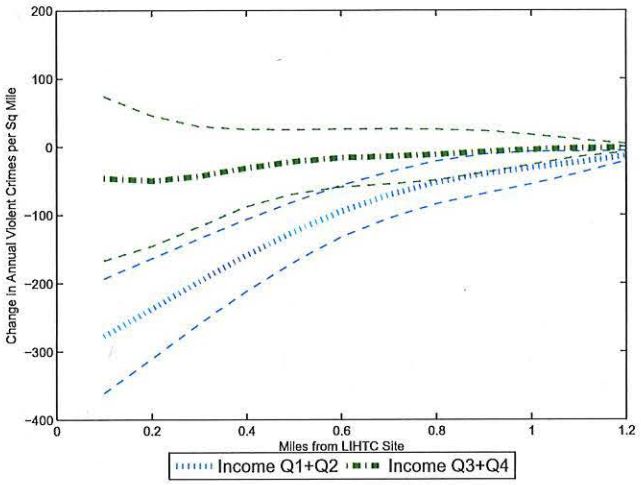
(a) Property Crime in High Minority Neighorhoods



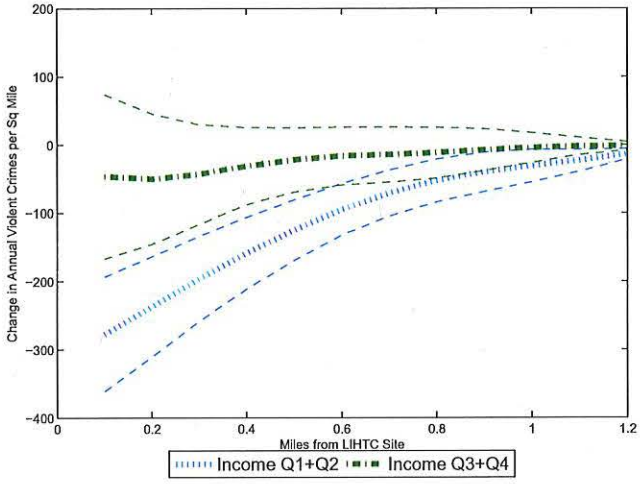
(b) Property Crime in Low Minority Neighorhoods



(c) Violent Crime in High Minority Neighorhoods



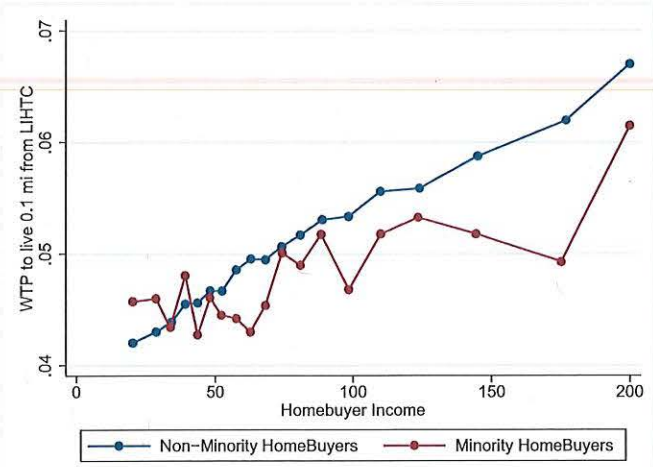
(d) Violent Crime in Low Minority Neighorhoods



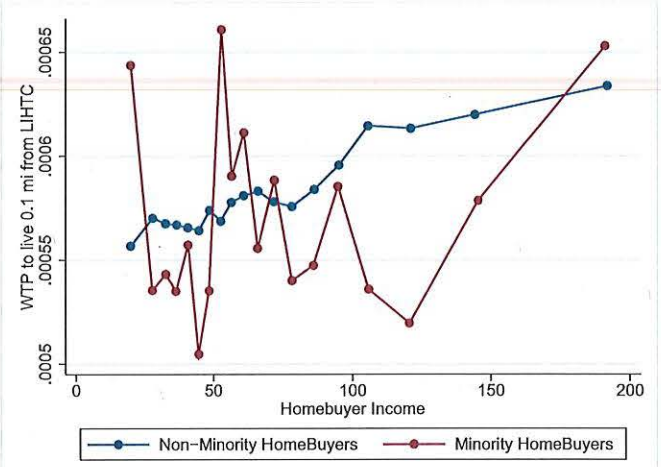
Note: Kernel smoothed estimates of annual crimes per square mile using Nadaraya-Watson estimator with Epanechnikov kernel. Estimates integrate over the estimated derivatives to measure log crimes per square mile at a given distance from LIHTC site, relative to 1.4 miles away. Household median income quartile cutoffs are $26017, $38177, and $54642 in 2012 dollars, as reported in the 1990 Census block group of the LIHTC site.

Figure 11: Mean Willingness to Pay to Live 0.1 miles from LIHTC: Low Minority Areas

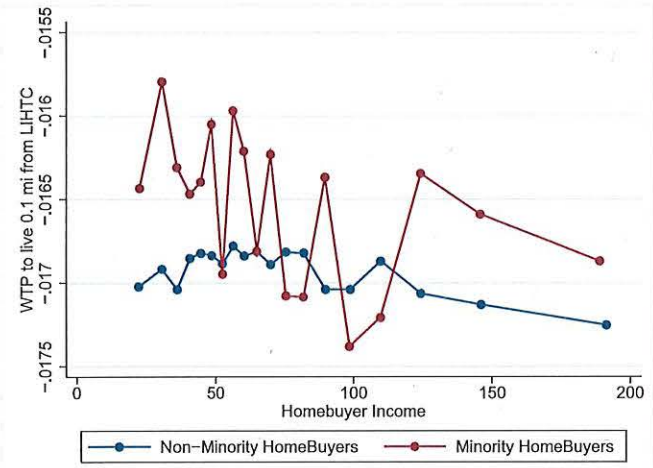
(a) Q1 Income Neighorhoods



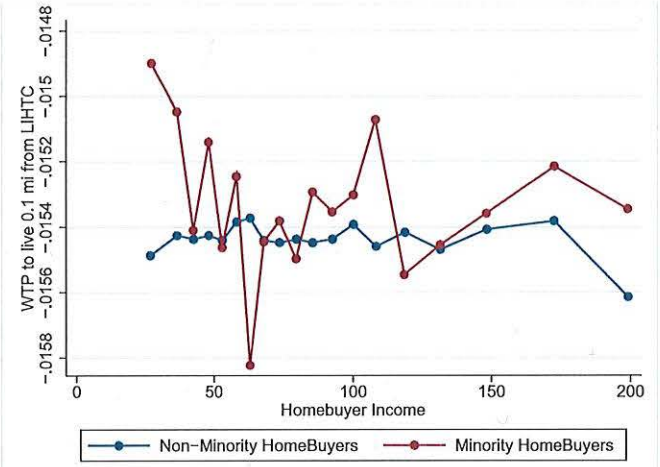
(b) Q2 Income Neighborhoods



(c) Q3 Income Neighborhoods



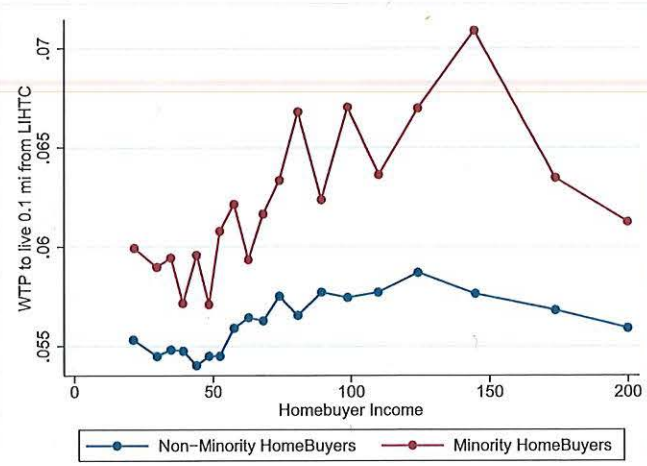
(d) Q4 Income Neighborhoods



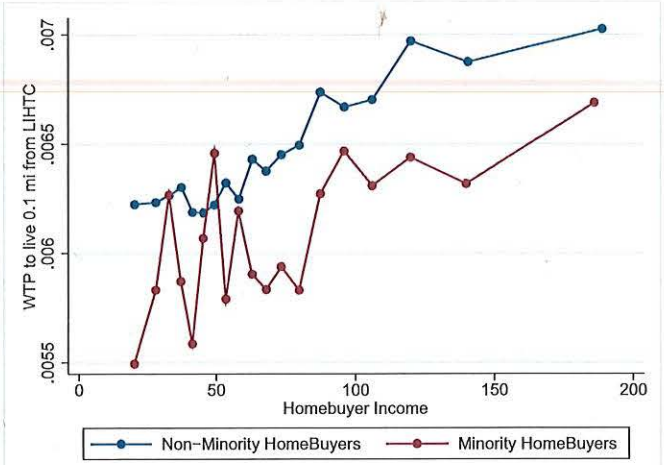
Note: Willingness to pay is measured as a percentage of the hombuyer's houseprice. Household median income quartile cutoffs are $26017, $38177, and $54642 in 2012 dollars, as reported in the 1990 Census block group of the LIHTC site. Reported preferences are for households who choose to live close to LIHTC development.

Figure 12: Mean Willingness to Pay to Live 0.1 miles from LIHTC: High Minority Areas

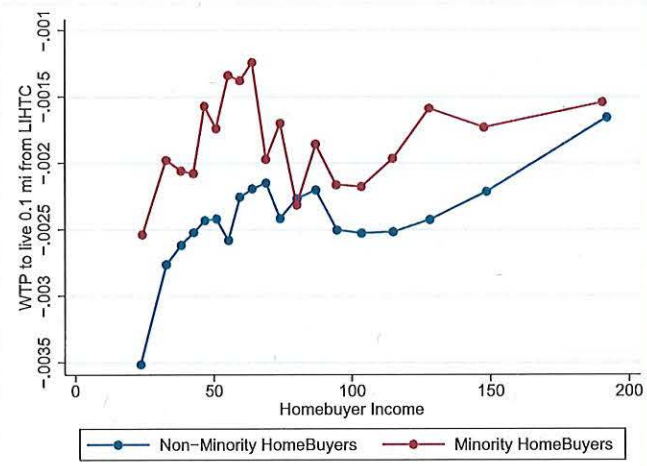
(a) Q1 Income Neighorhoods



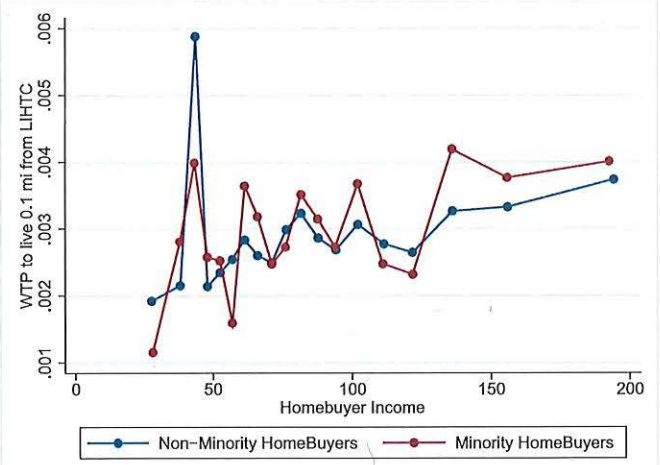
(b) Q2 Income Neighborhoods



(c) Q3 Income Neighborhoods



(d) Q4 Income Neighborhoods



Note: Willingness to pay is measured as a percentage of the hombuyer's houseprice. Household median income quartile cutoffs are $26017, $38177, and $54642 in 2012 dollars, as reported in the 1990 Census block group of the LIHTC site. Reported preferences are for households who choose to live close to LIHTC development.

Table A1: Median # of Households Impacted by LIHTC Development

Panel A: Low Minority Areas

	Income Q1	Income Q2	Income Q3	Income Q4
# Renting HHs Impacted by LIHTC	4832.5	621	1171.5	1328
# Owning HHs Impacted by LIHTC	2476	296	1042	2268
Observations	658	884	1768	2463

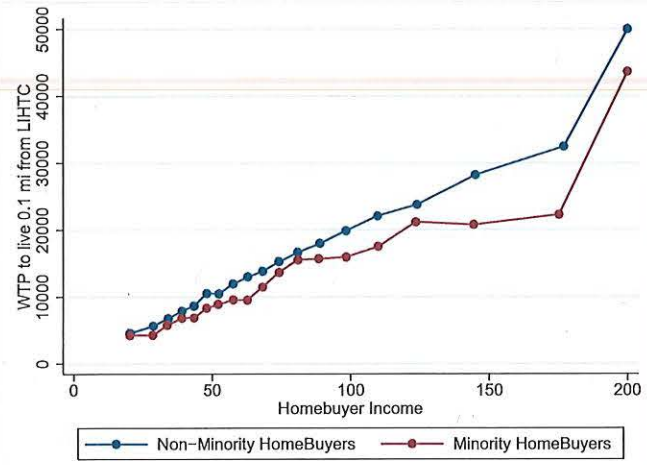
Panel B: High Minority Areas

	Income Q1	Income Q2	Income Q3	Income Q4
# Renting HHs Impacted by LIHTC	12171	2075	6028	5422
# Owning HHs Impacted by LIHTC	3764.5	599	3630	4456.5
Observations	2248	1817	1267	340

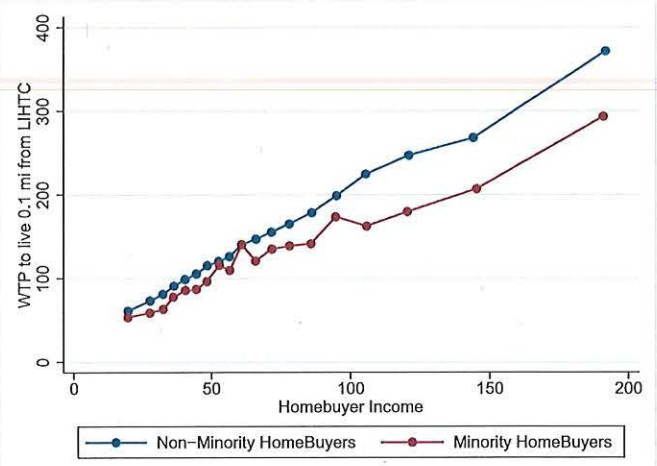
Note: Median number of renting and home owning households living within the area impacted by LIHTC development, as meaured in the 2007-2012 ACS. Standard deviation in brackets below. Each observation is a neighborhood around a LIHTC development.

Figure A1: Mean Willingness to Pay to Live 0.1 miles from LIHTC: Low Minority Areas

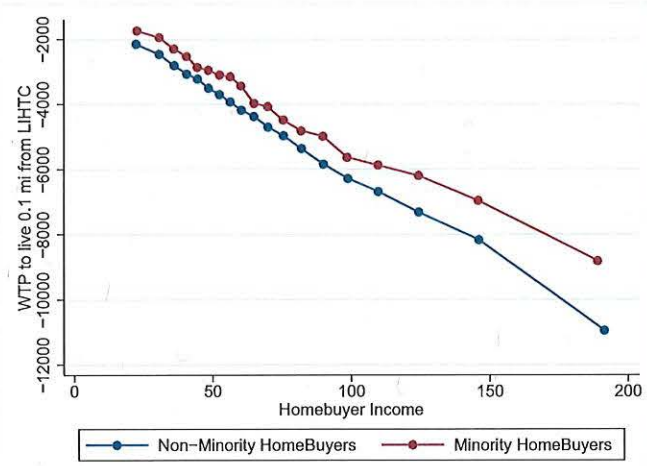
(a) Q1 Income Neighorhoods



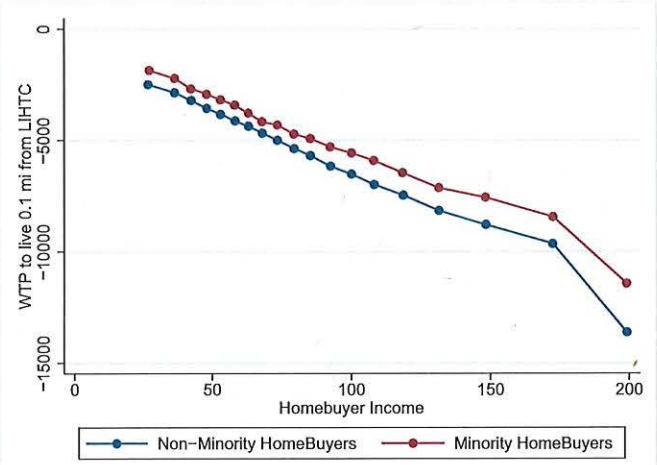
(b) Q2 Income Neighborhoods



(c) Q3 Income Neighborhoods



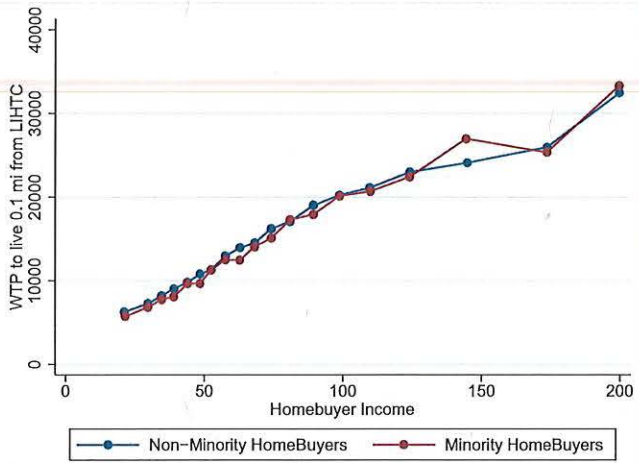
(d) Q4 Income Neighborhoods



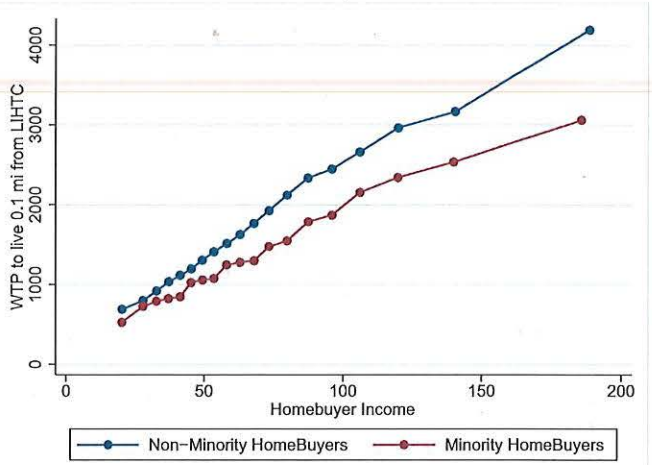
Note: Willingness to pay is measured in 2012 dollars. Household median income quartile cutoffs are $26017, $38177, and $54642 in 2012 dollars, as reported in the 1990 Census block group of the LIHTC site. Reported preferences are for households who choose to live close to LIHTC development.

Figure A2: Mean Willingness to Pay to Live 0.1 miles from LIHTC: High Minority Areas

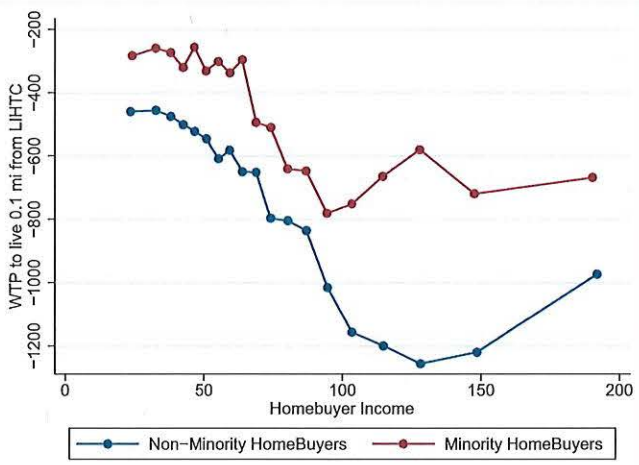
(a) Q1 Income Neighorhoods



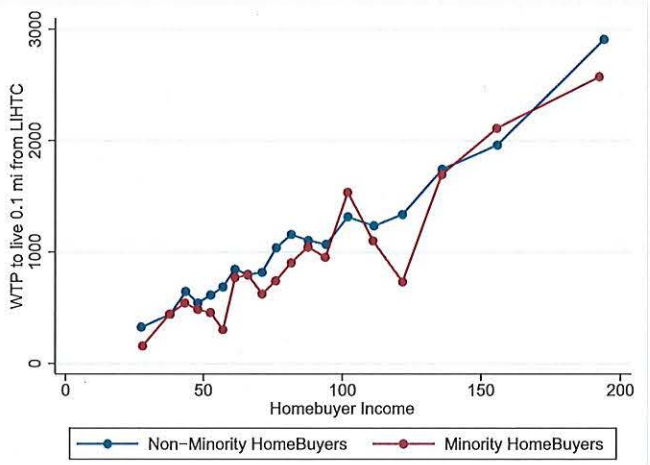
(b) Q2 Income Neighborhoods



(c) Q3 Income Neighborhoods



(d) Q4 Income Neighborhoods



Note: Willingness to pay is measured in 2012 dollars. Household median income quartile cutoffs are $26017, $38177, and $54642 in 2012 dollars, as reported in the 1990 Census block group of the LIHTC site. Reported preferences are for households who choose to live close to LIHTC development.

From: Blake Newell <bmn66204@gmail.com>
Sent: Tuesday, January 27, 2026 12:18 PM
To: Julie Sayers <jsayers@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; John Handley <jhandley@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Avery Bell <abell@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>
Subject: Habitat for Humanity development at 83rd and Clare.

As a voter, taxpayer, and resident of the Timbers at Clear Creek, I am strongly opposed to having the Habitat for Humanity development at 83rd and Claire. I formally request that the city of Lenexa make this whole area a park or part of the park that's already there. All the neighbors agreed and wondered why we voted for the park tax, and now you have to sell the city owned land that is considered BY US (not you) as part of the park, for high density residential development. I'm sure you saw the Change.org petition to save our clear Creek Wetlands with thousands of signatures requesting the city do just that. There are so many reasons that we oppose this plan, a few of which are as follows:

1. A multitude of zoning regulations must be waived or considered.
a. The housing density for the area
b. set back requirements
c. the square footage of the dwellings Ground floor area not meeting requirements
Bedroom counts do not meet neighborhood requirements.
d. the style of the houses
e. The cost of the houses is not commensurate with the area
f. The time it takes to assemble the houses this project will be under construction for a decade.
2. Traffic increases on an already congested Claire Rd.
3. Increase in Crime
4. This affects all our home values for people that live around this area in a negative way. We pay a lot of money in taxes and school bonds that support this area that these new homeowners have not participated in but will be taking advantage of. Such as 232 Bond, 232 School Capital Outlay, LecClairRoadNorth Special (the building of Clair Road) Lec Storm Drg.

Every single homeowner that lives within miles of this location opposes this development; these are voters and taxpayers who oppose this plan. It appears the only people who support this are the city and Habitat for Humanity. There are way more suitable locations for a project like this. How about near the new police station. Near the city center. How about a park near your home. We oppose the city selling this land for any home development, especially low income. We paid a lot of money to move away from this type of living. Now we have made it nice, you want to bring this type of development to us. Again, we strongly oppose it.

Sincerely,

Blake Newell
25106 W 84th St
Lenexa, KS 66227

From: Blake Newell <bmn66204@gmail.com>
Sent: Wednesday, December 10, 2025 11:11 AM
To: John Handley <jhandley@lenexa.com>; Julie Sayers <jsayers@lenexa.com>
Subject: Humanity housing 87th and Clair

John Handley/Julie Sayers,

I am writing to let you know how I feel about the City of Lenexa facilitating the building of Habitat for Humanity housing 87th and Clair. I feel really betrayed. I have worked for 45 years to be able to afford to move out of where I used to live into a nice mid/upscale neighborhood. I don't feel like this type of housing is appropriate for this area. It will reduce my property value. I believe this land should be used for a park and stay in its natural state. I do not believe that the city should be buying and selling land for this purpose. I pay a lot in taxes, and this is how you guys use the money. In addition, I voted for you. This is **NOT** what any of the people/voters/taxpayers that live nearby want AT ALL. I can't believe you would go against all these taxpayers and betray them in that way. I guarantee you would not want this next to your house or your mothers house. This is a terrible idea. Who would think that the residents of the area would be ok with something like this.

Thank you,

Blake Newell

25106 W 84th St

Timbers at Clear Creek

From: Lana Petersen <petersenlana33@gmail.com>
Sent: Tuesday, January 13, 2026 8:49 AM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Proposed Habitat for Humanity Development

I urge you to vote against the proposed development at 87th and Clare Road.

We love and use the park like area and do not want the traffic, environmental and infrastructure changes that will decrease the beauty and quality of life it offers to all.

Please understand our upmost concerns and vote against the addition of this development.

Sincerely,
Lana Petersen

From: Lana Petersen <petersenlana33@gmail.com>
Date: January 21, 2026 at 8:30:10 PM CST
To: Julie Sayers <jsayers@lenexa.com>
Subject: Proposed Habitat Homes at Clare Road

I urge you to please not vote to approve the Habitat Homes to go in at Clare Road. We frequently use the park and the construction would ruin this beautiful nature preserve that is so wonderful and beautiful for our community.

Habitat homes should be on a bus line and near schools, shopping, grocery stores, etc... A grocery store is 10 minutes away as most of the schools in De Soto or at least a mile or more away. Buses could not get around the roundabouts.

The Habitat for Humanity Program is a wonderful program, yet it truly does not belong in our neighborhood where we all have worked so hard to bring ourselves out of more transitional neighborhoods.

Please don't do that to our community. It does not belong here.

It needs to be where they are closer to more services.

Thank you,

Lana Petersen

Delona,

I just wanted to let you know that I did receive your email and will take it under advisement as this item continues to move forward through the City process.

Respectfully,

Mark Charlton
Councilmember, Ward 2
City of Lenexa
913.706.7576
mcharlton@lenexa.com | www.lenexa.com

From: Delona Potter <delonapotter@gmail.com>
Sent: Monday, January 26, 2026 8:51 PM
To: Mark Charlton <mcharlton@lenexa.com>
Subject: Stop the Rezoning of Wetlands at Clear Creek Park

Mr. Charlton,

I am writing this to request tie planning/zoning committee deny the rezoning request for the 50+ homes for the Habitat for Humanity at the Wetlands at Clear Creek park. I have many concerns and questions that I believe warrant the denial of this proposal.

1) No traffic study, school impact evaluation, stormwater analysis or emergency access plans have been done. HFH states on their website that there will be a left turn lane added on Clare to make easy access to this subdivision. If a study hasn't been done, how do they know that is needed, and if added, who pays for that?

2) The nearest bus stop is 3-4 miles away and the nearest grocery store is 3 miles away. HFH is not making it mandatory for homeowners to own a vehicle, so this will create predictable employment and transportation challenges. And I recently saw that the KC transit just cut some of its routes, so I can't imagine they can get a route added to help these homeowners.

3) Proposed density and Design is not compatible to the neighboring houses. The proposed zoning request is several levels below the surrounding neighborhoods. It is my understanding that does not meet the standards applied to private developers.

4) Residents were not informed that county funding had been secured or that the city was considering selling the land. This creates a significant lack of transparency.

5) The proposed sale price of this land is grossly underpriced at $49,000/acre. I would like to see the history of the assessment of this land.
The average price of underdeveloped land in Lenexa is $181,155/acre (landsearch.com)
Development ready land in Lenexa is $100,000-$200,000/acre (land search.com)
When we purchased our lot in Timbers at Clear Creek 10 years ago, we paid $84,000 for 1/4 of an acre. I realize the builder marks up the cost significantly, but....even if it was half of that price, that is still 1/4/acre for $42,000 and you are selling an entire acre, 10 years later for $49,000. Please help me understand how this makes sense.

6) Has the city ever sold off parkland before? Lenexa prides itself with parks, so why are we selling this land and destroying its beauty by adding housing to it, butting the yards right up to the walking trail. I understand the city is buying more parkland just down the street from this park at K-10 and Praire Star Parkway, why not offer this land to HFH? Again, help me understand this thought process.

I have been a resident of Lenexa for 35 years, first living in The Cedars and then Oak Valley. We moved to the Timbers at Clear Creek, building our dream home, hoping to live in Lenexa forever. The park wa a big deciding factor for us. We love how Lenexa values its parks, and were so happy to have this beautiful wetland park so close to us. The joy of walking the land, seeing the wildlife, and the beautiful Monarch butterflies. We love watching the local cross country high school kids run the park, training for their meets. But the greatest part is to see the parents and their young children running through the park, learning to ride their bikes, and seeing the kids fishing in the ponds. If this proposal is approved, all of this is gone.

I know that the response has been, but you will still have the majority of your park....But this rezoning is only the beginning. We know there are drawings from HFH, proposing they might buy more land and put more houses in later. The drawing have the land already plotted out. So while adding 50 houses will not take up this entire park right now, eventually the city is planning to get rid of all of this beautiful park. They eventually want it filled with housing and our trail will just be backed up to houses. If I wanted that, I could just walk the sidewalks in my neighborhood.

I ***beg you*** to please deny the rezoning of this park. Please leave it as is and help HFH find another more suitable area
for their project. They deserve to have an area that is closer to the city, closer to the amenities they need to help them become successful as they start their lives in a new home.

If you have not been to the Wetlands of Clear Creek park, I ask you to please come visit it before the meeting on February 2nd, so you can see what my fellow neighbors and I are fighting so hard to keep this park as it is.

Sincerely,
Delona Potter

THIS IS WHAT WE ARE FIGHTING FOR! 💔



Jeff,

At this point, I cannot provide any view favoring one way or the other. There has been quite a bit of citizen input for sure regarding this proposal. I do hear your concerns and that of others that have chimed in.

I do take all pointed out information into consideration in my decision making.

It is not appropriate for me to address these individual questions at this time and must wait until the submittal to comes to City Council. Obviously, the Planning Commission meeting coming up Feb 2, will decide first off the direction this item will take with the public hearing and vote that evening.

Respectfully,

Mark Charlton
Councilmember, Ward 2
City of Lenexa
913.706.7576
mcharlton@lenexa.com | www.lenexa.com

From: Jeff Potter <potterjeff81@gmail.com>
Sent: Monday, January 26, 2026 10:19 PM
To: Mark Charlton <mcharlton@lenexa.com>
Cc: Public Record <publicrecord@lenexa.com>
Subject: Re: You Have Heard From Citizens Regarding the Habit for Humanity but I Would Like to Hear From You!

Hello Mark,

Thank you for your time and responses to my questions.

I understand how that first question can be confusing.
I should have been more succinct. Does it concern you that so many citizens are organized/concerned and providing additional information and passionate about their position. Does it give you pause about the project and the feelings of the citizens of Lenexa? Or is the project and following the process the main focus?

When does the voice of the citizens become the priority over a project like the HFH proposal?

There are also some additional questions I Have that were not answered in my original email. However, they are highlighted below. I would appreciate your response to those as well.

Thank you again for your time and consideration.

Have a Great Day!

Jeff Potter

On Mon, Jan 26, 2026 at 9:36 PM Mark Charlton <mcharlton@lenexa.com> wrote:
Jeff,

I just wanted to let you know that I did receive your email and will take it under advisement as this item continues to move forward through the City process.

In response to your questions, I'll respond as follows:

1. Hearing this consistent information over and over again, gives it great validity in my opinion, does that concern you? Response: I am confused what you are asking pertaining to consistent information and giving it great validity and whether it is of concern to me directly. It is hard to follow what you are asking. Could you please be more specific?
2. With that said, have you personally done more research into to this project and if so, what? Response: Yes, I have done some additional research by meeting with HFH directly on Jan 15th, 2026. Furthermore, I have met up with individuals as well I have taken phone calls from individuals, voicing their request for denial.
3. Voters approved a tax increase directly related to Lenexa Parks and this park specifically, why take our only park in this area away, when clearly....we want and need the park? Response: I understand fully what you're referring to in regards to the voters approving extending the tax increase directly related to Lenexa Parks. I hear your concerns and will take them under consideration.

Respectfully,

Mark Charlton
Councilmember, Ward 2
City of Lenexa
913.706.7576
mcharlton@lenexa.com | www.lenexa.com

From: potterjeff81@gmail.com
Date: January 25, 2026 at 9:23:54 PM CST
To: Craig Denny <cdenny@lenexa.com>
Subject: You Have Heard From Citizens Regarding the Habit for Humanity but I Would Like to Hear From You!

Hello Council Member Denny,

I hope this finds you keeping warm and doing well. I am sure you have seen the petition, the television reports, emails, and communication regarding the Habitat for Humanity (HFH) project at the Wetlands at Clear Creek. Please understand and be clear that my reason for this email and opposition to HFH building homes in the park has nothing to do with providing affordable housing to citizens of all income levels. This is about protecting our Lenexa Parks, Registered Wetlands, and transparency.

Lenexa Parks & Registered Wetlands:

1. As know, Lenexa Parks have been a key tenant of the city's direction and charter for years.
    1. https://www.lenexa.com/Government/Plans-Studies/Parks-Recreation-Plans-Studies.
2. Current Council Member Bill Nicks/Ward 2 was very instrumental in the development, growth, and acquisition of many of the current parks we have today. There have been many others that have been involved as well.
    1. Why take a park away from their great work, and a key drawing point of our city?
3. This is a registered Wetland, and an area has been a home to Monarch Butterflies, which are in decline and areas like this are needed for their long-term survival.
    1. How does it make sense to zone this part of our park (and probably more) and affect our environment?

So why this area?

1. There is no infrastructure to support this community.
    1. No public transportation.
    2. No retail stores close by this location.
    3. The size, style and footprint of these houses don't fit this area.
2. Is it due to the great price of $40,000 per acre?
    1. In 2016 I paid $84,00 for my .22 of an acre lot.
    2. Not even a quarter of an acre.
    3. Even if the builder doubled the price on me, that is $42,000 for less than a quarter of an acre 10 years ago!
3. Have other sites that Lenexa owns been evaluated?
    1. 36+acres at the Justice Center Campus.
    2. 10.32 acres across form the old City Hall.
    3. These areas already have access to public transit, utilities, retail and other services.
    4. Also, we don't lose valued green space.
4. So please don't tell me there is no economic impact.....I just gave you and example.

On the question of transparency:

1. Public record emails show senior City Leadership engaged in discussion with HFH in May of 2025.
    1. In October of 2025, City Leadership was discussion when and how public disclosure would be made.
    2. This indicates the proposal was substantially developed internally, prior to public notification.
    3. Residents were not notified until November of 2025.
2. We were told no traffic study was or needed to be done.
    1. Then why does HFH have on their website that a turn land will be added at the intersection where you would enter the HFH development?
    2. There has been an extensive study done on 83rd street between Gleason and Claire?
    3. But there is no development on that road, just to help with traffic flow, which is needed.
    4. This is confusing.....

I am sure you have heard a lot of this already, but I do have three final questions for you please.

1. Hearing this consistent information over and over again, gives it great validity in my opinion, does that concern you?
2. With that said, have you personally done more research into to this project and if so, what?
3. Voters approved a tax increase directly related to Lenexa Parks and this park specifically, why take our only park in this area away, when clearly....we want and need the park?

Thanks for your service to the community, time, and consideration. I hope to hear from you soon.

Have A Great Day!

Jeff Potter
913-706-6516
potterjeff81@gmail.com

From: Justin Price <justinprice1987@yahoo.com>
Date: December 30, 2025 at 8:11:01 AM CST
To: Julie Sayers <jsayers@lenexa.com>, John Handley <jhandley@lenexa.com>, Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Concerns Regarding the Proposed Rezoning for Habitat for Humanity Development at 87th and Clare Road

Dear Mayor Julie Sayers, Councilmember John Handley, Members of the Lenexa City Council, and Planning Manager Stephanie Sullivan,

As a longtime resident of Lenexa, my heart aches at the thought of losing the precious natural green space and wetlands associated with the Clear Creek area at 87th Street and Clare Road. This serene parcel isn't just undeveloped land—it's a vital part of our community's natural heritage, offering a peaceful haven of open fields, potential wetland features, and wildlife habitat that we all cherish. Families like mine have enjoyed its beauty for years, whether through nearby trails, glimpses of nature, or simply knowing such tranquil spaces exist amidst our growing city.

I deeply admire and support Habitat for Humanity's heartfelt mission to provide affordable homes and stability for those in need. Truly, building stronger communities through homeownership is a noble cause that touches many lives. However, I believe we can honor that mission without sacrificing one of Lenexa's remaining natural treasures. Developing 50 homes on this 17-acre site would mean the permanent loss of irreplaceable green space, disrupting the delicate balance of nature that benefits us all—cleaner air, stormwater absorption, wildlife corridors, and a sense of peace in our suburban lives.

With empathy for all involved, I urge the Planning Commission and City Council to **vote against the rezoning** or, at the very least, delay approval until we fully address these profound concerns:

1. **Preservation of Nature and Green Space**: This area contributes to the Clear Creek ecosystem, providing essential open space and potential wetland benefits for flood control, water quality, and biodiversity. Losing it to dense development would diminish the natural beauty and environmental health that make Lenexa special.
2. **Lack of Completed Impact Studies**: Comprehensive traffic, school capacity, stormwater, and environmental studies must be completed and shared publicly to understand the full effects on our neighborhoods and natural surroundings.
3. **Need for Greater Public Engagement**: Please hold a dedicated informational meeting where residents can review plans, share their emotional connections to this space, and ask questions directly.
4. **Transparency on Land Sale and Process**: We need full details on the sale price, appraisals, bidding process, and why this sensitive site was chosen over alternatives that might preserve more green space.
5. **Infrastructure Funding and Community Burden**: Clarity is essential on funding for roads, utilities, and drainage—ensuring nearby residents and our natural areas aren't unfairly impacted.
6. **Transportation and Accessibility**: With no public transit serving the site, how will this affect long-term sustainability for residents and the environment?
7. **Compatibility with Neighborhood Character**: A thorough review should confirm that the proposed density fits our existing suburban patterns, protecting both property values and the natural feel of the area.

These issues touch the heart of what makes Lenexa a wonderful place to live—a balance of growth, community, and nature. Rushing forward risks irreversible loss that future generations will regret.

From the bottom of my heart, I ask you to listen to residents' voices and protect this cherished green space. Let's find ways to support affordable housing that enhance, rather than diminish, our natural environment.

Thank you sincerely for your dedication to our community and for considering these deeply felt concerns.
Sincerely,

Justin and Hadley Price
Timbers of Clear Creek Residence

From: Katie Prue <klprue@gmail.com>
Date: December 9, 2025 at 12:25:37 PM CST
To: Courtney Eiterich <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>
Subject: Habitat for Humanity Development

Hi Courtney, John,

I'm not in your ward quite yet but my home is under construction in the Timbers at Clear Creek neighborhood, so my family will be moving there next year! I wanted to express my concern about something I read about recently--Habitat for Humanity's plans to build a 50-unit housing area right across the street from us. I was under the impression that this was green space/wetlands/park. Had I known this was coming, I frankly would not have chosen to build here. Is there anything we can do at this point to stop this proposed development and protect this natural area for the future?

On top of the green space issue, I'm concerned about putting a low-income housing development in an area that doesn't have easy access to transportation or many other services. It just seems really shortsighted and not well thought out. I'm also concerned about the impact this will have on our schools, being that it's in the DeSoto district, which is a little smaller (another thing that attracted us to the area).

Thanks for your time,

-Katie Prue

From: Ken Pyle <kpks4k@gmail.com>
Date: January 17, 2026 at 12:44:57 PM MST
To: Craig Denny <cdenny@lenexa.com>
Subject: Re: Habitat for Humanity (HfH) Development

Thanks for the response. My understanding is that the proposed development would waive or reduce some fees normally charged to developers, and the amount being paid per acre is under market value. Given the very high property taxes we pay it seems to me the city of Lenexa should collect whatever is fair and typical in a development plan, not to mention looking for ways to not just freeze but cut city expenses. I'm skeptical that the ongoing increases in expenses are really necessary.

On Thu, Jan 15, 2026 at 12:57 PM Craig Denny <cdenny@lenexa.com> wrote:

Hello Ken,

I delayed responding until I could acquire factual information. As an aside, I believe we talked when I walked through your neighborhood a little over 4 years ago. I recall part of our conversation at that time had to do with development occurring south of your home in the City of Olathe.

With respect to your questions, in order:
Yes, the City is considering sale of land to Habitat for Humanity.

The property was acquired as follows: 30 acres was purchased in 1998 using Park funds. In 2006, approximately 98 acres was acquired using Park, Rain to Recreation and General fund allocations.

In 2015, the City determined that a smaller area would be required for the wetlands and parkland and decided to sell approximately 70 acres.

Because a portion of the property had been purchased using park funds, the City followed State law and published a a notice of sale in May 2015 with the protest petition opportunity. No protest petition was received. The property has been for sale since that time, initiated through a governing body resolution which was approved at a public meeting.

Since that time, the City has received inquires from interested developers, but plans did not move forward.

The property was appraised in 2025 at $43,000 per acre. I understand Habitat has agreed to purchase the property for $49,000 per acre. I understand proceeds from the sale will come back to the General fund and can be reallocated to other funds as approved by the governing body.

Craig Denny

Sent from my iPad

On Jan 14, 2026, at 7:37 PM, Ken Pyle <kpks4k@gmail.com> wrote:
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Mr. Denny, checking back on this as I don't see where I've received a response. Thanks,

Ken
---------- Forwarded message ---------
From: Ken Pyle <kpks4k@gmail.com>
Date: Mon, Jan 5, 2026 at 4:56 PM
Subject: Habitat for Humanity (HfH) Development

To: <cdenny@lenexa.com>

Mr. Denny, I understand the city is considering selling land to HfH

for development of 'affordable' housing. I believe the land was

purchased with Rain to Recreation and stormwater funds, and is being

sold for way under its current value.

If this is accurate, why is the city doing this? Those funds should be

used for park maintenance and development, something the city prides

itself on. If the land is surplus it should be sold in a public

offering at fair value with input by the folks living in the nearby

area.

Ken & Mary Pyle

11524 S Oakview Drive

Lenexa, KS

From: Abby Reichle <abbyreichle@yahoo.com>
Sent: Monday, December 22, 2025 7:04 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Habitat for Humanity space in Lenexa

Hi Stephanie,

My name is Abby Reichle and I live in the Timbers neighborhood located near 83rd and Clare road. We have lived in our home for more than 12 years. I am writing you to urge you to keep the greenspace at the Clear Creek trail where Habitat for Humanity wants to build new homes. We are in opposition to ANY new residentail developement in this area.

I walk this nearly daily in the early morning hours. I encournter deer, turkeys, cranes, duck, all types of birds, and other small creatures. It's truly something to experience as the sun rises. It's an incredible greenspace where I've walked and road bikes with my kids. There's always people on the trail or walking their dogs, riding bikes, etc. To turn this space into a neighborhood would be a complete tragedy for these animals. What will happen to them?

Do you live anywhere near Clare road and 83rd street? If so you would know of the current traffic and congestion already on this small two lane road. There's no way the infrastructure is ready for a huge development of this size. I will often sit on 83rd street waiting for at least 5 minutes to turn into my own neighborhood. When we moved here 12 years ago we were surrounded by greenspace. It has dwindled down to nearly nothing. An increase of homes in this area will continue to add to the congestion.

In Habitat for Humanity's own information on this project it states it's "situated close to amenitites such as schools, shops and healthcare facilities making it ideal for families." The only thing resonably close is a QT and a Sonic however there is no sidewalk to safely make it to these destinations. It is not close to schools or other shops. If this plan goes through with their three waves the green space will be nearly gone with houses and roads and the current trails will be beside hundreds of houses and the animal's habitats will be devoured.

Please I beg of you do not rezone this area. I would invite you to see if for yourself at sunrise. Please do not rezone this area for residential homes and keep it green.

If you have any questions please contact me.

Abby Reichle
25108 W. 83rd Terrace
Lenexa, KS 66227
913.709.9721

From: Clifton Reyes <cliftonsphone@gmail.com>
Sent: Tuesday, January 27, 2026 2:45 PM
To: CD Planning <Planning@lenexa.com>; Stephanie Sullivan <ssullivan@lenexa.com>
Subject: With regard to habitat for humanity development 83rd and Claire.

As a voter, taxpayer, and resident of the Timbers at Clear Creek, I am strongly opposed to having the Habitat for Humanity development at 83rd and Claire. I formally request that the city of Lenexa make this whole area a park or part of the park that's already there. All the neighbors agreed and wondered why we voted for the park tax, and now you have to sell the city owned land that is considered BY US (not you) as part of the park, for high density residential development. I'm sure you saw the Change.org petition to save our clear Creek Wetlands with thousands of signatures requesting the city do just that. There are so many reasons that we oppose this plan, a few of which are as follows:
1. A multitude of zoning regulations must be waived or considered.

a. The housing density for the area

b. set back requirements

c. the square footage of the dwellings Ground floor area not meeting requirements

Bedroom counts do not meet neighborhood requirements.

d. the style of the houses

e. The cost of the houses is not commensurate with the area

f. The time it takes to assemble the houses this project will be under construction for a decade.

2. Traffic increases on an already congested Claire Rd.

3. Increase in Crime

4. This affects all our home values for people that live around this area in a negative way. We pay a lot of money in taxes and school bonds that support this area that these new homeowners have not participated in but will be taking advantage of. Such as 232 Bond, 232 School Capital Outlay, LecClairRoadNorth Special (the building of Clair Road) Lec Storm Drg.

Every single homeowner that lives within miles of this location opposes this development; these are voters and taxpayers who oppose this plan. It appears the only people who support this are the city and Habitat for Humanity. There are way more suitable locations for a project like this. How about near the new police station, Near the city center? How about a park near your home? We oppose the city selling this land for any home development, especially low income. We paid a lot of money to move away from this type of living. Now we have made it nice, you want to bring this type of development to us. Again, we strongly oppose it.

Sincerely,
Clifton Reyes
25106 W 84th St
Lenexa, KS 66227

From: Candice Rochon <candicejoy1988@icloud.com>
Sent: Tuesday, December 23, 2025 6:13 PM
To: Julie Sayers <jsayers@lenexa.com>; John Handley <jhandley@lenexa.com>
Subject: Requests regarding HFH in Lenexa off 89th & Clare

1. Requesting a delay of rezoning until impact studies (traffic, schools, stormwater) are completed and publicly available.
2. Request a public informational meeting so residents can ask questions and review plans.
3. Ask for transparency on the land sale price, including appraisals and transparency on other buyers or bidding process for that land. Noting the average acre per home for this proposal than surrounding area.
4. Ask how infrastructure will be funded and whether surrounding neighborhoods will incur costs.
5. Request evaluation of transportation access, given that the site is not served by public transit.
6. Request a full review of compatibility between the proposed density/layout and existing suburban development patterns.

I am requesting that all of these important concerns are looked at before moving on with this project.

We need to protect our wetlands. Our wetlands have many benefits.

- Water Management: Capture stormwater, control flooding, and improve water quality by removing sediment and nutrients.
- Habitat & Recreation: Provide homes for local wildlife and offer peaceful spots for walking, enjoying nature, and birdwatching.

Sincerely,

Candice Rochon
24204 W 86th Ter

From: brad richter <bdrichter1@gmail.com>
Date: January 8, 2026 at 10:47:48 AM MST
To: Craig Denny <cdenny@lenexa.com>
Subject: Clear Creek Habitat for Humanity project

I am writing today in opposition to the proposed sale and development of city park land on Claire Road. My wife and I have been proud Lenexa residents for 38 years. We have raised our children in Lenex and have supported Lenexa and Johnson county parks. We have also paid taxes for 38 years.

We moved into the Timbers with the understanding that their would continue to be development in this area. The one thing we trusted was for Lenexa to continue to support our parks and that area would not be touched. I walk that path 1-2 times a week. It is a joy to take a walk not surrounded by houses. Now you want take that from me.

There is an abundance of land for development without the park. I assume this is ideal because the city intends to sell the land at far below market price. That seems to be picking winners and losers. That is not what the city should be doing.

I have also lost confidence in our City Manager. Is this quid pro quo by asking for beneficial treatment for Lenexa City employees over others? Makes me wonder what other decisions are being made to benefit her friends or employees. We are New York and do not wish to see New Your tactics in the town I have been proud to call home.

Sincerely

Brad Richter

8811 Houston St, Lenexa

From: smr213@gmail.com <smr213@gmail.com>
Sent: Tuesday, December 16, 2025 6:14 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Cc: Samantha Zikas Rovn <samanthazikas@gmail.com>
Subject: HFH proposed development in Lenexa

Greetings Planning Manager Sullivan,

We are residents of the development - The Timbers at Clear Creek - and wanted to write a short note expressing our concerns over an apparent proposed development by Habitat for Humanity Kansas City on Clare Road, located in the beautiful Clear Creek park that so many of us enjoy.

We respectfully request that the City Council **delay or deny** rezoning and land-use approval for the proposed 50-home Habitat for Humanity (HFH) development on Clare Road until full transparency, impact analysis, and meaningful community engagement has occurred. Our concerns include, but are not limited to, many of the below challenges.

1. Lack of public engagement, discussion or transparency for such a high impact project to our neighborhood.

2. Lack of studies to support change in zoning or land-use. No studies on traffic, schools, emergency access or stormwater management has been released, so assuming those haven't happened.

3. Lack of public transportation would seem problematic for a development that services a lower income threshold and surrounding roadways don't seem to have the infrastructure to support public transportation increases.

4. Proposed HFH development would remove, interrupt existing trails, and park land frequented by hundreds of homeowners in this area.

5. Currently, the funding approval and project management seems to have occurred without appropriate neighborhood notice and transparency.

There are several other issues to discuss as well, including proposed sale price of the HFH development.

Moving forward with this proposal would represent a significant, negative impact to the quality of life so many sought when they built, bought and moved to this area. This park has been a cornerstone element of life in the Timbers, and while we recognize that at some point, the city might look to develop this section of the park, as valuable tax payers in Lenexa our hope is that it would be done with more transparency, thoughtfulness toward current residents and overall community impact then what seems to be happening now.

We're respectfully asking the City to reconsider any idea to move forward with this, until at a minimum many of the questions posed above have been answered and addressed specifically. We love living in Lenexa (moved here from PHX in 2022 and specifically picked this location in part because of the park) and would hope that we can continue to call this area our home.

Thank you for your consideration,

Scott & Samantha Rovn

Greeley Street

The Timbers at Clear Creek

From: Christina L <christina.livecchi@gmail.com>
Sent: Saturday, December 20, 2025 10:01 AM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Request to Deny Rezoning for Clare Road Development

Dear Stephanie,

I am a Lenexa resident writing to ask that the City deny rezoning and land-use approval for the proposed 50-home Habitat for Humanity development on Clare Road until there is greater transparency and public review.

Neighbors were not provided a city-hosted informational meeting, and no public traffic, school impact, stormwater, or emergency access studies have been released for a project of this size. The area also lacks public transportation, yet vehicle ownership is not required for future residents, creating foreseeable infrastructure and transportation challenges.

Additionally, the proposal would reduce publicly funded green space and trails, introduce density and design that do not align with surrounding neighborhoods, and involve the potential sale of public land at a price that appears well below market value without clear public justification.

Many residents support housing solutions, but not a process that moves forward without proper studies, transparency, and meaningful community engagement.

I respectfully request that the City pause this project until required impact studies are completed, appraisal information is released, and a publicly noticed informational meeting is held.

Thank you for your time and consideration.

Sincerely,
Scott and Christina Runkel
The Timbers at Clear Creek Residents

From: Julie Scherzer <julieschерzer15@gmail.com>
Sent: Wednesday, January 7, 2026 11:07 AM
To: Stephanie Sullivan <ssullivan@lenexa.com>; Julie Sayers <jsayers@lenexa.com>; John Handley <jhandley@lenexa.com>; Scott McCullough <smccullough@lenexa.com>
Subject: 50 Home Development

Hello! I live very close to 87th and Clare and I am very concerned that this area can't accommodate the traffic this will cause. I don't think this area is a good fit for this large development. Thank you for considering this.

From: Tom Shaw <tomshaw809@gmail.com>
Date: January 21, 2026 at 3:33:06 PM CST
To: lhicks@habitatkc.org
Subject: Support Habitat for Humanity

I am respectfully sending this letter in Support of the Building project for Habitat for Humanity in Lenexa KS. See the attached document below. Thank you

THE TOM SHAW REALTOR TEAM
RE/MAX
PREMIER REALTY
TRUTH, DIGNITY AND ALWAYS GOING THE EXTRA MILE
913-957-9057

ATTACHMENT;

Support the Build .pdf

Dear Members of the Council,

I write to you today not only in support of the proposed 50-home Habitat for Humanity project at 87th Street and Clare Road—but in support of a vision for Lenexa that reflects the very best of who we are.

We are living in a time when attainable housing has become one of the greatest challenges facing Johnson County. Today, the average home price is approximately $563,562. For many hardworking families, that number no longer represents a goal—it represents a door quietly closing. When paired with historically low housing inventory, it becomes extraordinarily difficult for families who serve our community every day to establish roots in the places they work, worship, and raise their children.

The impact is real and deeply personal. Nearly 40% of renters in Johnson County are spending more than 30% of their income just to keep a roof over their heads. That leaves little room for saving, for education, for healthcare, or for hope. A community cannot reach its full potential when so many of its families are forced to live on the edge of uncertainty.

This is where Habitat for Humanity steps in—and why this project matters so profoundly.

The Kansas City Regional Association of REALTORS® has proudly partnered with Habitat for Humanity for many years because we believe in their mission and we have seen the results. Habitat doesn't just build houses. They build confidence. They build stability. They build futures. As Zig Ziglar often said, *"You don't build a business—you build people, and people build the business."* In the same way, when we build families up, we build communities that last.

The families who will live in these homes will not simply occupy houses—they will invest their hearts in Lenexa. Their children will attend Lenexa schools, grow up in safe neighborhoods, and learn early on what it means to belong. Stable housing is one of the strongest predictors of long-term success, and this development provides that life-changing foundation.

Yes, there are sound economic, social, and planning reasons to approve this project. But beyond the numbers and reports lies something even more important: your decision has the power to lift families, strengthen neighborhoods, and leave a legacy of compassion and leadership. Few votes you cast will ever carry this kind of lasting impact.

I respectfully and wholeheartedly urge you to vote yes in support of this Habitat for Humanity project—and in doing so, affirm Lenexa's belief that when people are given a hand up, not a handout, extraordinary things happen.

Thank you for your time, your leadership, and your commitment to the future of Lenexa.

Sincerely,

Tom Shaw, REALTOR®
RE/MAX Premier Realty, tomshaw809@gmail.com
913-957-9057, "Truth, dignity, and always going the extra mile for others."

From: Phil Simon <philjsimon@gmail.com>
Sent: Thursday, January 22, 2026 7:15 AM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Fwd: FOLLOW UP: Request to Deny Rezoning for Clare Road Habitat for Humanity Development

Good morning Ms. Sullivan,

I would like to make this entire email chain (with attachments) public record for the Planning Commission meeting on February 2, 2026. Please let me know if you have any questions or need anything else.

Thank you,

Phil Simon

8760 Greeley St.

Lenexa, KS 66227

---------- Forwarded message ---------
From: **Phil Simon** <philjsimon@gmail.com>
Date: Fri, Jan 16, 2026 at 4:20 PM
Subject: Fwd: FOLLOW UP: Request to Deny Rezoning for Clare Road Habitat for Humanity Development
To: <ceiterich@lenexa.com>, John Handley <jhandley@lenexa.com>, <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Avery Bell <abell@lenexa.com>, <cdenny@lenexa.com>, <cherron@lenexa.com>

Good afternoon Council Members,

I hope you all have had a chance to see the KSHB 41 story that aired yesterday at https://www.youtube.com/watch?app=desktop&v=9fxdGoWDKyk. I have further concerns that I would like to note pertaining to the false narrative that Mayor Julie Sayers and City Manager Beccy Yocham are portraying to the public. The reporter questioned Ms. Yocham on the email I previously referenced that was obtained from an open records request where Ms. Yocham asks for special treatment from Ms. Lindsay Hicks and her organization (Habitat for Humanity) in the form of "small bumps in scoring when it comes to qualifying for a home", and the "setting aside a small number of units that our qualifying employees could have a right of first refusal on." Instead of addressing this questionable behavior, Ms. Yocham stated in the television interview that "I don't understand what's controversial about having the people who protect and serve and maintain this community having the opportunity to live in the community." This is a similar response I received from Ms. Sayers to the email I sent you all on January 5, 2026. Instead of addressing the emails, she deflected my concerns of questionable ethical behavior and stated that "I personally take no issue with the idea that the City's police officers, firefighters, or roads/parks maintenance teams could potentially be considered with the pool of applicants who could be eligible for purchasing housing with this project. My question to you would be: do these folks who serve and maintain our community not meet your standards for doing things 'the right way by putting the time and resources into getting an education, acquiring a good job, and saving hard-earned money to live in this area?' My respectful response to Ms. Sayers was "I certainly believe our local police officers and firefighters/paramedics have done things 'the right way by putting the time and resources into getting an

education, acquiring a good job, and saving hard-earned money to live in this area.' However, please correct me if I'm wrong, but I doubt they would qualify for the Habitat for Humanity income requirements given the Lenexa public safety plan I found on the City of Lenexa website (attached for your reference). Given the salary ranges for these individuals, they probably already live in the Timbers at Clear Creek subdivision or surrounding subdivisions." Ms. Sayers did not address my statement.

It is clear to me that Ms. Yocham and Ms. Sayers are falsely playing the patriotic card to avoid addressing the questionable unethical behavior and this needs to stop. Do City of Lenexa officials think police and EMT personnel deserve to earn wages so low that they must qualify for this low income housing, or do they just not fully understand the Habitat for Humanity model they have been working on behind closed doors for months? As I already alluded to, previous emails obtained through open records requests show that City of Lenexa officials know this proposed project will not be popular with much of the public so they and Habitat for Humanity have been manipulating the release of information to the public as Ms. Yocum tells Ms. Hicks "One thing to keep in mind is that we have a city election on November 4, with 4 councilmembers up for election." To give you an update, as of right now the "Is YOUR Park Next - Save the Clear Creek Wetland in Lenexa, KS" online petition has 1,410 signatures.

Ms. Sayers also stated in her response to my January 5, 2026, that "A lack of understanding of that process does not constitute a lack of transparency." I question whether the City of Lenexa fully understands the process as they failed to follow the planning commission process by neglecting to post required public notice signs in time, or failed to properly coach Habitat for Humanity on this one. Either way, hopefully you have seen that this error has given concerned residents/taxpayers (detractors as City of Lenexa officials dub us) time to seek the truth and facts through open records requests. There is still more to come and I look forward to becoming an even more engaged resident, voter, and taxpayer.

I again respectfully request that you reject this proposed Habitat for Humanity project. Represent the residents of Lenexa as you were elected to do, and not the special interests being given taxpayer dollars. Thank you again for your time and consideration.

Sincerely,
Phil Simon
8760 Greeley St.
Lenexa, KS 66227

---------- Forwarded message ---------
From: **Julie Sayers** <jsayers@lenexa.com>
Date: Tue, Jan 6, 2026 at 1:46 PM
Subject: Re: FOLLOW UP: Request to Deny Rezoning for Clare Road Habitat for Humanity Development
To: Phil Simon <philjsimon@gmail.com>

While I appreciate that offer, any comments or information shared would be in violation of federal law as it would not be available to the broader public, and state law as discussion occurring there would not be available to all members of the planning commission &/or governing body.

The next communication you can expect from the City is the release of the meeting packet by the end of the day on January 29th, prior to the Planning Commission meeting.

It will be posted to the website here:

https://www.lenexa.com/Government/Agendas-Minutes

Julie Sayers

Mayor

City of Lenexa

913.477.7567

jsayers@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

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From: Phil Simon <philjsimon@gmail.com>
Sent: Tuesday, January 6, 2026 1:07 PM
To: Julie Sayers <jsayers@lenexa.com>
Subject: Re: FOLLOW UP: Request to Deny Rezoning for Clare Road Habitat for Humanity Development

Good afternoon Ms. Sayers,

Over lunch I spoke with our HOA Advisory Board Member Dan Wilkus. I don't want to be a hypocrite concerning transparency and I want all the facts and evidence made available to everyone to make an informed decision. Dan said if you would like to join our private website, you are more than welcome too and he will approve you. It is called Neighbors against HFH Lenexa (87th and Clare).

Thank you,

Phil Simon

8760 Greeley St.

Lenexa, KS 66227

On Tue, Jan 6, 2026 at 10:03 AM Julie Sayers <jsayers@lenexa.com> wrote:

Mr. Simon,

It would be unlawful to state a position on any project before it comes before the Council. The nature of my reply today is to directly address the implications that we have seen from you and your neighbors, sometimes in a private Facebook group that we cannot access, that the project is being handled unfairly or exists a lack or professionalism or integrity by our staff.

Thank you for understanding.

JS

Julie Sayers

Mayor

City of Lenexa

913.477.7567

jsayers@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

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From: Phil Simon <philjsimon@gmail.com>
Sent: Tuesday, January 6, 2026 9:09 AM
To: Julie Sayers <jsayers@lenexa.com>
Subject: Re: FOLLOW UP: Request to Deny Rezoning for Clare Road Habitat for Humanity Development

Good morning Ms. Sayers,

Thank you for taking time to respond to my email. It is apparent your mind is already made up on this project, so I will not bother you anymore. But to answer your question, I certainly believe our local police officers and firefighters/paramedics have done things "the right way by putting the time and resources into getting an education, acquiring a good job, and saving hard-earned money to live in this area." However, please correct me if I'm wrong, but I doubt they would qualify for the Habitat for Humanity income requirements given the Lenexa public safety plan I found on the City of Lenexa website (attached for your reference). Given the salary ranges for these individuals, they probably already live in the Timbers at Clear Creek subdivision or surrounding subdivisions.

I have taken great pride and am passionate about helping Kansas consumers who have been harmed by financial institutions (many low income citizens) in my 17-year career. As I alluded to in my initial email, I

do not hate Habitat for Humanity. They do great work, I just think that it should be done through private donations and volunteer work.

Have a good day,

Phil Simon

8760 Greeley St.

Lenexa, KS 66227

On Tue, Jan 6, 2026 at 8:01 AM Julie Sayers <jsayers@lenexa.com> wrote:

Good morning Mr. Simon,

Every project application in the City of Lenexa, whether it be a housing development, retail center, industrial complex, medical building or gas station undergoes an internal staff review by our legal, planning and executive teams in order to evaluate its feasibility within the city's Comprehensive Plan and development criteria before the application is made public. That staff review becomes part of the public record when the application is formally submitted to the Planning Commission, and with it, a professional evaluation is written for both the Planning Commission and Governing Body to review in their public due process proceedings. A lack of understanding of that process does not constitute a lack of transparency. And as Councilmember Williamson has detailed for you, in the case of Habitat for Humanity, the applicant has gone above and beyond what is legally required in terms of notice to and engagement with the public regarding their project.

Furthermore, Beccy Yocham is a 30-year veteran of the City's legal, community development and executive management teams and is well aware of her legal and ethical responsibilities when it comes to evaluating projects for formal review. I personally take no issue with the idea that the City's police officers, firefighters, or roads/parks maintenance teams could potentially be considered with the pool of applicants who could be eligible for purchasing housing with this project. My question to you would be: do these folks who serve and maintain our community not meet your standards for doing things "the right way by putting the time and resources into getting an education, acquiring a good job, and saving hard-earned money to live in this area?"

Finally, had you participated in the 2021, 2023, or 2025 municipal elections in Lenexa since you have owned your property, you might also have the context that many of our residents have been very vocal with their desire for the city to entertain development of multiple types and scales of housing, including attainable / workforce single family homes. This has been discussed in every public forum in those last three elections and clearly identified as a problem that needs to be addressed in all Johnson County communities.

Your objections to this project have been noted, and will be one of many factors considered in evaluating whether or not the project is approved.

Julie Sayers

Mayor
City of Lenexa
913.477.7567
jsayers@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: Phil Simon <philjsimon@gmail.com>
Sent: Monday, January 5, 2026 5:31 PM
To: Julie Sayers <jsayers@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; John Handley <jhandley@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Avery Bell <abell@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>; Stephanie Sullivan <ssullivan@lenexa.com>
Subject: FOLLOW UP: Request to Deny Rezoning for Clare Road Habitat for Humanity Development

Good evening,

I wanted to follow up on my previous email sent on December 17, 2025, to City of Lenexa (City) officials and Council Members after additional information was made public through open records requests by one of the residents in my subdivision, the Timbers at Clear Creek. Several City officials and Council Members responded to my initial email, which I appreciate, assuring me the process for the proposed Habitat for Humanity (HFH) project has been transparent. However, after reviewing the correspondence (attached) from the open records requests between City Manager Beccy Yocham and Habitat KC Lindsay Hicks, my suspicions were correct that this project has NOT been transparent and I and other residents are appalled with the behavior of several City officials.

- The earliest emails that were obtained are from May 22, 2025, when Beccy Yocham (City Manager), Todd Pelham (Deputy City Manager), Mike Nolan (Assistant City Manager), Scott McCullough (Community Development Director), and Sean McLaughlin (City Attorney) talk openly about how they can help Lenexa employees benefit from this land development with Lindsay Hicks (Habitat KC). Specifically, Ms. Yocham asks for special treatment from Ms. Hicks and her organization in the form of "small bumps in scoring when it comes to qualifying for a home", and the "setting aside a small number of units that our qualifying employees could have a right of first refusal on."

- In the October 23, 2025, email from Beccy Yocham she states, "We want to avoid – to the extent we can – anything that would lead detractors from thinking this is prejudged in any way". This email shows the true nature of Ms. Yocham and the other City employees helping to make this deal because they know that their actions are borderline unethical. Furthermore, Ms. Yocham states to Ms. Hicks that "One thing to keep in mind is that we have a city election on November 4, with 4 councilmembers up for election." That statement shows that Ms. Yocham knows this proposed project will not be popular with voters, but she continues to push her own personal/political agenda and later coaches Ms. Hicks by stating "I know you have experience and lessons learned from the Olathe project that informs your plan here and I certainly don't want to derail that."

o Per the City of Lenexa's Employee Code of Ethics, Interest in a Transaction, "a city employee shall not handle, facilitate, or participate in a City business-related transaction with a person or business which has offered or promised the employee a future job, gift, or business investment." Moreover, in the same policy under Special Treatment, "No city employee may grant any consideration, treatment, or advantage to any citizen beyond that which is available to every other citizen."

o Ms. Yocham is not only accepting these special treatments, but she's also actively soliciting for them. It was noted by a resident that Ms. Yocham was Board President of United Community Services through 2023, which works very closely with both HFH and Johnson County. If Ms. Yocham is such an advocate for HFH over the residents of Lenexa that pay her salary, she should resign from the City and go to work for them. Lenexa residents and taxpayers deserve so much better; a City Manager that works for them, not against them and instead advocates for special interests.

I again respectfully request that the City reject this proposed Habitat for Humanity project. Over 1,000 signatures on the "Is YOUR Park Next - Save the Clear Creek Wetland in Lenexa, KS" online petition have been gathered. Unlike Beccy Yocham, please remember that we are taxpayers and voters, not "detractors." Represent the residents of Lenexa as you were elected to do, and not the special interests being given taxpayer dollars. Thank you again for your time and consideration.

Sincerely,

Phil Simon

8760 Greeley St.

Lenexa, KS 66227

City of Lenexa Public Safety Pay Plan			
Sworn Fire Pay Grades			
Job Title	Grade	Minimum	Maximum
Firefighter	FD-1	$55,080	$82,820
Hourly Rate		$18.86	$28.36
Master Firefighter	FD-2	$69,537	$87,789
Hourly Rate		$23.81	$30.06
Fire Medic	FD-3	$76,500	$97,329
Hourly Rate		$26.20	$33.33
Fire Lieutenant	FD-4	$79,560	$100,784
Hourly Rate		$27.24	$34.51
Fire Captain	FD-5	$86,700	$109,829
Hourly Rate		$29.69	$37.61
Battalion Chief	FD-6	$109,650	$143,068
Assistant Chief	FD-7	$117,300	$153,050
Deputy Chief	FD-8	$124,950	$163,031
These numbers may not calculate exactly due to rounding.			
Sworn Police Pay Grades			
Job Title	Grade	Minimum	Maximum
Police Officer Recruit*	PD-1a	$60,150	$60,150
Hourly Rate		$28.92	$28.92
Police Officer**	PD-1b	$66,013	$94,132
Hourly Rate		$31.74	$45.26
Master Police Officer	PD-2	$79,049	$101,853
Hourly Rate		$38.00	$48.97
Corporal	PD-3	$87,483	$105,944
Hourly Rate		$42.06	$50.93
Sergeant	PD-4	$97,911	$123,730
Hourly Rate		$47.07	$59.49
Captain	PD-5	$114,612	$144,835
Major	PD-6	$136,123	$155,601
Deputy Chief	PD-7	$145,818	$166,683
These numbers may not calculate exactly due to rounding.			
*Salary and rank for duration of Police Academy **Salary and rank upon successful completion of Police Academy			

From: Phil Simon <philjsimon@gmail.com>
Sent: Monday, January 5, 2026 5:31 PM
To: Julie Sayers <jsayers@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; John Handley <jhandley@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Avery Bell <abell@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Chris Herron <cherron@lenexa.com>; Stephanie Sullivan <ssullivan@lenexa.com>
Subject: FOLLOW UP: Request to Deny Rezoning for Clare Road Habitat for Humanity Development

Good evening,
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- The earliest emails that were obtained are from May 22, 2025, when Beccy Yocham (City Manager), Todd Pelham (Deputy City Manager), Mike Nolan (Assistant City Manager), Scott McCullough (Community Development Director), and Sean McLaughlin (City Attorney) talk openly about how they can help Lenexa employees benefit from this land development with Lindsay Hicks (Habitat KC). Specifically, Ms. Yocham asks for special treatment from Ms. Hicks and her organization in the form of "small bumps in scoring when it comes to qualifying for a home", and the "setting aside a small number of units that our qualifying employees could have a right of first refusal on."
- In the October 23, 2025, email from Beccy Yocham she states, "We want to avoid – to the extent we can – anything that would lead detractors from thinking this is prejudged in any way". This email shows the true nature of Ms. Yocham and the other City employees helping to make this deal because they know that their actions are borderline unethical. Furthermore, Ms. Yocham states to Ms. Hicks that "One thing to keep in mind is that we have a city election on November 4, with 4 councilmembers up for election." That statement shows that Ms. Yocham knows this proposed project will not be popular with voters, but she continues to push her own personal/political agenda and later coaches Ms. Hicks by stating "I know you have experience and lessons learned from the Olathe project that informs your plan here and I certainly don't want to derail that."
  - Per the City of Lenexa's Employee Code of Ethics, Interest in a Transaction, "a city employee shall not handle, facilitate, or participate in a City business-related transaction with a person or business which has offered or promised the employee a future job, gift, or business investment." Moreover, in the same policy under Special Treatment, "No city employee may grant any consideration, treatment, or advantage to any citizen beyond that which is available to every other citizen."
  - Ms. Yocham is not only accepting these special treatments, but she's also actively soliciting for them. It was noted by a resident that Ms. Yocham was Board President of United Community Services through 2023, which works very closely with both HFH and Johnson County. If Ms. Yocham is such an advocate for HFH over the residents of Lenexa that pay her salary, she should resign from the City and go to work for them. Lenexa residents and taxpayers deserve so much better; a City Manager that works for them, not against them and instead advocates for special interests.

I again respectfully request that the City reject this proposed Habitat for Humanity project. Over 1,000 signatures on the "Is YOUR Park Next - Save the Clear Creek Wetland in Lenexa, KS" online petition have been gathered. Unlike Beccy Yocham, please remember that we are taxpayers and voters, not

"detractors." Represent the residents of Lenexa as you were elected to do, and not the special interests being given taxpayer dollars. Thank you again for your time and consideration.
Sincerely,
Phil Simon
8760 Greeley St.
Lenexa, KS 66227

Attachments:

From: Lindsay Hicks <lhicks@habitatkc.org>
Sent: Thursday, May 22, 2025 5:57 PM
To: Beccy Yocham <byocham@lenexa.com>
Subject: Re: Thank you

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Beccy,
First, I am noticing I spelled your name wrong in my initial email - so sorry about that!

To answer your questions:

1. They are a funding source as they afforded us dollars for acquisition, and we would ask them to fund vertical construction as well.
2. Great idea! Of course, with funding sources we will need to make sure there are not any limitations - although some of these homes will be built with private dollars which eliminates the complication. We could do marketing, information sessions, have a housing counselor assigned to support your employees, etc.

Hope this helps. Let me know if you need anything else.

Lindsay

From: Beccy Yocham <byocham@lenexa.com>
Sent: Friday, July 18, 2025 2:39 PM
To: Lindsay Hicks <lhicks@habitatkc.org>
Cc: Scott McCullough <smccullough@lenexa.com>; Sean McLaughlin <smclaughlin@lenexa.com>
Subject: RE: Thank you

Hi Lindsay:

I think everyone on the team enjoyed the tour and informational session and was impressed with the Pathways project. Thank you for your hospitality. I think the next step would be to start moving a plan through our process. In the meantime, we're going to get our appraisal updated on the property – not necessarily because we intend to change the asking price, but to help the Council with understanding the current value as compared to what we paid for the property many years ago.

If a meeting to discuss process would be valuable, we can certainly get one scheduled. I am going to be out of the office for a couple of weeks starting 7/26, but if you'd like to meet while I'm gone, you could meet with Scott on planning matters and our City Attorney, Sean McLaughlin can attend to discuss contractual matters.

Thanks and have a great weekend.

Beccy

Beccy Yocham
City Manager
City of Lenexa
913.477.7718
byocham@lenexa.com | www.lenexa.com

From: Scott McCullough <smccullough@lenexa.com>
Sent: Friday, May 23, 2025 2:24 PM
To: Beccy Yocham; Sean McLaughlin; Mike Nolan; Todd Pelham
Subject: RE: Thank you

That would be great! Here is how TTH in Lawrence does things. The info down the page shows the amount of reduced price and other things to fill out how such a program works.

Scott McCullough, AICP
Community Development Director
City of Lenexa
Phone: 913.477.7532 | Fax: 913.477.7730
smccullough@lenexa.com | https://www.lenexa.com/Home

The City of Lenexa: Leaders in the delivery of exceptional public service.

From: Beccy Yocham <byocham@lenexa.com>
Sent: Friday, May 23, 2025 12:18 PM
To: Scott McCullough <smccullough@lenexa.com>; Sean McLaughlin <smclaughlin@lenexa.com>; Mike Nolan <mnolan@lenexa.com>; Todd Pelham <tpelham@lenexa.com>
Subject: Fw: Thank you

FYI. I asked Habitat about how our employees could potentially benefit and her answer is below.

Beccy Yocham

City Manager

Page 1 / 14

From: Beccy Yocham <byocham@lenexa.com>
Sent: Thursday, May 22, 2025 3:42 PM
To: Lindsay Hicks <lhicks@habitatkc.org>
Subject: Re: Thank you

Lindsay:

Thanks for the meeting and for your interest in developing in Lenexa. I appreciated learning more about the proposed project. I will be in touch after I've had the opportunity to discuss the concept with a few other members of our team. The few discussions I have had so far have gone well.

A couple of questions have arisen since we met:

1. What is the County's role as mentioned in the proposal?
2. This might not be possible, but what is your reaction to the idea of establishing a way that we could allow City of Lenexa employees to benefit from this opportunity? It could take a number of forms - from just marketing your programs specifically to our employees, to giving them a small "bump" in scoring when it comes to qualifying for a home, to setting aside a small number of units that our qualifying employees could have a right of first refusal on to purchase and probably other ways we haven't thought of. Have you ever seen anything like this done and do you have any thoughts on the concept?

I appreciate your thoughts when you have time. Thanks again.

2

From: Beccy Yocham <byocham@lenexa.com>
Sent: Thursday, October 23, 2025 3:42 PM
To: Lindsay Hicks
Cc: Katie Killen; Mike Nolan; Scott McCullough; Sean McLaughlin
Subject: RE: Habitat KC - Clear Creek Update

Lindsay:

Thanks for reaching out and for the update. Can you share the list of people you are already planning to reach out to? I think that would be a helpful starting point for me. I plan to speak with the Mayor about this in the next few days to get her input on the list and will get back to you with any additions thereafter. (One thing to keep in mind is that we have a city election on November 4, with 4 councilmembers up for election.)

Do you envision that the in-person event the week of November 10 would be a project "announcement" of sorts or just an educational opportunity to learn more about Habitat?

I would appreciate seeing the website before it goes live as well if that would be possible. Because this project involves purchasing property from the City, I think it is best if we workshop the way that is described carefully and that the Council is made aware of the website and what is says before it goes live. I do not want them to be caught off guard by anything. I'm also thinking through the timing of making the website information public and whether it is a good idea before the project is submitted to the City? And perhaps the verbiage you have planned for the website will help me to get comfortable with that. We want to avoid – to the extent we can – anything that would lead detractors from thinking this is prejudged in any way. I know you have experience and lessons learned from the Olathe project that informs your plan here and I certainly don't want to derail that. Can you provide any more insight into the timing of this?

Thanks.

Beccy

Page 1 / 4

From: Phil Simon <philjsimon@gmail.com>
Sent: Wednesday, December 17, 2025 4:54 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Request to Deny Rezoning for Clare Road Habitat for Humanity Development

Dear Ms. Sullivan,

I am a Lenexa resident writing to ask that the City of Lenexa (City) deny rezoning and land-use approval for the proposed 50-home Habitat for Humanity development on Clare Road.

As a taxpayer, the lack of transparency and behind the scenes negotiations by the City and elected officials with Habitat for Humanity regarding this proposed project has been sickening. Neighbors were not provided a city-hosted informational meeting, and no public traffic, school impact, stormwater, or emergency access studies have been released for a project of this size. The area also lacks public transportation, yet vehicle ownership is not required for future residents, creating foreseeable infrastructure and transportation challenges. If the 50-home Habitat for Humanity development is approved, the costs to increase the infrastructure will substantially fall upon current homeowners. Additionally, the taxpayer cost of these 50 low-income homes with potential children will also put a significant burden on current homeowners and the school district. Approximately 50.9% of my property taxes are already allocated to USD 232, and I don't even have children.

Additionally, the proposal would reduce publicly funded green space and trails, introduce density and design that do not align with surrounding neighborhoods, and involve the potential sale of public land at a price that appears well below market value without clear public justification. In 2021, I purchased my 0.28-acre lot to build my home in the Timbers at Clear Creek at 8760 Greeley St. for $105,000. A comparable lot in the final phase of The Timbers at Clear Creek (Phase 8) is now roughly $125,000. The City selling these lots across the road from my house to Habitat for Humanity for anything less is not fair to homeowners in the area who did things the right way by putting the time and resources into getting an education, acquiring a good job, and saving hard-earned money to live in this area. If the City is going to sell this land, it should be sold to a developer, at real market value, who will build comparable houses to The Timbers at Clear Creek (for example) to maintain our property values.

I support housing solutions in Lenexa, but not a process that moves forward without proper studies, transparency, and meaningful community engagement. Furthermore, I do not support government subsidies going to Habitat for Humanity. The government does not generate revenue, taxpayers do. Habitat for Humanity does great work in rehabilitating run-down houses and neighborhoods, but it should be done through donations and volunteer work. The proposed location for these 50 homes is currently taxpayer owned, and should not be sold at a discount to Habitat for Humanity at taxpayers' expense. There are multiple areas in Lenexa that Habitat for Humanity could use their resources to rehabilitate.

I respectfully request that the City reject this proposed Habitat for Humanity project. Thank you for your time and consideration.
Sincerely,
Phil Simon
8760 Greeley St.
Lenexa, KS 66227

From: Paul Snider <psniderkc@gmail.com>
Date: January 14, 2026 at 7:16:33 PM CST
To: Julie Sayers <jsayers@lenexa.com>, Beccy Yocham <byocham@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>
Cc: Alice Snider <snidermail1@gmail.com>
Subject: Support for HabitatKC proposal

Dear Mayor, Councilmembers and City Manager Yocham:

Alice and I stand in strong support of the Habitat KC proposal under consideration by the city. We built our home in 2007 and are proud to call Lenexa home. We have both given our time and attention to public service roles in our community, with Alice serving on the Planning Commission and me serving on the JCPRD and JCCC boards.

The Habitat proposal will provide a meaningful increase in affordable housing, which has been a consistent goal of the community. While we aren't experts in all aspects of the project, we appreciate that it builds on the successful project in Olathe and aligns with current building codes.

We reviewed the comprehensive plan and understand this property was never intended as parkland. We will continue to use the Clear Creek Trail as we do today after this community is built.

We encourage your support of this project and look forward to Lenexa leading the way in meeting the affordable housing challenge.

Respectfully,

Paul & Alice Snider

9617 Applerdidge Lane, Lenexa, KS 66227

--
Paul Snider
913-439-9723

www.sniderpa.com

From: Jarod <jarodsteinhoff@gmail.com>
Sent: Tuesday, December 9, 2025 2:33 PM
To: John Handley <jhandley@lenexa.com>
Subject: Concerns Regarding Proposed Affordable Housing Development Near Clare and 83rd

Dear Councilman John Handley,

I hope you are doing well. I am writing to express significant concerns regarding the recently surfaced proposal for low-cost housing development on the east side of Clare in the 8700 block on the city-owned land near our neighborhood of The Timbers at Clear Creek

According to reporting, the County Commission approved $2.47 million last year to acquire land and construct more than 50 affordable homes in Johnson County. It appears this project is now deep in the planning process and approaching final approval. What concerns many of us is that this proposal seems to have been advanced with very little communication to the surrounding neighborhoods, despite the meaningful impact it will have on the community.

When we purchased our home, the understanding, based on zoning and city presentations, was that this land was designated as green space and/or a future city park. That green space was a major selling point for our family and many others. The area directly north consists of homes valued at $300k+, and much of the broader area consists of homes in the $500k+ range. The proposed development consists of homes near the $100k range, which is a substantial shift in land use and density that deserves proper public review and engagement.

Beyond property-value concerns, there are serious practical and logistical issues with this location:

- **It is not walkable to essential services.** The trail in the preserve does not connect to the primary Lenexa trail system east of K-7, despite how it has been described. There is no safe pedestrian crossing over the highway, and no sidewalks along 83rd, making even QT barely walkable.
- **There is no public transit access.** No bus route runs through this area. If the goal is to support families who may have limited transportation options, placing them in an isolated pocket of the city undermines that very objective.
- **There are no nearby groceries or daily-needs services.** Residents would be forced to rely exclusively on cars, which will be challenging for the very population this project is intended to support.
- **Infrastructure in the area is not equipped** for the increased traffic or density. 83rd Street continues to see heavier traffic on a two-lane road that already struggles with congestion.
- **The land is part of one of the few remaining natural preserves in this part of the city.** Rezoning conserved land for housing, particularly when more suitable, service-adjacent locations exist, does not align with long-term community or environmental priorities. The phrasing of "city-owned land" in communications while omitting its conservation zoning raises additional concern about transparency.

For all these reasons, it seems far more appropriate to focus on park improvements for this land and to work with Habitat or other partners to place affordable homes in locations where residents can realistically access the goods, services, and transportation they will need to thrive.

I strongly urge the City of Lenexa to pause this process, provide meaningful public notice, and engage the surrounding neighborhoods before advancing any rezoning or development approvals. This decision will shape our community for decades, and residents deserve the opportunity to participate in a thoughtful, transparent planning process.

Thank you for your time and consideration. I would appreciate any information you can share about upcoming meetings or opportunities for public comment.

Sincerely,
Jarod Steinhoff

8787 Houston Street

Lenexa, KS 66227

816-394-0097

From: julie yessen <julesfy@yahoo.com>
Date: December 22, 2025 at 4:28:57 PM CST
To: John Handley <jhandley@lenexa.com>
Cc: Julie Sayers <jsayers@lenexa.com>
Subject: HFH housing in Lenexa
Reply-To: julie yessen <julesfy@yahoo.com>

Hello, Mayor Sayers and councilman Handley. I am a resident of the Timbers at Clear Creek. I have been made aware of, and have been reading about the proposed HFH housing development east of Clare Rd. I want to communicate my concerns about this project.

I have been associated with HFH, and its residents through a program at our church. I am aware of the issues the residents face, and the issues that often place them in their current circumstances. They are often recovering addicts, have mental health issues, or lack the ability to function effectively in society. I understand there are other factors that affect their housing status. I support helping these people get out of their difficult situation.
However, I do not support a community of homeless people across the street from subdivisions full of families, and many children. We have a wonderful group of neighbors that take care of each other. We feel safe here. There is a peace, and a comforting sense of well-being here that is very important to all of us. This development would jeopardize that.

I very strongly request that the planning commission reconsider the rezoning, and plan for this land use. This is not the right choice for this area.

Thank you for your consideration in this matter.

Julie Stewart

From: Donald Thomas <visionleadership1989@gmail.com>
Date: January 11, 2026 at 3:31:42 PM CST
To: Stephanie Sullivan <ssullivan@lenexa.com>, Julie Sayers <jsayers@lenexa.com>, John Handley <jhandley@lenexa.com>
Subject: 50 Habitat For Humanity Development

Dear Leaders, I am adamantly opposed to the development of the 87th and Clare area. In addition to enjoying the nature area, it strongly contributes to our property values and residential atmosphere. Please find somewhere else to develop these lower value homes. I believe in Habitat for Humanity's mission. We need to make a better big picture decision helping all citizens.

Sincerely,

Donald G. Thomas

8313 Shady Bend Rd

Lenexa, KS

402-610-0534

From: Katie Urban <kmbock5@gmail.com>
Sent: Monday, December 22, 2025 9:26 AM
To: John Handley <jhandley@lenexa.com>; Julie Sayers <jsayers@lenexa.com>; Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Request to Deny Rezoning for Clare Road Development

Dear Members of the Lenexa City Council, Planning Commission, etc.,
I am a Lenexa resident writing to urge the City to deny rezoning and land-use approval for the proposed 50-home Habitat for Humanity development on Clare Road until there is increased transparency and sufficient public review.
To date, neighbors have not been offered a city-hosted informational meeting, and no public studies have been released addressing traffic, school capacity, stormwater management, or emergency access for a development of this scale. The site is also not served by public transportation, yet vehicle ownership is not required for future residents, which raises legitimate concerns about transportation access and infrastructure impacts.
The proposal would further reduce publicly funded green space and trail access, introduce density and design elements that are inconsistent with the surrounding neighborhoods, and may involve the sale of public land at a price significantly below market value without clear public explanation or justification.
While many residents support responsible housing initiatives, support depends on a process that includes appropriate studies, transparency, and meaningful community engagement.
I respectfully request that the City pause consideration of this project until all relevant impact studies are completed and released, appraisal information is made public, and a properly noticed informational meeting is held for the community.
Thank you for your time and consideration.

Sincerely,
Katie Urban
Timbers at Clear Creek Resident

From: Jessica Vasquez <jessica.vasquez@1stclassre.com>
Date: January 12, 2026 at 11:52:32 AM CST
To: Stephanie Sullivan <ssullivan@lenexa.com>, Julie Sayers <jsayers@lenexa.com>, John Handley <jhandley@lenexa.com>
Subject: Please Read, Concerns

Dear City Council Members,

I am writing to formally express my concerns regarding the proposed Habitat for Humanity project planned near 87th Street and Clare, directly across from The Timbers neighborhood.

My family and I recently built and purchased our home in The Timbers specifically because of the surrounding environment. One of the primary reasons we chose this location was the understanding that the land across the street was designated as wetlands with walking trails and no future plans for development. This was a major factor in our decision to build here, and we would not have chosen this location had we known a large-scale residential project was being considered.

Unfortunately, we were never informed by our realtor or builder of any potential plans for development in this area. Had this information been disclosed, we would have purchased elsewhere. This lack of transparency is extremely disappointing and has left us feeling misled.

Beyond that, we have serious concerns about the broader impact this project would have on the community, including:

- **Increased traffic congestion** in an area that already experiences heavy traffic during peak hours
- **Overcrowding in local schools**, which are already operating at or near capacity
- **Environmental concerns**, including the loss of wetland space and natural areas that many residents value
- **Strain on existing infrastructure and services**

While we respect and understand the mission of Habitat for Humanity, we strongly believe that this location is not appropriate for such a development given the existing conditions and commitments made to homeowners in the surrounding neighborhoods.

We respectfully request that the city council reconsider this project, provide transparency regarding future development plans, and take into account the voices and concerns of the residents who have invested their lives and finances into this community.

Thank you for your time and consideration. We would appreciate the opportunity to be informed, heard, and involved in any discussions moving forward.

Sincerely,

Jessica Vasquez--

From: Christina Wallace <christinawallace.dpt@gmail.com>
Sent: Monday, January 26, 2026 10:18 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Re: Requested Considerations for Planning Commission Review - Clear Creek Subdivision

Good Evening Stephanie,

Thank you for the information and including my email in the packet. I would also like to include the following attachment that includes our petition with comments/signatures to the packet as well.

I had a few questions regarding Planning Commission process. I am planning on speaking at the Planning Commission.
- Do speakers need to let you know prior to Planning Commission to be added to a speaker list?
- Is there a separate portion for speaking at Planning Commission vs Public Hearing?
- For the time between Planning Commission and City Council who is the point of contact to have additional items added to the packet?

Thank you!
Christina Wallace

On Mon, Jan 26, 2026 at 8:51 AM Stephanie Sullivan <ssullivan@lenexa.com> wrote:
Hello,

Thank you for sharing your comments regarding the **Clear Creek Subdivision** project (RZ26-01, PT26-01P). Your email has been received and will be included in the materials provided to the Planning Commission.

This project is currently scheduled for consideration at the **Planning Commission meeting on Monday, February 2, 2026 at 7:00 PM in the Community Forum at Lenexa City Hall**. The full meeting packet will be available by the end of the day Thursday, January 29, 2026 on the City's website at: https://www.lenexa.com/Government/Agendas-Minutes

If you would like to provide any additional written comments before the meeting, feel free to reply to this email.

Stephanie Sullivan, AICP
Planning Manager
Community Development Department
City of Lenexa, Kansas
17101 W. 87th Street Parkway, Lenexa, KS 66219
ssullivan@lenexa.com | 913-477-7712 | www.lenexa.com
The City of Lenexa: Leaders in the delivery of exceptional public service.

ATTACHMENT:

Petition: Change.com/IsYOURParkNext
Current Signature Total: 1,592 as of 1/26/2026

We, the undersigned residents and supporters of Lenexa, strongly oppose the rezoning and sale of public park land adjacent to the Clear Creek Wetland Trail and future Centennial Park.

This land is not unused—it is deeply valued by our community. Every day, families walk together, neighbors run and bike, children explore, people fish, and dogs play. Both the paved and unpaved trails are heavily used. This space is where our community connects, recharges, and finds peace away from daily life. Yet this irreplaceable public space is now at risk.

In addition to its recreational value, this land serves a critical ecological function. The Clear Creek Wetland area contains documented milkweed stands and a high presence of monarch butterflies, a species that has experienced population declines of over 80% in recent decades and is now listed as threatened. Monarchs migrate up to 3,000 miles across North America, and their survival depends entirely on the availability of intact milkweed habitat along these routes. Kansas plays a vital role in this migration, and the loss of remaining habitat has been identified by scientists and conservation organizations as one of the primary drivers of monarch decline.

Wetlands like Clear Creek are especially important for monarchs and other pollinators. They provide breeding grounds, shelter, and native vegetation while also delivering essential ecosystem services such as stormwater management, flood mitigation, water filtration, and wildlife support. Once destroyed, these ecosystems cannot be easily replaced.

Despite this, the City of Lenexa is considering rezoning and selling this land to Habitat for Humanity—land that was originally purchased using Park, Rain to Recreation, and Stormwater funds, all of which were intended to protect environmental resources and public green space. Selling this land threatens not only sensitive wildlife habitat, but also the public trust.

City officials have stated that the decision to sell this land was made years ago, between 2015 and 2018. However, this decision was never clearly or transparently communicated to the public. No "For Sale" sign was ever placed on the property, and the request for proposals was sent only to select developers rather than being made public. To residents, taxpayers, and voters, this land has always been presented—and experienced—as parkland.

For nearly a decade, the City's own **Comprehensive Parks and Recreation Plan (2012–2024)** clearly depicted this entire area as parkland. That document remained publicly available and uncorrected for years, reinforcing the understanding that this land was intended to remain part of the City's park system. At no point during that period was the public notified that the land shown as parkland in the City's official planning documents was being considered for sale.

As recently as March 2025, the City continued to publicly promote this area as protected park space. Official publications, glossy projections, and promotional materials—including the cover of Lenexa TownTalk—featured this land as serene, preserved green space. These images were used to help pass the 3/8-cent sales tax initiative, despite the City now asserting the land was never intended to remain parkland. This is misleading and undermines public confidence.

Financially, the handling of this land is equally troubling. In 2015, the City quietly declared the land "surplus." A 2018 appraisal valued it at just $38,280 per acre—an amount so low that even the City Manager expressed surprise. The land was never openly marketed, and the public, surrounding residents, and developers were never informed or given an opportunity to bid.

By 2025, after Lenexa property values increased by approximately 80%, the City agreed to sell 17 acres for only $49,000 per acre—nearly $20,000 per acre below a reasonable current market value. This represents hundreds of thousands of dollars in lost public value. But this issue is about more than money.

Parks and wetlands protect wildlife, manage stormwater, reduce stress, improve mental health, and strengthen communities. Lenexa residents have repeatedly voiced the need for more trails, natural preserves, pollinator habitat, and family-friendly green spaces. This land already fulfills those needs and serves as an important refuge for wildlife—especially monarch butterflies—and should be preserved for future generations.

We respectfully demand answers:

1. Why was the public not clearly informed when this land was declared surplus?
2. Why did the City allow official planning documents to depict this land as parkland for nearly a decade without correction?
3. Why was the sale never openly communicated or competitively offered?
4. Why is land purchased with dedicated public funds being sold at a discounted rate?
5. Why is the City willing to sell land that the surrounding community has always experienced as their park—and that provides critical monarch habitat?

This is not a "Not In My Backyard" (NIMBY) issue.

This is a "Not In My Park" (NIMP) issue.

Public park land—and vital wildlife habitat—should remain public.

We urge the City of Lenexa to halt the rezoning and sale of this land and to preserve it in its entirety as public park and natural space—now and for future generations.

By signing this petition, we stand together to protect our park, our environment, our wildlife, and our public trust.

COMMENTS:

Is YOUR Park Next - Save the Clear Creek Wetland in Lenexa, KS

This could completely change the cohesiveness of the community. The government can and will put absolutely anyone on the planet they wish to, people who will not only not contribute much to the tax base, but will also use up far more resource than they contribute. Remember this is low incom...
Read full comment

Jeannine

1 •••

Funds from Rain to Recreation was used by the City of Lenexa to purchase this land over a decade ago. Now the city is making money to sell it. This park is FULL of natural Kansas grasses and milkweed. Milkweed is THE ONLY host plant for our endangered migratory Monarch Butterflies. Lenexa...
Read full comment

Michael

3 •••

We intentionally moved our family to Lenexa over Overland Park because of Lenexa's vision for green space and less congestion. This commitment years ago, is now being reversed with minimal consideration for residents that have been in the city for years. Our property tax is one of the highest in the...
Read full comment

Connor

3 •••

I am against this being used for habitat for humanity. Our schools are already overcrowded.. the community would like to keep the Green space as Green space.

Mike

2 •••

I walk and use the park everyday with my dog Gracie. I enjoy the country feel of western Lenexa thats why I moved here. I feel the addition would change the feel of this area, traffic, etc.

Michael

3 •••

This park is a central part of this community. The children will have their open space they use to get away from the video games and actually play. The families walk together and interact. This green space is a community space. Taking this from the local community will destroy the fabric we have wove...
Read full comment

Cathy

3 •••

Please save the wetlands

Amy

3 •••

Our family has used these green spaces for many years and would hate for the park to get chipped away for roughly the price of one new home in our neighborhood. Please keep the parks and green spaces that make Lenexa a great community to call home.

Jeffery

2 •••

At one point there was a plan to build a couple baseball fields and an aquatic center for the surrounding communities. Once Covid hit that plan seen to have vanished. I walk my two dogs daily on this property . Have for 10 years now. I have watched it become increasingly popular for families to walk, rid...
Read full comment

Shannan

2 •••

I ride my bike all around Lenexa including riding through this park and stopping to enjoy is natural beauty. Let's keep our parks for future generations!!!

Joe

♡ 2 •••

I see people utilizing this park all the time. I live across the street and it would forever change the area not only for the people who live here, but the wildlife.

Theresa

♡ 3 •••

To destroy a park for housing in this area is ridiculous. The City of Lenexa requires that we have tress planted throughout the neighborhood, yet they are willing to destroy a park to put more housing? I do not want HFH building where this park is located. There are other locations that would...
Read full comment

Nicole

❤ 3 •••

Habitat for Humanity has a good idea but the city of Lenexa selling a community green space area that doubles as a wetland is a bad idea. I also love going for walks in the park and I hope this doesn't sound too far out on the fringe but I also think we need to look at the flood plain maps. Think of...
Read full comment

James

❤ 3 •••

This wetland is an investment in the health, safety, and long-term vitality of our community. This park provides residents of all ages a place to exercise, relax, and connect with nature. This green space also improves air and water quality, manages stormwater, protects wildlife, and helps keep our...
Read full comment

Nate

❤ 2 •••

I enjoy the Clear Creek Wetlands trail in Lenexa. Since moving to the area it has been a frequent space that offers respite from the rapid growth of the area neighborhoods. My perspective is that the wetlands should be preserved "as is". There are certainly other areas where the "Habitat For Humanity"...
Read full comment

John

5 •••

That land should never be built on. The ground is always wet and will rot whatever is built. It needs to stay natural for wildlife.

Catherine

4 •••

The animals deserve a nice place to live and destroying their homes for low end housing is really sad.

Conley

6 •••

We really love this park. It's a big part of why Lenexa feels like home and a place residents use and value every day. We don't want the city filled only with houses and buildings green space matters too. Parks have consistently been one of the top requests from Lenexa residents in city surveys, which...
Read full comment

Mia

7 •••

In the evenings after a stressful day, walking my dog around this park is so helpful to my mental health. With the state of the country, any space for peace enables a healthy mindset should not be removed.

Tonya

6 •••

This is such a beautiful trail that should be preserved instead of turned into housing and the city needs to remember that more people are against the housing there then for it and would be making a shameful mistake in approving it.

K

7 •••

Stop developing everything. One of the reasons why we moved to Lenexa and this area specifically was because of the usable green space. Aside from destroying our green space, bringing in low income housing is only going to result in higher crime and the taxpayers having to support the infrastructur...
Read full comment

Nic

8 •••

We moved out this area and neighborhood to enjoy parks and less traffic. Thanks for not rezoning this area.

Elizabeth

6 •••

We need to preserve the green space and protect the wildlife. We moved out of the city to get away from the hustle and bustle! We want more parks and areas to recharge and be with nature. Protect this land!

Tiffany

16 •••

One of the reasons I choose to call Lenexa my home is all the excellent parks and recreation area's plus countless paths for walking outside and enjoying nature's gifts. Money cannot buy the tranquility and peace of mind that we can all share with future generations.

JOHN

8 •••

We enjoy riding our bikes and walking through this park. It is one of the reasons we love living in Lenexa.

Darci

6 •••

I love this park there is so much wild life and I would hate for those animals to not have a place to live I would also hate for it to be unsafe near family homes I would be really sad if anything happened.

Eden

8 •••

My family and I walk this trail regularly to escape to nature from the city streets. There is so much wildlife and pretty views in this park. Please find other land in Lenexa for more homes,. Do not take park land away that has already been established.

Jenna

7 •••

When we decided to move back to the metro, we spent years looking for the right place for us. The park, and open space, were a factor in our decision. Not only do we enjoy the green space and walking trails, we also bought for the lower density of the area. Lenexa, please keep this park.

DeAnn

9 •••

Destroying well maintained and often used green space to bring in people who won't fit in is the dumbest thing I've ever heard of.

Ben

6 •••

Please save the park! We will remember how this is handled at the next election.

Steve

9 •••

I walk in this park daily, and enjoy watching and listening to the many species of birds that inhabit the area. It is such a shame that the city is trying to rezone a huge swath of this important space to cram 50 houses tightly into. It would completely change the character and intention of the entire...
Read full comment

Diane

17 •••

They need a park here. destroying this land for low end housing is stupid!

Lucas

8 •••

I love this park. It's one block from my house and I like to walk along the trails and ride my cruiser bike. Now the government wants to allow over 50 houses to be built there. Even one house would destroy the ambience of this peaceful area that is filled with wildlife. This is not acceptable. I will be very...
Read full comment

Jana

14 •••

SIGNATURES:

Name	City	State	Postal Code	Country	Signed On
Christina Wallace	Lenexa	KS	66227	United States	########
Kurt Wolford	Lenexa	KS	66215	United States	########
Jonathan Cocking	Lewisville	TX	75056	United States	########
Samantha Meyer	Lenexa	KS	66227	United States	########
Schuyler Cavender	Lenexa	KS	66227	United States	########
Laura Ramsey	Lenexa	KS	66227	United States	########
Zach Ramsey	Lenexa	KS	66227	United States	########
Courtney Destefano	Lenexa	KS	66227	United States	########
Susan Will	Olathe	KS	66061	United States	########
Michelle Marin	Lenexa	KS	66227	United States	########
Rachel Parker	Lenexa	KS	66227	United States	########

Kevin Cauley	Lenexa	KS	66219	United States	########
Vio Manac	Lenexa	KS	66227	United States	########
Erin Kling	Lenexa	KS	66227	United States	########
LeeAnn Cure	Lenexa	KS	66227	United States	########
Andrew Urban	Lenexa	KS	66227	United States	########
Danielle Juiliano	Lenexa	KS	66227	United States	########
Candee Hoffman	Lenexa	KS	66227	United States	########
Jimmy DeStefano	Lenexa	KS	66227	United States	########
Chad Parker	Lenexa	KS	66227	United States	########
Christina Runkel	Lenexa	KS	66227	United States	########
Jana LeBlanc	Lenexa	KS	66227	United States	########
Kyonna patterson	Grandview	MO	64030	United States	########
Pam Pickell	Lenexa	KS	66227	United States	########
Becky Williams	Lenexa	KS	66227	United States	########
shirley swan	Birmingham	ENG	b14 7sr	United Kingdom	########
Tyler B	KC Metro	MO	64030	United States	########
Mary Leuszler	Lenexa	KS	66227	United States	########
Dave Hoffman	Lenexa	KS	66227	United States	########
Abby Parker	Lenexa	KS	66219	United States	########
James Williams	Lenexa	KS	66227	United States	########
Alison Sapikoski-arnett	Lenexa	KS	66227	United States	########
Pablo Cordoba	Lenexa	KS	66227	United States	########
Carter Arnett	Lenexa	KS	66227	United States	########
Erin Toplikar	Lenexa	KS	66227	United States	########
Katie Urban	Lenexa	KS	66227	United States	########
Michael Shepard	Lenexa	KS	66227	United States	########
Megan Zlatohlavek	Lenexa	KS	66227	United States	########
Laurel Joyce	Lenexa	KS	66219	United States	########
Amanda Solon	Lenexa	KS	66227	United States	########
Laura Fisher	Olathe	KS	66062	United States	########
Deb Stonebraker	Lenexa	KS	66227	United States	########
Jordan Marney	Lenexa	KS	66227	United States	########
Natasha Thaden	Lenexa	KS	66227	United States	########
Tom Zlatohlavek	Lenexa	KS	66227	United States	########
Julie Shepard	Lenexa	KS	66227	United States	########
Jenn Mckechnie	Lenexa	KS	66227	United States	########
Matt McKechnie	Lenexa	KS	66227	United States	########
Nicholas Rapp	Lenexa	KS	66227	United States	########
Kristin Chasteen	Lenexa	KS	66227	United States	########
Jeff Laurendeau	Lenexa	KS	66227	United States	########
David Pieper	Lenexa	KS	66227	United States	########
Laura Jones	Lenexa	KS	66227	United States	########
Mike Jones	Lenexa	KS	66227	United States	########
Lynette Day	Lenexa	KS	66227	United States	########
Scott Smith	Lenexa	KS	66219	United States	########
Jeff Juiliano	Lenexa	KS	66227	United States	########
David Hope	Lenexa	KS	66227	United States	########
Melissa Woolery	Lenexa	KS	66227	United States	########

Curtis Okinger	Lenexa	KS	66227	United States	########
Debbie Smith	Lenexa	KS	66219	United States	########
Alyssa Jones	Lenexa	KS	66227	United States	########
Alicia Zarse	Lenexa	KS	66227	United States	########
Lucas Detter	Manhattan	KS	66502	United States	########
Dustin Davis	Casper	WY	82609	United States	########
Bobbie Fewins Koch	Lenexa	KS	66227	United States	########
Lara Caldwell	Overland Park	KS	66210	United States	########
Eric Aspinwall	Lenexa	KS	66227	United States	########
Heather Russell	Lenexa	KS	66227	United States	########
Samantha Rovn	Lenexa	KS	66227	United States	########
Mike Pickell	Lenexa	KS	66227	United States	########
Kaitlynn Abell	Lancaster	SC	29720	United States	########
David Kollman	Olathe	KS	66061	United States	########
Dustin Coleman	Shawnee	KS	66226	United States	########
Alice Moore	Lenexa	KS	66227	United States	########
Tracy Aspinwall	Lenexa	KS	66227	United States	########
Diane Doolin	Lenexa	KS	66227	United States	########
Janine Winters	Lenexa	KS	66227	United States	########
Mian Malik	Chicago	IL	60623	United States	########
Bailey Yount	Gardner	KS	66030	United States	########
Nathan Vogt	Gardner	KS	66030	United States	########
Jacqueline Steinhoff	Lenexa	KS	66227	United States	########
Jackie Marsteller	Lenexa	KS	66227	United States	########
John Doolin	Lenexa	KS	66227	United States	########
Brandy Collins	Lenexa	KS	66220	United States	########
Tonya Benning	Wichita	KS	67230	United States	########
Justin Price	Lenexa	KS	66227	United States	########
Phil Simon	Lenexa	KS	66227	United States	########
Jeremy Winters	Lenexa	KS	66227	United States	########
Mitch Welty	Lenexa	KS	66227	United States	########
Julie Dimeo	Lenexa	KS	66227	United States	########
Ashwin P	Lenexa	KS	66227	United States	########
Wendy Willis	Lenexa	KS	66227	United States	########
Jaimie Swanepoel	Lenexa	KS	66227	United States	########
Con Ayers	Lenexa	KS	66227	United States	########
Corey Marin	Lenexa	KS	66227	United States	########
Mark Ayers	Lenexa	KS	66227	United States	########
Louis Swanepoel	Lenexa	KS	66227	United States	########
Dan Wilkus	Lenexa	KS	66227	United States	########
Jolene Ring	Lenexa	KS	66227	United States	########
Mike Feller	Lenexa	KS	66215	United States	########
LeAnn Hecke	Shawnee	KS	66217	United States	########
Nicholas Meyer	Lenexa	KS	66227	United States	########
Fred Willis	Lenexa	KS	66227	United States	########
Jane Eggleston	Lenexa	KS	66220	United States	########
Steve Hunt	Lenexa	KS	66227	United States	########
Robert Kessler	Shawnee	KS	66218	United States	########
Allison Meyer	Shawnee	KS	66216	United States	########

Hadley Price	Lenexa	KS	66215	United States	########
Carolyn Tomes	Lenexa	KS	66227	United States	########
Justin Kling	Lenexa	KS	66227	United States	########
Katie Prue	Lenexa	KS	66227	United States	########
Paul Buechler	Shawnee	KS	66227	United States	########
Jean Buechler	Shawnee	KS	66227	United States	########
Prerna Dua	Ruston	LA	71270	United States	########
Carson Day	Lenexa	KS	66227	United States	########
Chris Wallace	Lenexa	KS	66227	United States	########
Sue Prehm	Lenexa	KS	66227	United States	########
Mike Kendall	Lenexa	KS	66227	United States	########
Tressa Chandler	Lenexa	KS	66227	United States	########
Raleigh Koritz	St Paul	MN	55114	United States	########
Debbie Wilcox	Lenexa	KS	66227	United States	########
Melissa Blankenship	Lenexa	KS	66227	United States	########
Mike Blankenship	Lenexa	KS	66227	United States	########
Becky Denton	Lenexa	KS	66227	United States	########
Shruthi Sukumar	Lenexa	KS	66227	United States	########
Cody Fuchs	Lenexa	KS	66227	United States	########
Kyle Seiler	Lenexa	KS	66227	United States	########
Britney Fuchs	Lenexa	KS	66227	United States	########
Anna Horn	Lenexa	KS	66227	United States	########
Melissa Seiler	Lenexa	KS	66227	United States	########
Sydney Day	Shawnee	KS	66226	United States	########
Allie Will	Lenexa	KS	66227	United States	########
Elaine Minter	De Soto	KS	66018	United States	########
Lauren Richards	Shawnee	KS	66226	United States	########
Melissa Anderson	Lenexa	KS	66227	United States	########
Mellissia Reece	Shawnee	KS	66227	United States	########
Kelly Smith	Shawnee	KS	66226	United States	########
Don Minter	De Soto	KS	66018	United States	########
Stephanie Bulcock	Olathe	KS	66061	United States	########
Gopi Doniparthi	Lenexa	KS	66227	United States	########
Pilar Gunter	Lenexa	KS	66227	United States	########
David Gunter	Lenexa	KS	66227	United States	########
Crystal Clark	Lenexa	KS	66227	United States	########
Michelle Barber	Shawnee	KS	66226	United States	########
Geoffrey Pierce	Lenexa	KS	66215	United States	########
Kyle Dutton	Lenexa	KS	66227	United States	########
Alexis Pointer	Passaic	NJ	07055	United States	########
Emily Wasinger	Lenexa	KS	66215	United States	########
B Shi	Lenexa	KS	66215	United States	########
Shaun Wasinger	Lenexa	KS	66215	United States	########
Lance Armor		HI		United States	########
Michael Ponce	Lenexa	KS	66215	United States	########
Delona potter	Lenexa	KS	66227	United States	########
Rayna Follmer	Lenexa	KS	66227	United States	########
Jerry Wright	Lenexa	KS	66227	United States	########
Jackie Price	Olathe	KS	66062	United States	########

Laura Slocum	Lenexa	KS	66227	United States	########
Jeff Cocking		TX	77429	United States	########
Jason Ahring	Overland Park	KS	66223	United States	########
Janelle Dent	Lenexa	KS	66227	United States	########
John Reece	Lenexa	KS	66219	United States	########
Becky Longfellow	Lenexa	KS	66227	United States	########
Jessica Hughes	Kansas City	KS	66109	United States	########
Tiffany Chiu	Lenexa	KS	66227	United States	########
Lori Brannan	Lenexa	KS	66227	United States	########
Allen Brannan	Lenexa	KS	66227	United States	########
Rebecca Van Mol	Kansas City	KS	66106	United States	########
deanna pucci	overland park	KS	66209	United States	########
Steve Collins	Lenexa	KS	66220	United States	########
Luther Meeks	Shawnee	KS	66227	United States	########
Win Thach	Lenexa	KS	66227	United States	########
Tandy Reichmeier	Lenexa	KS	66227	United States	########
Sabriena Pullum	Kansas City	MO	64111	United States	########
Alok Pal	Overland Park	KS	66221	United States	########
Claire Caton	Overland Park	KS	66213	United States	########
Jim Baker	Shawnee	KS	66226	United States	########
William Reichmeier	Lenexa	KS	66227	United States	########
Denise Baker	Shawnee	KS	66226	United States	########
Kaye LeCluyse	Lenexa	KS	66227	United States	########
Mallory Menard	Lenexa	KS	66227	United States	########
Cary Smith	Lenexa	KS	66227	United States	########
Amanda Fuller	Lenexa	KS	66227	United States	########
Diana Frith	Lenexa	KS	66227	United States	########
Joel Young	Lenexa	KS	66227	United States	########
Allyson Putnam	Lenexa	KS	66227	United States	########
Patrick Mahoney	Lenexa	KS	66227	United States	########
Laura Fralick	Lenexa	KS	66215	United States	########
Jeffrey Potter	Lenexa	KS	66227	United States	########
Randy Harmon	Topeka	KS	66604	United States	########
Collette Bohannon	Mission	KS	66205	United States	########
Steve Berndsen	Lenexa	KS	66227	United States	########
Joangela Johnson	Kansas City	MO	64116	United States	########
Rhonda Drydale	Kansas City	MO	64116	United States	########
Marilyn Cole	Shawnee	KS	66217	United States	########
Lesa Brazeale	Shawnee	KS	66226	United States	########
Jesse Lefebure	Lenexa	KS	66219	United States	########
Julie Becker	Prairie Village	KS	66208	United States	########
Brian Day	Lenexa	KS	66227	United States	########
Bryan Mcalister	Saint Augustine	FL	32095	United States	########
Dana Brull	Lenexa	KS	66227	United States	########
Ethan Warrick	Olathe	KS	66062	United States	########
Jane Johnson	Shawnee	KS	66226	United States	########
Amy Schwartz	Lenexa	KS	66227	United States	########
Winter Cooper	Mcgehee	AR	71654	United States	########
John Fralick	Lenexa	KS	66215	United States	########

Christine Martin	Lenexa	KS	66216	United States	########
Connie Hardy	Lenexa	KS	66227	United States	########
Bo Harris	Manhattan	KS	66502	United States	########
Hayley Fansher	Saint Joseph	MO	64506	United States	########
Turner Parsons	Saint Joseph	MO	64506	United States	########
Ashley Crist	Lenexa	KS	66220	United States	########
Jerold Ramos	Kansas City	MO	64131	United States	########
Anoland DeLeon	Shawnee	KS	66227	United States	########
Lance Brazeale	Shawnee	KS	66226	United States	########
Donna Reynolds	Lenexa	KS	66219	United States	########
JoEllen Wallace	Shawnee	KS	66216	United States	########
Jolaine Parks	Lenexa	KS	66220	United States	########
Greg Wolf	Lenexa	KS	66219	United States	########
Don't Do it	Lenexa	KS	66227	United States	########
Loretta Thomas	Kansas City	MO	64184	United States	########
Megan Allin	Lenexa	KS	66227	United States	########
charlee Turner	Kansas City	MO	64117	United States	########
Lacy Huenink	Shawnee	KS	66226	United States	########
Ann Roewe	Olathe	KS	66062	United States	########
Linda Poplau	Kansas City,	KS	66102	United States	########
Grecia Espinoza	Kansas City	KS	66106	United States	########
Colby Rainey	Lenexa	KS	66227	United States	########
Amanda Rainey	Lenexa	KS	66227	United States	########
Emily Benson	overland park	KS	66221	United States	########
Will Davis	Lenexa	KS	66227	United States	########
Ben Wilson	Lenexa	KS	66227	United States	########
Ben M.	Lenexa	KS	66227	United States	########
Angela Stoll	Lenexa	KS	66227	United States	########
Candice Rochon	Lenexa	KS	66227	United States	########
Jon Rochon	Lenexa	KS	66227	United States	########
Taylor Hill	Lenexa	KS	66215	United States	########
natalie oubre	Kansas City	KS	66102	United States	########
Sarah Ganapini	Shawnee	KS	66203	United States	########
Carmen Britz	Shawnee	KS	66226	United States	########
Nadiah Sproules	Kansas City	MO	64184	United States	########
DeAnn Berndsen	Lenexa	KS	66227	United States	########
Paul S.	Kansas City	KS	66109	United States	########
Jocelyn Conrad	Lenexa	KS	66227	United States	########
Heather Warner	Overland Park	KS	66223	United States	########
Michelle Wilkus	Lenexa	KS	66227	United States	########
Makayla Horton	Pleasant Hill	MO	64080	United States	########
Tonya Frank	Lenexa	KS	66219	United States	########
David Crume	Lenexa	KS	66227	United States	########
Tyler Stone	Lenexa	KS	66227	United States	########
Katherine Dalager	Lee's Summit	MO	64082	United States	########
Amy Friend	Shawnee	KS	66218	United States	########
George Tarwater	Shawnee	KS	66218	United States	########
Sharon Lab	Lenexa	KS	66227	United States	########
Joshua Tarwater	Shawnee	KS	66218	United States	########

John Meier	Lenexa	KS	66227	United States	########
Michael O'Brien	Lenexa	KS	66227	United States	########
David Greene	Lenexa	KS	66227	United States	########
Samantha Satterfield	Olathe	KS	66061	United States	########
Carolyn LaCombe	Lenexa	KS	66216	United States	########
Terri Freedman	Lenexa	KS	66220	United States	########
Julie Kessell	Lenexa	KS	66227	United States	########
Roy Oyer	Lenexa	KS	66220	United States	########
Regina O'Shea	Shawnee	KS	66227	United States	########
Bethany Griffith	Lenexa	KS	66220	United States	########
Barbara Holt	Lenexa	KS	66227	United States	########
Brad Kessell	Lenexa	KS	66227	United States	########
Linda Wilmsen-Boulay	De Soto	KS	66018	United States	########
Harmony Smith	Shawnee	KS	66217	United States	########
Deborah Baclawski	Lenexa	KS	66227	United States	########
Sarah Holler	Lenexa	KS	66219	United States	########
Sheri Kendall	Lenexa	KS	66220	United States	########
David Capelo	Lenexa	KS	66227	United States	########
Latasha Trageser	Osawatomie	KS	66064	United States	########
Chris Jackson	Lenexa	KS	66227	United States	########
Don Puckett	Shawnee	KS	66227	United States	########
Patricia Jackson	Lenexa	KS	66227	United States	########
Pamela Beavers	Lenexa	KS	66227	United States	########
Willow Betow	Lenexa	KS	66227	United States	########
Bradford Betow	Shawnee	KS	66227	United States	########
Zuri Just	Johnston	IA	64133	United States	########
Michael Frazee	Kansas City	MO	64111	United States	########
James Dent	Lenexa	KS	66227	United States	########
Scott Murray	Lenexa	KS	66227	United States	########
Eric Satterfield	Lenexa	KS	66227	United States	########
Darchelle Vajen	Lenexa	KS	66227	United States	########
Brandi Newman	Shawnee	KS	66203	United States	########
Claire Blumel	Lenexa	KS	66219	United States	########
Jeff Clure	Federal Way	WA	98003	United States	########
Jolene Ring	Lenexa	KS	66227	United States	########
Lana Petersen	Lenexa	KS	66227-4024	United States	########
Ayiana Stein	State College	PA	16801	United States	########
Stacy Young	Lenexa	KS	66227	United States	########
Jaime McAuliffe	Shawnee	KS	66216	United States	########
Jennifer Anderson	Olathe	KS	66061	United States	########
Cynthia Allen	Lawre	GA	30043	United States	########
Kayla Adkins	Bonner Springs	KS	66012	United States	########
Carla McCane	Lenexa	KS	66215	United States	########
Chase Garrett	Kansas	KS	66109	United States	########
Renee Saulsbury	De Soto	KS	66018	United States	########
Michelle Farrell	Lenexa	KS	66227	United States	########
Amos Littrell	Chapman	KS	67431	United States	########

Jon Inwood	Brooklyn	NY	11226	United States	########
Sam Glover	North Fort Myers	FL	33917	United States	########
Dan Carter	Lenexa	KS	66219	United States	########
Elisabeth Thornhill	Shawnee	KS	66227	United States	########
John Stoothoff	Lenexa	KS	66227	United States	########
Marcy Carter	Lenexa	KS	66227	United States	########
Howard Carter	Lenexa	KS	66227	United States	########
Drew Larkins	Lenexa	KS	66227	United States	########
Nicole Watson	Lenexa	KS	66227	United States	########
Stephen Horn	Shawnee	KS	66227	United States	########
Shawn Watson	Lenexa	KS	66227	United States	########
Kerry Hommertzheim	Lenexa	KS	66227	United States	########
Craig Julian	Lenexa	KS	66227	United States	########
Megan Schock	Lenexa	KS	66227	United States	########
Thomas Thornhill	Shawnee	KS	66227	United States	########
Shane Larson	Shawnee	KS	66216	United States	########
Anthea Perkerson	Lenexa	KS	66227	United States	########
Omar Torred	Lenexa	KS	66227	United States	########
Mia Collazo	Lenexa	KS	66227	United States	########
Daniel Ring	Lenexa	KS	66227	United States	########
Denise Halvorsen	Lenexa	KS	66227	United States	########
Jaimie Contreras	Kansas City	MO	64155	United States	########
Kristi Hinkle	De Soto	KS	66018	United States	########
Dana Baker	Baldwin City	KS	66006	United States	########
Brent Eitel	Shawnee	KS	66226	United States	########
Audrey Werner	Lenexa	KS	66227	United States	########
Jonathan Werner	Lenexa	KS	66219	United States	########
Danelle Marsden	Shawnee	KS	66227	United States	########
Leslie Lafferty	Lenexa	KS	66227	United States	########
Stephanie Culver	Shawnee	KS	66227	United States	########
Kaitlin Arellano	Lenexa	KS	66220	United States	########
Mackenzie Kautzi	Lenexa	KS	66220	United States	########
Justin Parker	Lenexa	KS	66227	United States	########
Donna Burke	Lenexa	KS	66215	United States	########
Justine Allen	Olathe	KS	66061	United States	########
Amy Hover	Lenexa	KS	66227	United States	########
Josh Hover	Lenexa	KS	66227	United States	########
Grace Manac	Lenexa	KS	66227	United States	########
Jennifer Palmer	Olathe	KS	66061	United States	########
Jeramie Schock	Lenexa	KS	66227	United States	########
Kyra Kelly	Lenexa	KS	66227	United States	########
Kyle Kelly	Shawnee	KS	66218	United States	########
BLAKE Newell	Lenexa	KS	66227	United States	########
Craig JORDAN	De Soto	KS	66018	United States	########
Rebecca Byers	Lenexa	KS	66227	United States	########
Jamie Menees	De Soto	KS	66018	United States	########
Jennifer Chick	De Soto	KS	66018	United States	########
Jennifer Carmichael	Kansas City	MO	64155	United States	########

Kimberly Leeper	De Soto	KS	66018	United States	########
Erik Preston	Lenexa	KS	66215	United States	########
Tammy Beins	De Soto	KS	66018	United States	########
Mandi Dow	Lenexa	KS	66227	United States	########
Sheredy Conley	Lenexa	KS	66227	United States	########
Matthew Schieber	Lenexa	KS	66227	United States	########
Paula Schnaer	Olathe	KS	66061	United States	########
Aaron Byers	Lenexa	KS	66227	United States	########
Tammi JONES	Shawnee	KS	66226	United States	########
Amber Herr	Topeka	KS	66618	United States	########
Lynette McCoy	De Soto	KS	66018	United States	########
Jeanne Ruf	DeSoto	KS	66018	United States	########
Scott Kautzi	Lenexa	KS	66220	United States	########
Gwyn Schuler	De Soto	KS	66018	United States	########
Kim Cocking		TX	77429	United States	########
Kimberly Johnson	De Soto	KS	66018	United States	########
Kristol Stenstrom	Shawnee	KS	66227	United States	########
Claudia Ruiz	De Soto	KS	66018	United States	########
Angela Childers	De Soto	KS	66018	United States	########
Ken Langley	Camdenton	MO	65020	United States	########
Bridget Sterling	De Soto	KS	66018	United States	########
Dustin Tilton	De Soto	KS	66018	United States	########
Tina Nonoyama	Lenexa	KS	66227	United States	########
Jeffrey Angle	Lenexa	KS	66227	United States	########
Daryll Nottingham	De Soto	KS	66018	United States	########
kenneth DeGraeve	Lenexa	KS	66227	United States	########
Mott Gregory	Lenexa	KS	66227	United States	########
Jeff Jones	Lenexa	KS	66227	United States	########
Diane Kuebler	Olathe	KS	66061	United States	########
Erika Ragland	San Diego	CA	92105	United States	########
Eileen Albright	De Soto	KS	66018	United States	########
Dina Evans	Lenexa	KS	66227	United States	########
Bill Koppen	De Soto	KS	66018	United States	########
Alan Conley	Lenexa	KS	66227	United States	########
MYRON RHODES	De Soto	KS	66018	United States	########
Tony Bevis	De Soto	KS	66018	United States	########
Cristi Smith	De Soto	KS	66018	United States	########
Crystal Buckingham	Olathe	KS	66061	United States	########
Devin DiJoseph	Linwood	KS	66052	United States	########
Karen McDaniel	De Soto	KS	66018	United States	########
Alyssa Jones	Lenexa	KS	66227	United States	########
Carrie Eager	De Soto	KS	66018	United States	########
Phillip VanHoet	Lenexa	KS	66227	United States	########
Shuaishuai Lambkin	Lenexa	KS	66227	United States	########
Lindsay Billinger	De Soto	KS	66018	United States	########
John Harrington	Lenexa	KS	66227	United States	########
Jean Pedley	De Soto	KS	66018	United States	########
Dana Haden	De Soto	KS	66018	United States	########
Maira Ulloa	De Soto	KS	66018	United States	########

Lynn Shenk	De Soto	KS	66018	United States	########
Kevin C	De Soto	KS	66018	United States	########
Rebekah White	De Soto	KS	66018	United States	########
Laura Engel	De Soto	KS	66018	United States	########
Kidist Ayalew	Washington	DC	20001	United States	########
Irma Diehl	Lenexa	KS	66227	United States	########
Julie Langston	Olathe	KS	66227	United States	########
Cecil Fewins	De Soto	KS	66018	United States	########
Debbie Thomas	Kansas City	MO	64117	United States	########
Ellen Hinman	Lenexa	KS	66219	United States	########
Katie Forman	De Soto	KS	66018	United States	########
Sherelle Witt	Eudora	KS	66025	United States	########
bre jackson	Lawrence	KS	66044	United States	########
Jessica Rapp	Lenexa	KS	66227	United States	########
Brittany Cole	Shawnee	KS	66226	United States	########
Theresa Garrett	Kansas City	KS	66109	United States	########
Michaela Thomas	Lenexa	KS	66227	United States	########
Toby Leach	Lenexa	KS	66227	United States	########
Evelyn Comfort	Garfield	AR	72732	United States	########
Renee Baker	Lenexa	KS	66227	United States	########
Brittanie Remmich	Lenexa	KS	66227	United States	########
Angie S	Shawnee	KS	66218	United States	########
Ethan Bauer	Lenexa	KS	66227	United States	########
Holly Barth	De Soto	KS	66018	United States	########
Susan Nimrod	Lenexa	KS	66219	United States	########
Saundra Norton	Lenexa	KS	66227	United States	########
Jenna Means	Lenexa	KS	66227	United States	########
Victor Shenk	De Soto	KS	66018	United States	########
Abby Reichle	Lenexa	KS	66219	United States	########
Cole Reichle	Lenexa	KS	66227	United States	########
Kate Robertson	Shawnee	KS	66216	United States	########
Jessica Nichols	De Soto	KS	66018	United States	########
Molly Zahner	De Soto	KS	66018	United States	########
Joshua Pennel	Shawnee	KS	66226	United States	########
Angela McClendon	Lenexa	KS	66227	United States	########
Laura Evans	De Soto	KS	66018	United States	########
Heather Gipson	Lenexa	KS	66227	United States	########
Julia Fowles	De Soto	KS	66018	United States	########
Steve Marcotte	Desoto	KS	66018	United States	########
Marie Caldwell	De Soto	KS	66018	United States	########
Noah Evans	Kansas City	MO	64110	United States	########
Stephanie Liebig	De Soto	KS	66018	United States	########
Jeff Beavers	Lenexa	KS	66227	United States	########
Deni Morrow	De Soto	KS	66018	United States	########
Paul Schrick	Lenexa	KS	66227	United States	########
David Robertson	Shawnee	KS	66216	United States	########
Charlie Fitzgerald	De Soto	KS	66018	United States	########
Karin Mogusar	Lenexa	KS	66219	United States	########
Eden Reichle	Lenexa	KS	66227	United States	########

Brad Richter	Lenexa	KS	66227	United States	########
LeeAnn Tenbrink	Olathe	KS	66061	United States	########
Whitney Webb	Lenexa	KS	66215	United States	########
Vanessa Calcara	Lenexa	KS	66227	United States	########
Tonja Spruyt	Lenexa	KS	66217	United States	########
Dennis Sagastume	Blue Springs	MO	64014	United States	########
Mary Jo Gurley	Lenexa	KS	66227	United States	########
Lori Johnson	Lenexa	KS	66227	United States	########
Pamela Mosher	Lenexa	KS	66227	United States	########
Rebecca Kiger	Lenexa	KS	66227	United States	########
Jonathan Walker	Lenexa	KS	66227	United States	########
Scott Ollendick	Lenexa	KS	66227	United States	########
Kristi Wallin	Lenexa	KS	66227	United States	########
Darci Deskin	Lenexa	KS	66227	United States	########
Jeraida Pantoja Piccard	Olathe	KS	66061	United States	########
William Bergmann	Blue Springs	MO	64014	United States	########
Ana Martens	Lenexa	KS	66220	United States	########
Edwinel Velez Albino	Olathe	KS	66061	United States	########
Melanie Stein	Lenexa	KS	66215	United States	########
Elizabeth Schutte	Lenexa	KS	66227	United States	########
Mark Denton	Lenexa	KS	66227	United States	########
Cory Stein	Lenexa	KS	66227	United States	########
Lynne Mattison	Lenexa	KS	66219	United States	########
Pamela Bergsten	Lenexa	KS	66227	United States	########
Nick Hysom	Lenexa	KS	66227	United States	########
Sharon Hackney	Lenexa	KS	66227	United States	########
Abigail Logan	De Soto	KS	66018	United States	########
Natalie Hoover	Shawnee	KS	66226	United States	########
Joan Seck	Lenexa	KS	66227	United States	########
Emily Crow	De Soto	KS	66018	United States	########
Lisa Hanzlick	Lenexa	KS	66227	United States	########
Mark Romero	Lenexa	KS	66227	United States	########
Shelby Ward	Lenexa	KS	66227	United States	########
Jennifer Jones	Lenexa	KS	66227	United States	########
Leslie Domsch	Lenexa	KS	66227	United States	########
Janice Monley	Lenexa	KS	66227	United States	########
Karen Palmer	Roeland Park	KS	66205	United States	########
Shawn Derritt	Lenexa	KS	66219	United States	########
Rondz Hodges	Lenexa	KS	66227	United States	########
Leann Bailey	Lenexa	KS	66227	United States	########
Rita Harding	Lenexa	KS	66227	United States	########
Nic Vajen	Lenexa	KS	66227	United States	########
Katie Duncan	Lenexa	KS	66227	United States	########
Chad Cook	Lenexa	KS	66227	United States	########
Hillary Bauer	Kansas City	MO	64117	United States	########
Jane May	Lenexa	KS	66220	United States	########
Holly Tucker	Lenexa	KS	66227	United States	########
Tammy Judy	Lenexa	KS	66215	United States	########

Amanda Weishaar	Lenexa	KS	66227	United States	########
Patrick Kettler	Kansas City	MO	64110	United States	########
Nathan Van De Voorde	Lenexa	KS	66227	United States	########
Pete Bagby	Lenexa	KS	66227	United States	########
Donna Glaser	Shawnee	KS	66227	United States	########
Sandra Askey	Olathe	KS	66061	United States	########
Monica Howard	Lenexa	KS	66227	United States	########
Megan Neudorff	Lenexa	KS	66227	United States	########
Gaylene Van Horn	Lenexa	KS	66215	United States	########
Terry Yergensen	De Soto	KS	66018	United States	########
Kelly Spornitz	Lenexa	KS	66227	United States	########
Daniel Domsch	Lenexa	KS	66227	United States	########
Shane Koch	Lenexa	KS	66227	United States	########
Joshua Jones	Lenexa	KS	66227	United States	########
Laura McNeese	Lenexa	KS	66227	United States	########
Susan McCurdy	Kansas City	MO	64153	United States	########
Suzanne McCoy	Lenexa	KS	66227	United States	########
Cynthia Thompson	Lenexa	KS	66227	United States	########
cyndy childs	Lenexa	KS	66215	United States	########
Tim Drake	Lenexa	KS	66227	United States	########
Teri Scott	Lenexa	KS	66227	United States	########
Akara Regimand-Burch	Lenexa	KS	66227	United States	########
Donna Braxdale	Lenexa	KS	66227	United States	########
Stacy Miller	Lenexa	KS	66227	United States	########
Cynthia Follmer	Lenexa	KS	66227	United States	########
Tammara M Corbin	Lenexa	KS	66220	United States	########
Marilyn Swenson	Prairie Village	KS	66208	United States	########
Emily Davidson	Kansas City	KS	66111	United States	########
Ruth Dempsey	Eudora	KS	66025	United States	########
Amanda Self	Lenexa	KS	66219	United States	########
WENDY HUSTON	Lenexa	KS	66227	United States	########
Cathy Raymond	Lenexa	KS	66227	United States	########
Ann Ewing Jones	Lenexa	KS	66227	United States	########
Andrew Holbert	Lenexa	KS	66227	United States	########
Kathy Chartrand	Olathe	KS	66061	United States	########
Di Shi	Lenexa	KS	66218	United States	########
Michele Kuebelbeck	Lenexa	KS	66227	United States	########
Ronald Collamore	Lincoln	NE	68502	United States	########
Ariana Vasquez	Lenexa	KS	66227	United States	########
Lori Farrell	Crownsville	MD	21032	United States	########
Linda Rumsey	Lenexa	KS	66227	United States	########
Shelby Hood	Franklin	TN	37064	United States	########
Carol Book	York	PA	17406	United States	########
Helen Leuthner	Lake Grove	NY	11755	United States	########
Barbara Tait	Shorewood	IL	60404	United States	########
Sherry Hilleary	Lenexa	KS	66227	United States	########
Maurice Vaughan	Greenville	NC	27834	United States	########

Etzar Cisneros	Birmingham	AL	35206	United States	########
carissa Johnson	Olathe	KS	66062	United States	########
Julie Norman	Lenexa	KS	66227	United States	########
Rachel Gower	Shawnee	KS	66226	United States	########
Linda Miller	Lenexa	KS	66227	United States	########
Rebecca Appelgren	Shawnee	KS	66226	United States	########
Lauren Nordt	Lenexa	KS	66227	United States	########
Kristina Ursick	Overland Park	KS	66221	United States	########
Ruth Milberger	Olathe	KS	66061	United States	########
Karissa Duker	Lenexa	KS	66227	United States	########
Sue Farrell	Prairie Village	KS	66208	United States	########
Jon Bazata	Lenexa	KS	66227	United States	########
Courtney Hauser Denning	Lenexa	KS	66227	United States	########
Connie Carson	De Soto	KS	66018	United States	########
Emmanuel Birch	Lexington	NC	27295	United States	########
Barb Mattison	Lenexa	KS	66219	United States	########
Greg Ryan	Lenexa	KS	66227	United States	########
Shannon Ryan	Lenexa	KS	66227	United States	########
Evan Samsel	Lenexa	KS	66227	United States	########
Taylor Shiney	Lenexa	KS	66227	United States	########
Dawn Weber	Lenexa	KS	66227	United States	########
Kristi Wyatt	Lenexa	KS	66220	United States	########
Tom Hilleary	Lenexa	KS	66227	United States	########
Dusty Miller	Shawnee	KS	66227	United States	########
Liz Batten	Lenexa	KS	66227	United States	########
Sheri Morrison	Dade City	FL	33525	United States	########
Karen Klauseger	Lemont	IL	60439	United States	########
Kennedy Miller	Lenexa	KS	66227	United States	########
Sarah OsburnMoore	De Soto	KS	66018	United States	########
Carey Hass	Olathe	KS	66061	United States	########
Brian Yelton	De Soto	KS	66018	United States	########
Hannah Yelton	De Soto	KS	66018	United States	########
Chad Boling	Lenexa	KS	66227	United States	########
Megan Nelson	Lenexa	KS	66227	United States	########
Erik Bolton	Lenexa	KS	66227	United States	########
Shawn Scholz	Lenexa	KS	66215	United States	########
Brian Tadlock	Lenexa	KS	66227	United States	########
Jeri Williams	Taylors	SC	29687	United States	########
Nichole Walters	Shawnee	KS	66227	United States	########
Jordan Knight	Lenexa	KS	66227	United States	########
Michelle Talavera-Romero	Lenexa	KS	66227	United States	########
Randall Mullen	Shawnee	KS	66227	United States	########
John Lembo	Corpus Christi	TX	78416	United States	########
Ayvah Robertson	Leavenworth	KS	66048	United States	########
Kyler Davis	Baltimore	MD	21219	United States	########
Amber Keating	De Soto	KS	66018	United States	########
Joanie Wise	Ellinwood	KS	67526	United States	########

Andy Wise	Ellinwood	KS	67526	United States	########
Marlie Gillespie	Olathe	KS	66061	United States	########
Jamie Holbert	Lenexa	KS	66227	United States	########
Robert Harber	Shawnee	KS	66218	United States	########
Gloria Navan	Lawrenceville	GA	30043	United States	########
Rodney Mullen	Lenexa	KS	66227	United States	########
Aiyu Du	Long Beach	CA	90806	United States	########
Kim O'Leary			66204	United States	########
Tia Mullen	Lenexa	KS	66227	United States	########
Llara Baska	Lawrence	KS	66049	United States	########
Royal Krueger	Bonner Springs	KS	66012	United States	########
Sarah Walling	Castleton On Hudson	NY	12033	United States	########
Kim Schieber	Lenexa	KS	66227	United States	########
Kristi Holthaus	Lenexa	KS	66227	United States	########
J H	San Juan	PR		United States	########
Kambree Duker	Lenexa	KS	66227	United States	########
JM Nossal	Ypsilanti	MI	48197	United States	########
Jason Brummett	Lenexa	KS	66227	United States	########
Mia Mattox	Saint Joseph	MO	64502	United States	########
Darcy Rubin	Los Angeles	CA	90027	United States	########
Corey Wendland	Lenexa	KS	66227	United States	########
Philene lortz	Lisle	IL	60532	United States	########
Jamie Bezdek	Lenexa	KS	66220	United States	########
Brad Batten	Lenexa	KS	66227	United States	########
Chris Karlin	Lenexa	KS	66227	United States	########
Scott Rovn	Lenexa	KS	66227	United States	########
Nick Wright	Lenexa	KS	66227	United States	########
Rebekah Wright	Lenexa	KS	66227	United States	########
Micki LaVres	Lenexa	KS	66227	United States	########
Emily Roberts	Lenexa	KS	66227	United States	########
Bruce Kotz	Lenexa	KS	66227	United States	########
Jaclyn McElwee	De Soto	KS	66018	United States	########
Brandon Mcelwee	De Soto	KS	66018	United States	########
Tara Walker	Louisburg	KS	66053	United States	########
Edward Williams	Lenexa	KS	66227	United States	########
Kirt Peterson	De Soto	KS	66018	United States	########
Gordon Peterson	Lenexa	KS	66227	United States	########
Steven Daly	Lenexa	KS	66219	United States	########
William Swenson	Lenexa	KS	66227	United States	########
Olivia Lawrence	Lenexa	KS	66227	United States	########
Connor Galloway	Lenexa	KS	66215	United States	########
Christiana Fairfield Fairfield	Fort Leavenworth	KS	66027	United States	########
Jenny Sylvester	Shawnee	KS	66227	United States	########
Julie Suttles	Shawnee	KS	66227	United States	########
Ali Stoothoff	Lenexa	KS	66227	United States	########
Jeff Schutte	Lenexa	KS	66227	United States	########
Daniel Cocking	Tomball	TX	77375	United States	########

Ali Beiser	Overland Park	KS	66223	United States	########
Tara Green	Shawnee	KS	66226	United States	########
Andrew Miller	Williston Park	NY	11596	United States	########
Alexandra M	Urbandale	IA	50323	United States	########
Bernard Herman	Lenexa	KS	66219	United States	########
Lauren Bown	Lenexa	KS	66227	United States	########
Seth Diehl	Lenexa	KS	66227	United States	########
Julia Mislivec	Lenexa	KS	66227	United States	########
Conley Peters	Lenexa	KS	66220	United States	########
Carol Green	Shawnee	KS	66227	United States	########
Sam Lackey	Ada	OK	74820	United States	########
Jonathan Brancato	Shawnee	KS	66226	United States	########
Porsche Mahakijkittichai	Olathe	KS	66062	United States	########
Heather Robinson	Lenexa	KS	66227	United States	########
Mark Griffith	De Soto	KS	66018	United States	########
Alex Lawrence	Overland Park	KS	66213	United States	########
Lyndsey Stuber	Lenexa	KS	66227	United States	########
Tem Narvios	San Francisco	CA	94134	United States	########
Steve Geikow	Wheeling	IL	60090	United States	########
Courtney Clark	Kansas City	MO	66806	United States	########
Michelle Boyer	Shawnee	KS	66226	United States	########
Patrick BELFORT	Paterson	NJ	07504	United States	########
DaMetra Fields	Kansas City	MO	64128	United States	########
Kinzley Brancato	Shawnee	KS	66226	United States	########
Rylee Fansler	Kansas City	MO	64121	United States	########
Jacqueline Newman	Kansas City	MO	64108	United States	########
Chris Teddy	Lenexa	KS	66227	United States	########
Reitmire Martha	Jacksonville	FL	32218	United States	########
Jaxson Gaylor	Maryville	TN	37804	United States	########
Angela Buzard	Lenexa	KS	66227	United States	########
Erica Ciurczak	Lenexa	KS	66227	United States	########
David Wilson	Garnett	KS	66032	United States	########
Frezer Amedie	Lenexa	KS	66227	United States	########
Connie Phipps	Lenexa	KS	66227	United States	########
Joanne Diehl	Lenexa	KS	66227	United States	########
Cathie Peterson	Overland Park	KS	66212	United States	########
John Brulez	Lenexa	KS	66215	United States	########
Nicholas Miller	Woodland Park	CO	80863	United States	########
Jason Edgar	Olathe	KS	66061	United States	########
James Roan	Overland Park	KS	66207	United States	########
Kathleen Jeffries	Lenexa	KS	66227	United States	########
Kristen Summers	Lenexa	KS	66227	United States	########
Caleb Bain	Shawnee	KS	66226	United States	########
Susan Zarvos	Lenexa	KS	66227	United States	########
Greg & Julie Schoen	Lenexa	KS	66227	United States	########
Kiersten Stapley	Overland Park	KS	66221	United States	########
joe zobach	Fargo	ND	58104	United States	########
Breken Mellies	Kansas City	KS	66111	United States	########

Cheryl Williams	Lenexa	KS	66227	United States	########
dystanee f	Topeka	KS	66606	United States	########
Camille Cessarich	Liberty	MO	64068	United States	########
Deborah Nickerson		NY	11222	United States	########
Dwayne Schwartz	Lenexa	KS	66227	United States	########
Lyssa Kirwan	Lenexa	KS	66227	United States	########
Dimitrios Antonatos	Lawrence	KS	66045	United States	########
Matthew Herzet	Shawnee	KS	66218	United States	########
Catherine Taylor	Lenexa	KS	66220	United States	########
Mae Christenson	Lenexa	KS	66215	United States	########
Kelli Doolin	Lenexa	KS	66227	United States	########
Bethany Wendland	Lenexa	KS	66227	United States	########
Kenna Hendricks	Lenexa	KS	66220	United States	########
James Doolin	Shawnee	KS	66203	United States	########
Jamie Miles	Shawnee	KS	66218	United States	########
Vanessa Fernandez	Lenexa	KS	66227	United States	########
Jeff Mark	Lenexa	KS	66219	United States	########
Sharon Zavala	Shawnee	KS	66226	United States	########
Lexee Beck	Manhattan	KS	66502	United States	########
Mylah Hook	Kingman	KS	67068	United States	########
Angie Beck	Kingman	KS	67068	United States	########
Boston Beck	Kingman	KS	67068	United States	########
Emily SanRomani	Kingman	KS	67068	United States	########
Tyler Bock	Kingman	KS	67068	United States	########
Shelly Deveney	Shawnee	KS	66218	United States	########
Debra Goetz	Kingman	KS	67068	United States	########
Nancy Bock	Kingman	KS	67068	United States	########
Maria Urban	Overland Park	KS	66213	United States	########
Josh Perry	Lenexa	KS	66215	United States	########
Derek Hickey	Olathe	KS	66062	United States	########
Jessica Love	Overland Park	KS	66221	United States	########
Jasper Wallace	Lenexa	KS	66215	United States	########
Matthew Wallace	Lenexa	KS	66215	United States	########
Jackie Urban	Lawrence	KS	66047	United States	########
Kathryn Jones	Olathe	KS	66062	United States	########
Ed Wiseman	Lenexa	KS	66227	United States	########
Brian Godsey	Prairie Village	KS	66208	United States	########
Catherine Schott	Lenexa	KS	66227	United States	########
Alexa Benavides	Kansas City	MO	64114	United States	########
Dave Urban	Lawrence	KS	66047	United States	########
Sarah Warren	Kansas City	MO	64111	United States	########
Carrie Mark	Lenexa	KS	66227	United States	########
Athena Fong	Blue Springs	MO	64015	United States	########
Pennie Coleman	Kansas City	MO	64110	United States	########
Tanner Garver	Lenexa	KS	66227	United States	########
Deb Denavs	Olathe	KS	66062	United States	########
Marette Hopkins	Kansas City	MO	64116	United States	########
Kevin Spatz	Lenexa	KS	66227	United States	########
Lucas Scott	Lenexa	KS	66227	United States	########

Michael Church	De Soto	KS	66018	United States	########
Viviana Romero	Lenexa	KS	66227	United States	########
Rose Burgweger	De Soto	KS	66018	United States	########
Tracy Dethloff	Lawrence	KS	66044	United States	########
Megan Hild	Lenexa	KS	66227	United States	########
Darin Bugbee	Lenexa	KS	66227	United States	########
Brett Marsteller	Lenexa	KS	66227	United States	########
Connie Vanlerberg	Lenexa	KS	66227	United States	########
Mary Ward	Prairie Village	KS	66208	United States	########
Dan Keating	Lenexa	KS	66216	United States	########
Mallory Jackson	Shawnee	KS	66214	United States	########
deborah williams	Olathe	KS	66062	United States	########
Megan Prunty	Shawnee	KS	66216	United States	########
Jennifer McIntyre	Lenexa	KS	66227	United States	########
Eric Riester	Lenexa	KS	66227	United States	########
Marie Irvin	Kansas City	KS	66102	United States	########
Jana Koop	Olathe	KS	66062	United States	########
Chandler McMullen	Council bluffs	IA	51503	United States	########
Terry Budimlija	Lenexa	KS	66227	United States	########
Emma Lehn	Olathe	KS	66062	United States	########
Michelle Camarillo	Kansas City	MO	64117	United States	########
Benjamin Beard	Lawrence	KS	66046	United States	########
Satish Sadagopan	Overland Park	KS	66223	United States	########
James Kelly	Lenexa	KS	66227	United States	########
Stacy Madmon-Riester	Lenexa	KS	66227	United States	########
mason culver	Manchester	NH	03104	United States	########
Melanie Wilson	Lenexa	KS	66227	United States	########
DANIEL MCDANIEL	lenexa	KS	66227	United States	########
Ashley Pedersen-Shinkle	Lenexa	KS	66227	United States	########
Karla Preece	Lenexa	KS	66227	United States	########
Ron Domsch	Olathe	KS	66061	United States	########
Jennifer Bohr	Shawnee	KS	66217	United States	########
leslie sonnenschein	boston	MA	02123	United States	########
Michael Pressgrove	Olathe	KS	66062	United States	########
Mary Cotton	Lenexa	KS	66227	United States	########
Christopher Fotopoulos	Overland Park	KS	66223	United States	########
Eleni Fotopoulos	Overland Park	KS	66062	United States	########
Theresa Bagby	Lenexa	KS	66227	United States	########
Andrew Albidrez	South Gate	CA	90280	United States	########
Spencer Estes	Kansas City	MO	64184	United States	########
Emily Crumbaugh	Lenexa	KS	66219	United States	########
Cindy Taylor	Shawnee	KS	66226	United States	########
Spencer Crumbaugh	Lenexa	KS	66219	United States	########
Denise Keating	Shawnee	KS	66227	United States	########
Ava Wiseman	Lee's Summit	MO	64063	United States	########
Camilla Hernandez	Kansas City	KS	66117	United States	########

Kandy Broadway	Little Rock	AR	72119	United States	########
Christopher Shields	Overland Park	KS	66213	United States	########
Cheryl Lewis	Shawnee	KS	66227	United States	########
Kimberly Kramer	Shawnee	KS	66226	United States	########
Margaret Schemmel	Shawnee	KS	66218	United States	########
Stephanie Rodriguez	Kansas City	MO	64113	United States	########
Sara Diaz	Lawrence	KS	66049	United States	########
Samantha Burr	Belton	MO	64012	United States	########
Chad Ollendick	Lenexa	KS	66227	United States	########
samara shellman	Kansas City	MO	64130	United States	########
Leslie Owen	Shawnee	KS	66227	United States	########
Brenton Turner	De Soto	KS	66018	United States	########
Eloise Arnold	Leawood	KS	66209	United States	########
Lindsey Turner	De Soto	KS	66018	United States	########
Camille Cook	Atlanta	GA	30314	United States	########
Naiya Mendoza	Independence	MO	64053	United States	########
Mark Gurley	Lenexa	KS	66227	United States	########
Laria Mentiria	Kansas City	KS	66102	United States	########
Robyn Crane-McCallister	De Soto	KS	66018	United States	########
sophia <3	Blue springs	MO	64015	United States	########
Alexis Bunn	Blue Springs	MO	64015	United States	########
jeri linn	Kansas City	MO	64129	United States	########
Addison R	Kansas City	MO	64119	United States	########
Rod Morgan	Overland Park	KS	66214	United States	########
Josie hagey	Blue Springs	MO	64057	United States	########
Nathan Buzard	Lenexa	KS	66227	United States	########
Ahlaam Abdulkadir	Kansas City	MO	64152	United States	########
Trinity Bales	Kansas City	KS	66104	United States	########
Ksenia Ksenia	Cypryт	HI	096578	United States	########
Heather Nichols	Mayetta	KS	66509	United States	########
Tasnia Newaj	Warren	MI	48092	United States	########
Patricia OSullivan	Shawnee	KS	66227	United States	########
samantha broda	Winter Park	FL	32792	United States	########
Naleiyah Garcia	Lawrence	MA	01841	United States	########
Heather Weed	Lenexa	KS	66227	United States	########
Jireh Ferreras	Monroe	NY	10950	United States	########
Lahpo Soe	Kansas City	MO	64184	United States	########
mellanie Calderon	Palmdale	CA	93551	United States	########
MaliKaiyah Banks	Charlotte	NC	28202	United States	########
Byron Blaine	Lenexa	KS	66227	United States	########
Sara Blaine	Lenexa	KS	66227	United States	########
stella pokriva	Lexington	KY	40509	United States	########
Janet Collins	St. Joseph	MO	64506	United States	########
Angie Shroyer	Shawnee	KS	66227	United States	########
Denise Wiechman	Lenexa	KS	66227	United States	########
Sage Saki	Elmwood Park	IL	60707	United States	########
Mina Ashido	Topeka	KS	66619	United States	########
Joel Steere	Lenexa	KS	66227	United States	########

Xaviera Sterling	San Marcos	CA	92069	United States	########
Haley Goubeaux	Versailles	OH	45380	United States	########
Brad Shinkle	Lenexa	KS	66227	United States	########
Rob Johnson	Lenexa	KS	66227	United States	########
Darcy Pugh	Lenexa	KS	66227	United States	########
Robert Ochs	Lenexa	KS	66227	United States	########
Johannes Tredoux	Lenexa	KS	66227	United States	########
Tracey Hurley	Lenexa	KS	66227	United States	########
Bryon Hurley	Lenexa	KS	66227	United States	########
Sara Bierman	Lenexa	KS	66227	United States	########
Jenny Badowski	Lenexa	KS	66227	United States	########
Mary Marrello	Lenexa	KS	66227	United States	########
Elizabeth Vehring	Lenexa	KS	66227	United States	########
Charles Loughman	Lenexa	KS	66227	United States	########
Eileen Krebs	Lenexa	KS	66227	United States	########
Stephanie Duncan	Lenexa	KS	66227	United States	########
David Duncan	Lenexa	KS	66227	United States	########
Douglas Claussen	Lenexa	KS	66215	United States	########
Nathan Fiser	Shawnee	KS	66227	United States	########
Debra Wichern	Overland Park	KS	66212	United States	########
Erica H	Lenexa	KS	66227	United States	########
Erin Rexroth	Lenexa	KS	66227	United States	########
Dan Kellerman	Lenexa	KS	66227	United States	########
Rebecca Schoen	Lenexa	KS	66227	United States	########
Mackenzie Inlow	De Soto	KS	66018	United States	########
Travis Inlow	De Soto	KS	66018	United States	########
Jeff Brethorst	Shawnee	KS	66226	United States	########
Lisa Brethorst	Shawnee	KS	66226	United States	########
Joan Davis	Lenexa	KS	66227	United States	########
Sean Fuller	Lenexa	KS	66227	United States	########
Bryan H	Lenexa	KS	66219	United States	########
Kevin V	Lenexa	KS	66227	United States	########
Drew Ison	Lenexa	KS	66227	United States	########
Savannah Pearce	Overland Park	KS	66214	United States	########
Mark Badowski	Lenexa	KS	66227	United States	########
Leslie Penka	Lenexa	KS	66227	United States	########
Colleen Ontko	Howell	MI	48843	United States	########
victoria geering	Taylor	MI	48180	United States	########
Pharoah Young	Milwaukee	WI	53208	United States	########
Elizabeth Daly	Lenexa	KS	66227	United States	########
Carol Hunt	Lenexa	KS	66227	United States	########
Mark Petersen	Lenexa	KS	66227	United States	########
Dianne Diggett	Lenexa	KS	66219	United States	########
Lyndsey Fowks	Olathe	KS	66061	United States	########
Amanda Stephany	Lenexa	KS	66227	United States	########
Robin Ramsey	Tonganoxie	KS	66086	United States	########
Deborah McNally	Lenexa	KS	66227	United States	########
Marcene Arnett	Lenexa	KS	66227	United States	########
John McNally	Lenexa	KS	66227	United States	########

Christina Stapleton	Lenexa	KS	66227	United States	########
Elizabeth McHugh	Lenexa	KS	66216	United States	########
Brian Atwell	Lenexa	KS	66219	United States	########
Julie Gress	Lenexa	KS	66227	United States	########
Madison Webb	Lenexa	KS	66227	United States	########
Chad Webb	Lenexa	KS	66227	United States	########
Mikayla Barber	Shawnee	KS	66227	United States	########
John Gress	Lenexa	KS	66227	United States	########
Julie Baehler	Lenexa	KS	66227	United States	########
Debbie Dotts	Lenexa	KS	66227	United States	########
Ebssa Bayera	Lenexa	KS	66227	United States	########
Ronald Johnson	Shawnee	KS	66227	United States	########
Troy Williams	Lenexa	KS	66227	United States	1/1/2026
Julie Spatz	Lenexa	KS	66227	United States	1/1/2026
William Scheer	Lenexa	KS	66227	United States	1/1/2026
Kellye Coen	Lenexa	KS	66227	United States	1/1/2026
Catherine Spangler	Lenexa	KS	66227	United States	1/1/2026
Larry KAMPSCHROEDER	Lenexa	KS	66227	United States	1/1/2026
Chris Tucker	Lenexa	KS	66227	United States	1/1/2026
Tim Reed	Ozark	MO	65721	United States	1/1/2026
Gary Porter	Lenexa	KS	66227	United States	1/1/2026
John Lanham	Lenexa	KS	66227	United States	1/1/2026
Carol Thompson	Lenexa	KS	66227	United States	1/1/2026
Cecily Wilkinson	Lenexa	KS	66227	United States	1/1/2026
Lora Tucker	Overland Park	KS	66212	United States	1/1/2026
Alex Tucker	Overland Park	KS	66212	United States	1/1/2026
derek welter	Lenexa	KS	66227	United States	1/1/2026
Lauren Highfill	Lenexa	KS	66227	United States	1/1/2026
Shane Gordon	Lenexa	KS	66227	United States	1/1/2026
Ronald Ragan	Lenexa	KS	66227	United States	1/1/2026
Jeff Walden	Lenexa	KS	66227	United States	1/1/2026
Nick Snorgrass	Lenexa	KS	66227	United States	1/1/2026
Chancler Ragan	Lenexa	KS	66227	United States	1/2/2026
Kenzie Welter	Lenexa	KS	66227	United States	1/2/2026
Michelle Lancaster	Lenexa	KS	66227	United States	1/2/2026
Brandi Coyle	Lenexa	KS	66227	United States	1/2/2026
Aaron Stephenson	Colorado Springs	CO	80916	United States	1/2/2026
Lindsey Hansen	Lenexa	KS	66227	United States	1/2/2026
debbie hollins	Lenexa	KS	66219	United States	1/2/2026
Jennifer Oliver	Kansas City	MO	64114	United States	1/2/2026
Lainey Meyer	Lenexa	KS	66227	United States	1/2/2026
Abigail Faircloth	Kansas City	MO	64184	United States	1/2/2026
Erica Chiroy	Lenexa	KS	66227	United States	1/2/2026
Sydney Lanham	Lenexa	KS	66227	United States	1/2/2026
Nicole Leonard	Lenexa	KS	66227	United States	1/2/2026
Drew Woolery	Lenexa	KS	66227	United States	1/3/2026
Jeffrey Cheek	Lenexa	KS	66227	United States	1/3/2026

Floyd Frankel	Lenexa	KS	66219	United States	1/3/2026
Jennifer Lanham	Lenexa	KS	66227	United States	1/3/2026
Shannon Johnson	Olathe	KS	66061	United States	1/3/2026
Kristina Nagrich	Lenexa	KS	66227	United States	1/3/2026
Donna Roush	Lenexa	KS	66227	United States	1/3/2026
Christopher Rudat	Lenexa	KS	66227	United States	1/3/2026
Marlo Porter	De Soto	KS	66018	United States	1/3/2026
Staci Wilson	Lenexa	KS	66227	United States	1/3/2026
Mercedes Gunter	Lenexa	KS	66227	United States	1/3/2026
Kasey Kelley	Lenexa	KS	66227	United States	1/3/2026
Carmen Cunningham	Centerton	AR	72719	United States	1/3/2026
Lauren Shumate	Kansas City	KS	66109	United States	1/3/2026
Sandra Hecht	Lenexa	KS	66227	United States	1/3/2026
Pilar Gunter	Lenexa	KS	66227	United States	1/3/2026
Lizzie Terrell	Lenexa	KS	66227	United States	1/3/2026
Kelly Griffith	Wichita	KS	67212	United States	1/3/2026
Stephen Griffith	Wichita	KS	67212	United States	1/3/2026
Abigail Whitehead	Independence	MO	64055	United States	1/3/2026
James Lee	Lenexa	KS	66227	United States	1/3/2026
Pavlo Vovk	Shawnee	KS	66227	United States	1/3/2026
Megan Karlin	Lenexa	KS	66227	United States	1/3/2026
Nick Gordon	Lenexa	KS	66227	United States	1/4/2026
Paula Hiatt	Lenexa	KS	66227	United States	1/4/2026
Jane Kerr	Lenexa	KS	66227	United States	1/4/2026
Pierce Sutton	Olathe	KS	66062	United States	1/4/2026
Hannah Jackson	Leavenworth	KS	66048	United States	1/4/2026
Theresa (Terri) Coleman	Lenexa	KS	66227	United States	1/4/2026
Shelby Gordon	Lenexa	KS	66227	United States	1/4/2026
Rachael WOHLETZ	Lenexa	KS	66219	United States	1/4/2026
Joe Rongish	Lenexa	KS	66219	United States	1/4/2026
Lawrence Motycka	Overland Park	KS	66221	United States	1/4/2026
Emmee Jamison	Kansas City	MO	64114	United States	1/4/2026
Easter Johnson	Lenexa	KS	66219	United States	1/4/2026
Kimberly Woods	Topeka	KS	66605	United States	1/4/2026
Danielle Osborn	Lenexa	KS	66227	United States	1/4/2026
Lourdes Pigg	Orrick	MO	64077	United States	1/4/2026
Annabelle Gordon	Lenexa	KS	66227	United States	1/4/2026
madi smith	Carrollton	MO	64633	United States	1/4/2026
Catherine Wright	Lenexa	KS	66227	United States	1/4/2026
Karl Burris	Shawnee	KS	66227	United States	1/4/2026
Peggy Crume	Lenexa	KS	66227	United States	1/4/2026
Melissa Gates	Prairie Village	KS	66208	United States	1/4/2026
Laura Ramsey	Lenexa	KS	66227	United States	1/4/2026
Yesenia Ortiz	Lenexa	KS	66219	United States	1/4/2026
Bobbi Chapman	Lenexa	KS	66227	United States	1/4/2026
Chris Coad	Lenexa	KS	66220	United States	1/4/2026
Makayla Chapman	Lenexa	KS	66227	United States	1/4/2026
Stacey Coad	Lenexa	KS	66220	United States	1/4/2026

Christina Schultze	Overland Park	KS	66210	United States	1/4/2026
Keaton Coad	Lenexa	KS	66220	United States	1/4/2026
Brianna Nicole	Excelsior Springs	MO	64024	United States	1/4/2026
Jill Hanley Hunt	Lenexa	KS	66227	United States	1/4/2026
Elizabeth Cummings	Edwardsville	KS	66111	United States	1/4/2026
Sherry Brenton	Lenexa	KS	66227	United States	1/4/2026
Matt Kinnan	Overland Park	KS	66212	United States	1/4/2026
Christopher Olsom	Overland Park		66213	United States	1/4/2026
Melissa Brown	Lenexa	KS	66227	United States	1/4/2026
Katie Urban	Lenexa	KS	66227	United States	1/4/2026
Nicole Stimac	Lenexa	KS	66227	United States	1/4/2026
James Stimac	Lenexa	KS	66227	United States	1/4/2026
John Webb	Lenexa	KS	66227	United States	1/4/2026
Lynn Webb	Lenexa	KS	66227	United States	1/4/2026
Jack Kelin	Lenexa	KS	66227	United States	1/4/2026
Karen Chambers	Lenexa	KS	66227	United States	1/4/2026
Bailey Casey	Lenexa	KS	66227	United States	1/4/2026
Dan Casey	Lenexa	KS	66227	United States	1/4/2026
Susan Wright	Lenexa	KS	66227	United States	1/5/2026
Kim Feist	Lenexa	KS	66219	United States	1/5/2026
Lindsey Chambers	Lenexa	KS	66227	United States	1/5/2026
Laura Kampschroeder	Lenexa	KS	66227	United States	1/5/2026
Brandy Sullivan	Lenexa	KS	66227	United States	1/5/2026
Suzanne Salazar	Centennial	CO	80122	United States	1/5/2026
Lisa Wenstrand	Overland Park	KS	66213	United States	1/5/2026
James Lawrence	Lenexa	KS	66227	United States	1/5/2026
Darylanna Keegan	Halstead	KS	67056	United States	1/5/2026
Noel Powell	Overland Park	KS	66214	United States	1/5/2026
Matt Powell	Overland Park	KS	66214	United States	1/5/2026
Jennifer Heinschel	Redwood City	CA	94062	United States	1/5/2026
Thu Thach	Lenexa	KS	66227	United States	1/5/2026
Kady Martin	Lenexa	KS	66227	United States	1/5/2026
Tara Barnett	Columbus	OH	43231	United States	1/5/2026
Megan Weeks	Lenexa	KS	66227	United States	1/5/2026
Katrina Albert	Shawnee	KS	66226	United States	1/5/2026
Brooke Wise				United States	1/5/2026
Dmitri Phillip	Hyattsville	MD	20783	United States	1/5/2026
Crystal Hayashi	Rockledge	FL	32955	United States	1/5/2026
Luke Aspinwall	Lenexa	KS	66219	United States	1/5/2026
Gabrielle Gamboa	El Paso	TX	79930	United States	1/5/2026
James Riedesel	Lenexa	KS	66227	United States	1/5/2026
Christopher Marshall	Lenexa	KS	66215	United States	1/5/2026
Marla Sellers	Lenexa	KS	66227	United States	1/5/2026
Mac Mayberry	Greenwood	MO	64034	United States	1/5/2026
Bristol Divine	Ogilvie	MN	56358	United States	1/5/2026
M E	Kansas City	MO	64137-2217	United States	1/5/2026

Ellen Bolton				Curaçao	1/5/2026
Suzie Sherman	De Soto	KS	66018	United States	1/5/2026
Easter Johnson	Lenexa	KS	66227	United States	1/5/2026
Lauren Mcgraw	Charlotte	NC	28215	United States	1/5/2026
Wesley Barbarick	Lenexa	KS	66227	United States	1/5/2026
Edgar Torres	Shawnee	KS	66226	United States	1/5/2026
Jade Jiskra	Kansas City	MO	64151	United States	1/6/2026
Jared Duncan	Lenexa	KS	66227	United States	1/6/2026
Michael Wood	Lenexa	KS	66227	United States	1/6/2026
Maureen Magnuson	Olathe	KS	66061	United States	1/6/2026
PAULA ROME	Lenexa	KS	66227	United States	1/6/2026
Terry Owens	Lenexa	KS	66227	United States	1/6/2026
Gwen Kennedy	Shawnee	KS	66226	United States	1/6/2026
Stacy Wicstorm	Kansas City	MO	64128	United States	1/6/2026
Terry Linz	Lenexa	KS	66227	United States	1/6/2026
Julie Stewart	Lenexa	KS	66227	United States	1/6/2026
David Stewart	Lenexa	KS	66227	United States	1/6/2026
Caron Luton	Kansas City	KS	66101	United States	1/6/2026
Andrea Beasley	Kansas City	MO	64127	United States	1/6/2026
Robert Farrell	Lenexa	KS	66227	United States	1/6/2026
Marla Henderson	Lenexa	KS	66215	United States	1/6/2026
Jerome Carr				United States	1/6/2026
Karen Sgroi	Lenexa	KS	66227	United States	1/6/2026
Rochelle Wood	Lenexa	KS	66227	United States	1/6/2026
Marla Brown	Lenexa	KS	66227	United States	1/6/2026
Tara Davis	Overland Park	KS	66206	United States	1/6/2026
Vicki Jackson	Kansas City	KS	66112	United States	1/6/2026
Richard Abeld	Lenexa	KS	66227	United States	1/6/2026
Rose Mickelson	Lenexa	KS	66220	United States	1/6/2026
Zorah Jessepe	Kansas City	KS	66103	United States	1/6/2026
Weston Holt	angier	NC	27501	United States	1/6/2026
Saundra MvDaniel	Lenexa	KS	66227	United States	1/6/2026
Gloria Barrera-Zapata	Lenexa	KS	66227	United States	1/6/2026
Adison Reinertsen	Lenexa	KS	66227	United States	1/6/2026
Presley Reinertsen	Shawnee	KS	66227	United States	1/6/2026
Kay Clark	Lenexa	KS	66227	United States	1/6/2026
Noemi Pugsley	Lenexa	KS	66227	United States	1/6/2026
Brooke Reinertsen	Lenexa	KS	66227	United States	1/6/2026
John Flory	Lenexa	KS	66227	United States	1/6/2026
Britt Audiss	Prairie Village	KS	66208	United States	1/6/2026
Anjana Paul	Lenexa	KS	66227	United States	1/6/2026
Ashlynd Reinertsen	Lenexa	KS	66227	United States	1/6/2026
Marcie Teenor	Lenexa	KS	66227	United States	1/6/2026
Randal Stos	Lenexa	KS	66227	United States	1/6/2026
Janet Stos	Lenexa	KS	66227	United States	1/6/2026
Ashley Shawgo	Lenexa	KS	66227	United States	1/6/2026
Joe Sharkey	Lenexa	KS	66227	United States	1/6/2026
George & Judy Klebez	Olathe	KS	66062	United States	1/6/2026

James Meagher	Lenexa	KS	66227	United States	1/6/2026
Mason Scholz	Lenexa	KS	66215	United States	1/6/2026
Clara Moss	Lenexa	KS	66227	United States	1/6/2026
Jill Muhlhauser	Lenexa	KS	66227	United States	1/6/2026
Brian Hill	Lenexa	KS	66219	United States	1/6/2026
Andrew Wilson	Lenexa	KS	66227	United States	1/6/2026
Sebastian Aita	Overland Park	KS	66221	United States	1/6/2026
Abby Bachrodt	Lenexa	KS	66227	United States	1/6/2026
Jake Bachrodt	Lenexa	KS	66227	United States	1/6/2026
Russell Bohrer	Lenexa	KS	66227	United States	1/6/2026
Luke Vanackeren	Kansas City	MO	64145	United States	1/6/2026
Kiggins Bridget	Basehor	KS	66007	United States	1/6/2026
gary duncan	Lenexa	KS	66219	United States	1/6/2026
Rachel Rudat	Lenexa	KS	66227	United States	1/6/2026
Kelley Spaulding	Lenexa	KS	66227	United States	1/7/2026
Jarod Steinhoff	Lenexa	KS	66227	United States	1/7/2026
Karah Braxdale	Lenexa	KS	66227	United States	1/7/2026
Doug Osborn	Lenexa	KS	66227	United States	1/7/2026
Kristen Katzer	Olathe	KS	66062	United States	1/7/2026
Taylor Kassel	Pottstown	PA	19465	United States	1/7/2026
Claire Gilmore	Lenexa	KS	66227	United States	1/7/2026
Shelly W.	Lenexa	KS	66220	United States	1/7/2026
Kent Stos	Lenexa	KS	66227	United States	1/7/2026
Matthew Custead	Pensacola	FL	32505	United States	1/7/2026
Jeff Abram	Lenexa	KS	66227	United States	1/7/2026
Lourdes Weiner	Fish Hawk	FL	33547	United States	1/7/2026
Frances Battaglia	Bonner Springs	KS	66012	United States	1/7/2026
Julie Narron	Lenexa	KS	66215	United States	1/7/2026
Kurt Narron	Lenexa	KS	66227	United States	1/7/2026
Tamila Dorton	Lenexa	KS	66216	United States	1/7/2026
Jimmy Dietz	Lenexa	KS	66227	United States	1/7/2026
Todd Siler	Lenexa	KS	66227	United States	1/7/2026
Rozanne Siler	Lenexa	KS	66227	United States	1/7/2026
Brett Cernech	Lenexa	KS	66227	United States	1/7/2026
Dillon Supiran	Lenexa	KS	66227	United States	1/7/2026
Randolph Bacchus	North Richland Hills	TX	76182	United States	1/7/2026
Kristin Unkenholz Thorup	Lenexa	KS	66215	United States	1/7/2026
Erik Carson	Gardner	KS	66030	United States	1/7/2026
Electra Seiro	Kansas City	MO	64138	United States	1/7/2026
Gary McCarty	Lenexa	KS	66227	United States	1/7/2026
Lourdes Vaquero	Miami	FL	33125	United States	1/7/2026
Marc Sisk	Lenexa	KS	66227	United States	1/7/2026
Marilee Scheid	Lenexa	KS	66227	United States	1/7/2026
Todd Breuer	Lenexa	KS	66227	United States	1/7/2026
Marianne Baker	Overland Park	KS	66206	United States	1/7/2026
Maxine Goodyear	Belton	MO	64012	United States	1/7/2026
Kathryn Stotts	Lenexa	KS	66227	United States	1/7/2026

Addison Blunt	Shawnee	KS	66226	United States	1/7/2026
Charlotte Phillips	Shawnee	KS	66226	United States	1/7/2026
Jordyn Garvey	Shawnee	KS	66218	United States	1/7/2026
ella perkins	De Soto	KS	66018	United States	1/7/2026
Eileen Curl	Lenexa	KS	66227	United States	1/7/2026
Reagan Doyle	Shawnee	KS	66226	United States	1/7/2026
Stephen Ferrigan	Lenexa	KS	66227	United States	1/7/2026
Susan Ferrigan	Lenexa	KS	66227	United States	1/7/2026
Cera Michalski	Lenexa	KS	66227	United States	1/7/2026
Jodi Matthews	Lenexa	KS	66227	United States	1/7/2026
Beth Leahy	Lenexa	KS	66227	United States	1/7/2026
Jim Leahy	Lenexa	KS	66227	United States	1/7/2026
Jaxon Schoen	Lenexa	KS	66227	United States	1/7/2026
Gary Cherry	Lenexa	KS	66227	United States	1/7/2026
Amy McCarty	Lenexa	KS	66227	United States	1/7/2026
Brittanie Stewart	Lenexa	KS	66227	United States	1/7/2026
Michael Wilkinson	Lenexa	KS	66227	United States	1/7/2026
Tony Cox	Lenexa	KS	66227	United States	1/8/2026
Trevor Cox	Lenexa	KS	66227	United States	1/8/2026
Alec Augustine	Lenexa	KS	66227	United States	1/8/2026
Jenifer Augustine	Olathe	KS	66061	United States	1/8/2026
Jody Miller	Lenexa	KS	66227	United States	1/8/2026
Stephen Smith	Lenexa	KS	66227	United States	1/8/2026
Brynn Proffitt	Kansas City	MO	64106	United States	1/8/2026
MATT HOOVER	Lenexa	KS	66227	United States	1/8/2026
Azure Madden	Leavenworth	KS	66048	United States	1/8/2026
Norma Dunnaway	Lenexa	KS	66227	United States	1/8/2026
Lance schoen	Lenexa	KS	66227	United States	1/8/2026
Jacob Schoen	Lenexa	KS	66227	United States	1/8/2026
Breanna Sandate	Lenexa	KS	66227	United States	1/8/2026
Gregory Roe	Lenexa	KS	66227	United States	1/8/2026
Sara June Rhoads	Chillicothe	MO	64601	United States	1/8/2026
Ann Clow	Lenexa	KS	66227	United States	1/8/2026
Bryan Lappin	Lenexa	KS	66227	United States	1/8/2026
Rose Lappin	Lenexa	KS	66227	United States	1/8/2026
Scott Miller	Lenexa	KS	66227	United States	1/8/2026
Allix Atagi	Lenexa	KS	66227	United States	1/8/2026
Kristen Kinsman	Lenexa	KS	66227	United States	1/8/2026
Chad Cure	Lenexa	KS	66227	United States	1/8/2026
Maddie Smith	Kansas City	MO	64114	United States	1/8/2026
Denise Quirarte	Lenexa	KS	66227	United States	1/8/2026
Ryan Nachbar	Lenexa	KS	66227	United States	1/8/2026
Teresa Cherry	Lenexa	KS	66227	United States	1/8/2026
Cindy Banks	Independence	MO	64055	United States	1/8/2026
Lindsey Cicero	Kansas City	MO	64110	United States	1/8/2026
Danielle Wagner	Lenexa	KS	66220	United States	1/8/2026
Matt Brull	Lenexa	KS	66227	United States	1/8/2026
Chase Schwarz	Olathe	KS	66061	United States	1/8/2026
Cathy Steinberg	Lenexa	KS	66227	United States	1/8/2026

Pamela Schendel	Milwaukee	WI	53225	United States	1/8/2026
Shannon Bruemmer	Lenexa	KS	66227	United States	1/8/2026
Nancy Thiel	Lenexa	KS	66227	United States	1/8/2026
Megan Reed	Lenexa	KS	66220	United States	1/8/2026
William Rahe	Lenexa	KS	66227	United States	1/8/2026
thomas strandell	Lenexa	KS	66227	United States	1/8/2026
Pepe Stos	Lenexa	KS	66227	United States	1/8/2026
Cheryl Stark	Lenexa	KS	66227	United States	1/8/2026
Teigan Blaine	Lenexa	KS	66227	United States	1/8/2026
Henry Alberg	Kansas City	MO	64184	United States	1/9/2026
CATHERINE LAPPIN	Lenexa	KS	66227	United States	1/9/2026
Vince Adams	Kansas City	MO	64152	United States	1/9/2026
Joanne Burchard	Lenexa	KS	66227	United States	1/9/2026
Danielle Calhoon	Lenexa	KS	66220	United States	1/9/2026
Karen Holton	Olathe	KS	66061	United States	1/9/2026
Anita Smith	Lenexa	KS	66227	United States	1/9/2026
Ned Smith	Lenexa	KS	66227	United States	1/9/2026
Lydia Henze	Kansas City	MO	64145	United States	1/9/2026
Jess Connaghan	Tonganoxie	KS	66086	United States	1/9/2026
Courtney Cordoba	Lenexa	KS	66227	United States	1/9/2026
Michael Monley	Lenexa	KS	66219	United States	1/9/2026
Keri Vinduska	Great Bend	KS	67530	United States	1/9/2026
Michelle Samsel	Lenexa	KS	66227	United States	1/9/2026
Jessica Hoffman	Hays	KS	67601	United States	1/9/2026
Kendra Kaiser	Great Bend	KS	67530	United States	1/9/2026
Lyndsae Schoenthaler	Ellis	KS	67637	United States	1/9/2026
Ashley Braymer	Great Bend	KS	67530	United States	1/9/2026
Ava Kaiser	Great Bend	KS	67530	United States	1/9/2026
Joriel Rivera	Lenexa	KS	66220	United States	1/9/2026
Laci Rich	Kansas City	KS	66103	United States	1/9/2026
Cara Olson	Shawnee	KS	66226	United States	1/9/2026
Faye Upchurch	Lenexa	KS	66227	United States	1/9/2026
Mindy Lee	Overland Park	KS	66212	United States	1/9/2026
Christopher Slocum	Lenexa	KS	66227	United States	1/9/2026
Lisa Olinher	Lenexa	KS	66227	United States	1/9/2026
Randall Jackson	Shawnee	KS	66214	United States	1/9/2026
Alexander Sandate	Lenexa	KS	66227	United States	1/9/2026
Gregory Beylin		NY	11221	United States	1/9/2026
Sharon Sandate	Lenexa	KS	66227	United States	1/9/2026
Timoghy Myers	St. Joseph	MO	64505	United States	1/9/2026
Barbara Murray	Lenexa	KS	66227	United States	1/9/2026
Tam Boulanger	Goddard	KS	67052	United States	1/9/2026
Jonathan Anaekwe	Lenexa	KS	66227	United States	1/9/2026
Steven Isaacson	Lenexa	KS	66227	United States	1/9/2026
Janalee Isaacson	Lenexa	KS	66227	United States	1/9/2026
Paul Salchow	Kansas City	MO	64111	United States	1/9/2026
Ninah Butler	Lee's Summit	MO	64081	United States	1/9/2026
katlynn kirkwood	Russell	CO	67665	United States	1/9/2026

Dominic Grogan	Salem	MO	65560	United States	1/9/2026
Shannan Wright	Lenexa	KS	66227	United States	1/9/2026
Braelyn Schafer	Kansas City	MO	64184	United States	1/9/2026
Alexa Lichtenauer	Shawnee	KS	66218	United States	1/9/2026
Kurt Wallace	Shawnee	KS	66216	United States	########
Diane Quinn	Lenexa	KS	66227	United States	########
Jamie Kay Cernech	Lenexa	KS	66227	United States	########
Ryan Sargent	Shawnee	KS	66227	United States	########
Kristin Sargent	Shawnee	KS	66227	United States	########
Meg Palmer	Shawnee	KS	66227	United States	########
Robert Zeug	Overland Park	KS	66204	United States	########
Konnor Sargent	Shawnee	KS	66227	United States	########
jim palmer	Shawnee	KS	66227	United States	########
Richard Kuan	Kansas City	KS	66109	United States	########
Scott Galey	Shawnee	KS	66216	United States	########
Megan Miller	Kansas City	MO	64121	United States	########
Nance Wright	Lenexa	KS	66227	United States	########
Kelly Schaefer	Lenexa	KS	66227	United States	########
Mitchell Clark	Lenexa	KS	66227	United States	########
Galilea Yepez	Oakland	CA	94609	United States	########
Brian Clow	Lenexa	KS	66227	United States	########
Maggie Dorenkamp	Lawrence	KS	66049	United States	########
Gracen Anaekwe	Lenexa	KS	66227	United States	########
Cameron Gueldner	Spring Hill	KS	66083	United States	########
sandra kruger	Clermont	FL	34715	United States	########
Mindy Morrison	Olathe	KS	66061	United States	########
Jane Smith	Olathe	KS	66061	United States	########
Travis Bolton	Lenexa	KS	66227	United States	########
Caden Maeser	Louisville	KY	40205	United States	########
Kathryn Evans	Lenexa	KS	66220	United States	########
Megan Fuller	Olathe	KS	66061	United States	########
Minh Dao	Lenexa	KS	66227	United States	########
Mai Nguyen	Lenexa	KS	66227	United States	########
Jeff Nordt	Lenexa	KS	66227	United States	########
Delilah Dunbar	Lenexa	KS	66219	United States	########
Paul Hindley	Lenexa	KS	66227	United States	########
Rochelle Whitney	Olathe	KS	66061	United States	########
Amber Small	Lenexa	KS	66227	United States	########
Michelle Bruggeman	Shawnee	KS	66218	United States	########
Jana VonSeggern	Lenexa	KS	66227	United States	########
Justin Lox	Lenexa	KS	66227	United States	########
Karrie Lox	Lenexa	KS	66227	United States	########
Nicole Galey	McCleary	WA	98557	United States	########
Don Thomas	Lenexa	KS	66227	United States	########
Barri Cruz	Houston	TX	77077	United States	########
John Carter	Lenexa	KS	66227	United States	########
Carice Riemann	Shawnee	KS	66226	United States	########
Mark Muhlhauser	Lenexa	KS	66227	United States	########
valeria koerner	Shawnee	KS	66203	United States	########

Tej Y	Kansas City	MO	64133	United States	########
Kaytlynn Puthuff	Lenexa	KS	66227	United States	########
Mackenzie Wreath	Lenexa	KS	66227	United States	########
Andrew Green	Lenexa	KS	66227	United States	########
Allie Trompeter	Lenexa	KS	66227	United States	########
Jasmine Bolend	Lenexa	KS	66227	United States	########
Jeffery Reimche	Lenexa	KS	66227	United States	########
Amy Parsons	Leavenworth	KS	66048	United States	########
Beth Medina	Trinidad	CO	81082	United States	########
Elisa Garland	Lenexa	KS	66220	United States	########
Ana Riddle	Lenexa	KS	66219	United States	########
Janet Grado	Buckner	MO	64016	United States	########
Julz Donaldson	Binghamton	NY	13905	United States	########
Alex Cooper	Olathe	KS	66061	United States	########
Eric Netolicky	Lenexa	KS	66227	United States	########
Melanie Gonzalez	Topeka	KS	66610	United States	########
Ghazal Jalali	Wichita Falls	TX	76311	United States	########
Joan Steffens	Lenexa	KS	66227	United States	########
Rodney Steffens	Lenexa	KS	66227	United States	########
Nancy McCabe	Lenexa	KS	66227	United States	########
Charlie C	Lenexa	KS	66220	United States	########
Ricky Nosworthy	Kansas City	MO	64134	United States	########
Zion Darrington	Overland Park	KS	66212	United States	########
Beth Erwin	Lenexa	KS	66227	United States	########
JONATHAN GABLER	Lenexa	KS	66227	United States	########
Carol Shanahan	Poplar Bluff	MO	63901	United States	########
Brent Edgecomb	Lenexa	KS	66227	United States	########
Christopher Scott	Lenexa	KS	66227	United States	########
Ashley Green	Lenexa	KS	66227	United States	########
Gabriel Reyes	Kansas City	KS	66102	United States	########
Patrick Santoyo	Merriam	KS	66203	United States	########
Aliyah Diamond	Kansas City	MO	64110	United States	########
Janet Tyler	Lenexa	KS	66219	United States	########
Mary Pierce	Kansas City	MO	64109	United States	########
Meghan Lang	Kansas City	KS	66109	United States	########
Matt Leighton	Overland Park	KS	66207	United States	########
Tashia Tjaden	De Soto	KS	66018	United States	########
Jayman Morris	Lenexa	KS	66227	United States	########
Judy Smith	Lenexa	KS	66227	United States	########
Carol Sisk	Overland Park	KS	66207	United States	########
Lauren Olsen	Lenexa	KS	66227	United States	########
Stasi McKibbin	Lenexa	KS	66227	United States	########
Gilbert Althage	Lenexa	KS	66219	United States	########
Faith Woodruff	Lenexa	KS	66227	United States	########
Jeri Graniewski	Lenexa	KS	66227	United States	########
Kelsey Ison	Lenexa	KS	66227	United States	########
Kylie Yeager	Lenexa	KS	66215	United States	########
Lindsay Gray	Lenexa	KS	66227	United States	########
David Gray	Lenexa	KS	66227	United States	########

Dennis McCarthy	Lenexa	KS	66227	United States	########
Carson Jones	Lenexa	KS	66227	United States	########
SHONNA WALKER	Merriam	KS	66203	United States	########
Darci Guerrein	Lenexa	KS	66227	United States	########
James Hill	Lenexa	KS	66227	United States	########
Parisa Hajibabaee	Pittsburgh	PA	15207	United States	########
Judith A Bieger	Lenexa	KS	66227	United States	########
Sue Wailes	Lenexa	KS	66227	United States	########
Linda Abels	Lenexa	KS	66227	United States	########
Jackman Bieger	Olathe	KS	66061	United States	########
Gerard Gibbs	Windsor	MO	65360	United States	########
Yeymi Lopez	Kansas City	KS	66102	United States	########
Jacob Olsen	Lenexa	KS	66227	United States	########
Jay Howland	Raytown	MO	64138	United States	########
Amariana Wright	Independence	MO	64056	United States	########
Ron Ratkey	Lenexa	KS	66227	United States	########
Penny Bumgarner	Liberty	MO	64068	United States	########
Kevin Poore	Kansas City	MO	64138	United States	########
HOLLY HARRIS	Kansas City	MO	64131	United States	########
Tiffany Birk	Lenexa	KS	66227	United States	########
Isaac Anderson	Lenexa	KS	66227	United States	########
Jessie J	Olathe	KS	66062	United States	########
Kennedy Johnson	Keller	TX	76244	United States	########
Cara Rozelle	Lenexa	KS	66227	United States	########
Greg Fry	Lenexa	KS	66227	United States	########
Lisa Milliren	Mission	KS	66202	United States	########
Tereye Taylor		MO	64138	United States	########
Megan passman	Shawnee	KS	66227	United States	########
James Marsteller	Lenexa	KS	66227	United States	########
Lisa Mccormick	Lenexa	KS	66220	United States	########
Christina Klamm	Lenexa	KS	66219	United States	########
Lori P	Shawnee	KS	66227	United States	########
Jim Hobbs	Olathe	KS	66061	United States	########
Bridget Rollheiser	Lenexa	KS	66220	United States	########
Kyle Dalida-Carter	Lenexa	KS	66220	United States	########
Jon Uhart	Lenexa	KS	66215	United States	########
Cynthia R	Lenexa	KS	66227	United States	########
Rosie Hansen	Minneapolis	MN	53217	United States	########
David Abels	Lenexa	KS	66227	United States	########
Lindsey Harris	Shawnee	KS	66226	United States	########
Katie Townsend	Shawnee	KS	66226	United States	########
Seth Townsend	Shawnee	KS	66226	United States	########
Nathan Case	Shawnee	KS	66227	United States	########
CRAIG DRATH	Shawnee	KS	66226	United States	########
Andrea Case	Lenexa	KS	66227	United States	########
Rita Kirby	Overland Park	KS	66085	United States	########
Jana VonSeggern	Lenexa	KS	66227	United States	########
Micah Morrison	Kansas City	MO	64111	United States	########
Layla ??????	Shawnee	KS	66218	United States	########

Jr Weaver	Saint Joseph	MO	64501	United States	########
Sabrina Valero	Kingston	PA	18704	United States	########
Kellie Balding	Lenexa	KS	66220	United States	########
Madden Tanner	Kansas City	MO	64110	United States	########
Maci Hart	Shawnee	KS	66203	United States	########
Hannah U	Lenexa	KS	66215	United States	########
Doris Carroll	Kansas City	MO	64152	United States	########
Christopher Wiley	Lansing	KS	66043	United States	########
Stacey Kelter	Lenexa	KS	66220	United States	########
Angel Rose	Baltimore	MD	21009	United States	########
Barb eidt	LENEXA	KS	66227	United States	########
Kim Whaley	Hamilton	OH	45013	United States	########
JO CHAMBERLIN	Lenexa	KS	66227	United States	########
Sloane Shannon	Overland Park	KS	66221	United States	########
Yasmin Ali	Kansas City	MO	64106	United States	########
Nayeli Person	Kansas City	KS	66103	United States	########
Michelle Calloway	Kansas City	MO	64151	United States	########
Nevaeha Shaffer	Kansas City	MO	64123	United States	########
Kimberly Barber	Lenexa	KS	66227	United States	########
Christle Swann	Rahway	NJ	07065	United States	########
Emilee Milton	Independence	MO	64058	United States	########
Daxton Buehner	North Salt Lake	UT	84054	United States	########
Bobby Jackson				United States	########
Shaleise Harris	Kansas City	KS	66112	United States	########
Abby Sealey	Kansas City	MO	64152	United States	########
Mara Botts	Kansas City	MO	64151	United States	########
Lori Wright	Olathe	KS	66061	United States	########
Katie Park	Kansas City	MO	64114	United States	########
Destinee Carson	Aurora	CO	80010	United States	########
lo Hammel	Kansas City	MO	64151	United States	########
Lynn Quik	Mackinac	MI	0000	United States	########
Oliver Twin	Kansas City	KS	66062	United States	########
Kathleen Buelt	Lenexa	KS	66227	United States	########
Remington Scott	Kansas City	MO	64133	United States	########
Christina Hardison	Gainesville	FL	32608	United States	########
Maryam Basirat	Atlanta	GA	30303	United States	########
Lauren Parker	Metairie	LA	70006	United States	########
Marylyn Cansler	Shawnee	KS	66227	United States	########
mark andersen	Lenexa	KS	66219	United States	########
Sara Youngblood	Lenexa	KS	66219	United States	########
Patrick Siener	Houston	TX	77002	United States	########
diana alicea hughes	Overland Park	KS	66204	United States	########
Peyman Sadri	Buffalo		14218	United States	########
Marsha Grisell	Lenexa	KS	66227	United States	########
Niki Varzi	Miami	FL	33987	United States	########
Hayley Marquess	Independence	MO	64056	United States	########
Sandra Goodman	West Chester	PA	19382	United States	########
Kelsey Boulanger	Shawnee	KS	66216	United States	########
Danielle Navrude	Lenexa	KS	66227	United States	########

Connor Navrude	Lenexa	KS	66227	United States	########
Alissa Smith	Lenexa	KS	66220	United States	########
Mikayla lindow	Kansas City	KS	66111	United States	########
Bethany Creede	Houston	TX	77080	United States	########
Mary Wilcox	Independence	MO	64050	United States	########
Josh Grimes	Lenexa	KS	66227	United States	########
Barbara Brenner	Lenexa	KS	66227	United States	########
Daryl Brenner	Ness City	KS	67560	United States	########
Maria Napoli Ali	Englishtown	NJ	07726	United States	########
Dustin Blackburn	Lenexa	KS	66227	United States	########
Melinda Gibson	Lenexa	KS	66227	United States	########
Suzanne Deichler	Lenexa	KS	66227	United States	########
Adam Goodyear	Lenexa	KS	66227	United States	########
Brett Morey	Lenexa	KS	66227	United States	########
Kristen Potter	Lenexa	KS	66227	United States	########
Geoff Zikas	Lenexa	KS	66227	United States	########
Eric Hungerford	Lenexa	KS	66227	United States	########
Mary Hungerford	Lenexa	KS	66227	United States	########
Rachel Frese	Lawrence	KS	66046	United States	########
m h	austin	TX	76813	United States	########
Morgan Natalie	Lenexa	KS	66227	United States	########
Brendy Law Davie	Lenexa	KS	66220	United States	########
Rachel Driscoll	Lenexa	KS	66227	United States	########
Margie Petroskey	Lenexa	KS	66227	United States	########
Sara Eftekharnia	Leawood	KS	66209	United States	########
Wes Simmons	Lenexa	KS	66227	United States	########
Andrew Driscoll	Mokena	IL	60448	United States	########
Teresa Pitts	Bolivar	MO	65613	United States	########
Donna Boles	Kansas City	MO	64127	United States	########
ash yusuf	Kansas City	MO	64119	United States	########
David Leith	Marion	KS	66861	United States	########
Jay Coffee	Kansas City	MO	64127	United States	########
Vickie Wright	Lenexa	KS	66227	United States	########
John Wright	Lenexa	KS	66227	United States	########
Megan Harris	Overland Park	KS	66213	United States	########
Scott Ahaus	Lenexa	KS	66227	United States	########
Ruth Ferguson	Lenexa	KS	66227	United States	########
Leaf Wells	Overland Park	KS	66204	United States	########
Lauren Ross	Grandview	MO	64030	United States	########
Charlotte tapke	Lenexa	KS	66227	United States	########
Ben Peine	Lenexa	KS	66227	United States	########
Michelle Julian	Lenexa	KS	66220	United States	########
Kevin Hobbs	Lenexa	KS	66227	United States	########
Anna Fosberg	Kansas City	MO	64105	United States	########
Amy Herrington	Independence	MO	64053	United States	########
Becky Nelson	Volga	SD	57071	United States	########
Jesse Parker	Metairie	LA	70006	United States	########
Coleton Presley	Rogers	AR	72758	United States	########
Lee Honey	Little Rock	AR	72212	United States	########

Alina Jackon	Kansas City	MO	64133	United States	########
Luke Sigle	Lenexa	KS	66227	United States	########
Aleia Maciula	Lenexa	KS	66227	United States	########
Leah Sigle	Lenexa	KS	66227	United States	########
Dominique Johnson	Orlando	FL	32839	United States	########
Kira Merz	Lenexa	KS	66227	United States	########
Rio Cleveland	Gainesville	FL	32608	United States	########
James Estes	Lenexa	KS	66227	United States	########
Angela Khoury	Lenexa	KS	66220	United States	########
Kallee Del Biaggio	Topeka	KS	66604	United States	########
Diane Barger	Lenexa	KS	66227	United States	########
Tracy H.	Lenexa	KS	66227	United States	########
Jhoanna Ornelas	Overland Park	KS	66213	United States	########
John Watt	Lenexa	KS	66215	United States	########
Ron Colbert	Lenexa	KS	66227	United States	########
Stephani Peloquin	Kansas City	MO	64130	United States	########
Brad Zikas	Norman	OK	73071	United States	########
Stephanie Black	Lenexa	KS	66227	United States	########
Rachel Hinkel	Lenexa	KS	66227	United States	########
Robert Petroskey	Lenexa	KS	66227	United States	########
Leslie Davis	Lenexa	KS	66227	United States	########
Kendra Jianas	Lenexa	KS	66227	United States	########
Michael Jianas	Lenexa	KS	66227	United States	########
Katlyn Lyons	Shawnee	KS	66218	United States	########
Everly Fitzgerald	Lenexa	KS	66220	United States	########
Jermaine Brown	Kansas City	MO	64109	United States	########
Timothy Reeves	Kansas City	MO	64130	United States	########
Lauren Anderson	Lenexa	KS	66227	United States	########
Chris Reynolds	Olathe	KS	66062	United States	########
Rosanna Munoz	Lenexa	KS	66215	United States	########
Catie Marsteller	Lenexa	KS	66227	United States	########
Ibis Lopéz	Chicago	IL	60617	United States	########
Emiline Loethen	Lee's summit	MO	64086	United States	########
Fekens Jean	Taunton	MA	02780	United States	########
Angela Pittman	Kansas City	MO	64119	United States	########
Brent Blake	Lenexa	KS	66215	United States	########
maddie carrier	Kansas City	MO	64151	United States	########
Lisa Minter	Lenexa	KS	66227	United States	########
Betsy Ring	Lenexa	KS	66215	United States	########
Terra Dudenhoeffer	Lenexa	KS	66227	United States	########
Rick Guilfoil	Kansas City	KS	66227	United States	########
Ezekiel Moore	Kansas City	MO	64116	United States	########
Mahnaz Sohraby	Kansas City	KS	66103	United States	########
Shahnaz Pedram	Overland Park	KS	66223	United States	########
Judy Springer	Lenexa	KS	66227	United States	########
Linda Wyss	Lenexa	KS	66219	United States	########
Brittany Childers	Lenexa	KS	66227	United States	########
Shanitra Jones	Kansas City	MO	64131	United States	########
Tina Larson	Overland Park	KS	66213	United States	########

David Doherty	Kansas City	MO	64153	United States	########
Caitlyn Rumsey	Mission Hills	KS	66208	United States	########
Allison Conner	Lenexa	KS	66227	United States	########
Douglas Appelgren	Lenexa	KS	66227	United States	########
Samantha Moore	Shawnee	KS	66227	United States	########
Stacy Carey	Lenexa	KS	66220	United States	########
Alicia Marksberry	Olathe	KS	66062	United States	########
Alex Burton	Overland Park		66204	United States	########
Cindy Blake	Lenexa	KS	66220	United States	########
George Pfau	Lenexa	KS	66227	United States	########
Terry Ator	Green Valley	AZ	85614	United States	########
Sandy Coffman	Joplin	MO	64801	United States	########
Zach White	Lenexa	KS	66220	United States	########
Ann Linnan-Smith	Shawnee	KS	66216	United States	########
Patricia Duncomb	St. Ansgar	IA	50472	United States	########
Tattianna Romanov	Oklahoma City	OK	73110	United States	########
Michael Schaefer	Lenexa	KS	66227	United States	########
Sam Julusi	Leawood	KS	66209	United States	########
Sarenittee Baker-brown	Kansas City	MO	64130	United States	########
Vicky Donley	Kanopolis	KS	67454	United States	########
Brian Wilhoit	Kansas City	MO	64127	United States	########
Kelly Drummond	Overland Park	KS	66212	United States	########
Lori Meyer	Lenexa	KS	66215	United States	########
Michael Clark	Abilene	KS	67410	United States	########
LeeAnn Melton	Lenexa	KS	66219	United States	########
Joyce Willis	Olathe	KS	66061	United States	########
Iris Rentería	Kansas City	KS	66102	United States	########
Brianna Santillan	Kansas City	KS	66106	United States	########
Aurora Igle	Kansas City	MO	64110	United States	########
austin ward	Albany	OR	97322	United States	########
Nicole Ferrell	Lenexa	KS	66227	United States	########
Paymaneh Yazdani	Baton Rouge	LA	70817	United States	########
joirge carballeira	Hopkinsville	KS	66204	United States	########
Candi Phillips	Merriam	KS	66204	United States	########
Rhylenn Taylor	Kansas City	MO	64133	United States	########
Karen Thompson	Gardner	KS	66030	United States	########
David Smith	Shawnee	KS	66216	United States	########
Connie Vail	Shawnee	KS	66226	United States	########
Jamie Pulcher	Lenexa	KS	66227	United States	########
Robert Steinhoff	Kansas City	MO	64112	United States	########
Deborah Flack	Kansas City	MO	64151	United States	########
Vesper Marusina	Madison	WI	66204	United States	########
angela radermacher	Lee's Summit	MO	64064	United States	########
Morgan Bergman	Olathe	KS	66061	United States	########
Jonathan Avila	Kansas City	MO	64132	United States	########
Kimberly Ketchum	Kansas City	MO	64106	United States	########
Diana Goldesberry	Independence	MO	64056	United States	########
Sarah Lohmeyer	Shawnee	KS	66216	United States	########

Raven Shahade	Independence	MO	64057	United States	########
adriene white	ls	MO	64064	United States	########
Afsaneh Mohammadi	Olathe	KS	66062	United States	########
Candice Ferreira	Lenexa	KS	66227	United States	########
Yosseth Mccou	Shawnee	KS	66203	United States	########
Kimberly Stephens	Glendale	CA	91205	United States	########
Chris Blackley	Lenexa	KS	66227	United States	########
Justin Sinkler	Lenexa	KS	66220	United States	########
Kellyn Circle Eagle	Lawrence	KS	66046	United States	########
Therese Sellers	Paola	KS	66071	United States	########
Annika Johnson		KS		United States	########
Janelle DeFrees	Overland Park	KS	66210	United States	########
Todd Griffin	Fort Walton Beach	FL	32548	United States	########
LORRIE GUZMAN	Kansas City	MO	64114	United States	########
Jeannine Steinhoff	Kansas City	MO	64114	United States	########
Jenna Miles	Dartmouth		B2V	Canada	########
Bridget Kenaga	Columbia	MO	65202	United States	########
Sloka Ganne	Overland Park	KS	66221	United States	########
Lilly L	Lawrence	KS	66044	United States	########
Monica Shipps	Shawnee	KS	66218	United States	########
Colby Sullivan	Lenexa	KS	66227	United States	########
Jodi Bogert	Lenexa	KS	66227	United States	########
Lyla Adams				United States	########
Paul Coquillette	Lenexa	KS	66216	United States	########
Ann Bush	Liberty	MO	64068	United States	########
ryann winward	murray	UT	84107	United States	########
Kara Beaver	Shawnee	KS	66226	United States	########
Starla Newberry	Lenexa	KS	66227	United States	########
Brad Newberry	Lenexa	KS	66227	United States	########
Kyle Newberry	Lenexa	KS	66227	United States	########
Rebekah Tariku	Kansas City	MO	64111	United States	########
emily rose	Wichita	KS	66048	United States	########
Kelsie Reavis	Kansas City	MO	64132	United States	########
Gaby Ramirez	Kansas City	KS	66104	United States	########
Shawn Owji	Kansas City	KS	66061	United States	########
Shyam Ainapurapu	Kansas City	MO	64131	United States	########
Chloe Holsburg	Harrisonville	MO	64701	United States	########
Leah romero	Kansas City	MO	64130	United States	########

From: Christina Wallace <christinawallace.dpt@gmail.com>
Sent: Sunday, January 25, 2026 9:07 PM
To: CD Planning <Planning@lenexa.com>; Stephanie Sullivan <ssullivan@lenexa.com>; Gloria Lambert <glambert@lenexa.com>
Subject: Requested Considerations for Planning Commission Review - Clear Creek Subdivision

Dear Members of the Lenexa Planning Commission,

I am writing as an **adjacent homeowner** to respectfully request that the Planning Commission deny the Clear Creek Subdivision application as currently proposed due to several significant concerns, including incompatible housing density, inconsistent dwelling size classification, non-conforming lot standards, insufficient buffering and landscaping, and negative impacts to existing public infrastructure.

If the Commission determines that it will move forward with this proposal, I respectfully request that the applicant be directed to revise the plan to address the concerns outlined below.

Housing Density and Compatibility

The proposed subdivision seeks to utilize the highest allowable density within the RP-1 zoning district. This density is incompatible with the surrounding context. Adjacent developments are zoned R-1 or developed at lower RP-1 densities, and the surrounding neighborhoods have consistently been developed at lower lot ratios that reflect the established character of the area.

I respectfully request that the total number of lots within the subdivision be reduced to **35 lots**. This reduction would align the project's density with the immediately adjacent neighborhoods and mirror the density of the recently approved **Enclave at Twin Creek** development (approved December 2025).

A reduced lot count would also allow for a more appropriate **transition between zoning districts**. Under the current proposal, **14 lots directly abut existing R-1 homes**, creating an abrupt and incompatible transition. I request that the layout be modified so that no more than **two RP-1 lots directly abut any single R-1 lot**, creating a smoother and more compatible transition.

Dwelling Size and Dwelling Classification

The proposed subdivision identifies its dwelling size as **Class "J."** Based on staff review comments referencing **Section 4-2-C-6 of the Lenexa Unified Development Code**, dwelling classification is a relevant consideration when evaluating compatibility between adjacent subdivisions.

The surrounding and adjacent subdivisions are classified as **Dwelling Class "D."** To maintain consistency and compatibility with the existing neighborhood fabric, the Clear Creek Subdivision should be required to utilize **Dwelling Class "D."** A dwelling class smaller than what exists in adjacent subdivisions would introduce a disruptive change in scale and housing character that is inconsistent with established development patterns in the area.

I respectfully request that the Planning Commission require the subdivision's dwelling classification to be **Class "D"**, consistent with adjacent developments, to ensure compatibility and adherence to the intent of the UDC.

Lot Size Standards and Zoning Consistency

While the applicant has requested RP-1 zoning, the **proposed lot dimensions are more consistent with an RP-3 (medium-density) development**, rather than RP-1. Labeling the subdivision as RP-1 while applying lot standards characteristic of a higher-density district undermines transparency and the intent of the zoning designation.

To be consistent with **RP-1 standards in the Lenexa UDC**, I respectfully request that the following minimum lot specifications be required:

- **Minimum lot width:** 80 feet
- **Minimum front setback:** 30 feet
- **Minimum lot area:** 8,000 square feet

Applying RP-3-style lot dimensions to a development labeled RP-1 effectively increases density and intensity beyond what the surrounding neighborhoods were built to expect. If a development is to be classified as RP-1, it should be required to meet the **primary dimensional standards of RP-1**, not those of a higher-density zoning district.

Landscaping, Buffering, and Tree Preservation

The proposed development has two prominent public-facing edges: **Clare Road** and the **Clear Creek Wetlands / Future Centennial Park**. These edges should be treated with landscaping that is compatible with both the surrounding neighborhoods and the adjacent public parkland.

I respectfully request the following landscape buffers be incorporated into the development plan:

- **Type 3 landscape buffer** for lots facing Clare Road
- **Type 2 landscape buffer** for lots facing the **Clear Creek Wetlands / Future Centennial Park when the lots are adjacent to the public trail**, to protect trail users, preserve the park character, and provide appropriate separation between private residential uses and public recreational space

In addition, lots adjacent to existing homes along **W. 86th Terrace** should include a landscape buffer designed to protect the mature tree line along the north side of the property. This area contains numerous **old-growth trees** that provide screening, environmental value, and neighborhood character.

I respectfully request that the applicant be required to submit a **tree survey and tree preservation plan**. The current fencing approach would introduce gaps every 50–60 feet, fragmenting the tree line and diminishing its effectiveness as a buffer. Preservation of these trees should be prioritized.

Trail System and Public Infrastructure Impacts

The proposed subdivision would have significant negative impacts on the existing paved trail within **Clear Creek Wetlands and Future Centennial Park**, which serves as an important recreational and connectivity asset for the surrounding community.

The City's **Master Parks Plan** and **Comprehensive Plan** envision this trail continuing across Clare Road to connect additional neighborhoods to the broader trail system. The current proposal disrupts this long-term planning by:

1. Requiring the removal of **over 500 feet of existing trail,** eliminating access for residents west of Clare Road.
2. Forcing future trail relocation into areas not designed to accommodate the required trail width.
3. Creating unsafe trail crossings that would require users to cross multiple streets within a short distance.

I respectfully request that the development be redesigned to **preserve the existing trail alignment** and maintain uninterrupted public access consistent with adopted City plans.

Summary of Requested Actions

If the Planning Commission elects to move this application forward, I respectfully request that the following conditions be required prior to approval:

- Reduce the subdivision to **35 total lots** to align with surrounding development patterns.
- Limit direct adjacency to R-1 homes so that **no more than two RP-1 lots abut any single R-1 lot.**
- Require the subdivision's **dwelling classification to be Class "D"** for compatibility with adjacent neighborhoods.
- Enforce **RP-1 dimensional standards**, including:
    - Minimum lot width of **80 feet**
    - Minimum front setback of **30 feet**
    - Minimum lot area of **8,000 square feet**
- Require **Type 3 landscape buffers** along Clare Road.
- Require **Type 2 landscape buffers along Clear Creek Wetlands / Future Centennial Park where lots are adjacent to the trail.**
- Require a **tree survey and tree preservation plan**, with particular attention to existing mature trees along W. 86th Terrace.
- Redesign the development to **preserve the existing trail alignment** and maintain public access consistent with the Master Parks Plan and Comprehensive Plan.

Closing

For these reasons, I believe the Clear Creek Subdivision proposal, as currently designed, is incompatible with the surrounding neighborhoods and inconsistent with the intent of the Lenexa Unified Development Code, the Comprehensive Plan, and the Master Parks Plan. I respectfully request that the Planning

Commission deny the application or require the substantive revisions outlined above before further consideration.

Thank you for your time and consideration.

Sincerely,
Christina Wallace
8744 Greeley St.

From: Christina Wallace <christinawallace.dpt@gmail.com>
Sent: Tuesday, January 20, 2026 1:57 PM
To: Chelsea Williamson <cwilliamson@lenexa.com>
Subject: Re: A Picture Is Worth A 1,000 Words

Council Member Williamson,

Thank you for your kind email and words. I do appreciate the seriousness that you said you will evaluate this project.

One of the most striking aspects of this situation is how dramatically public perception of this land differs from how the City ultimately came to view it.

Residents who have lived in these neighborhoods for over a decade, as well as residents who have not yet even closed on their new homes, were all told the same thing—that the land in question would remain city park land in its entirety. This understanding is not anecdotal or isolated. It is consistent across four subdivisions comprising hundreds of homes, including The Timbers, Arbor Lake, Creekside Woods, and The Reserve.

This belief did not form by accident. It was shaped over time by:

- Official city planning documents
- The ongoing public use and maintenance of the land as a park
- Statements made by realtors, builders, and developers
- The City of Lenexa's **Parks, Recreation, and Open Space Comprehensive Plan (2012–2024)**, which publicly depicted the *entire parcel* as city park for more than a decade

For 12 years, the City's own publicly available park plan showed this land as park land—without caveats, carve-outs, or warnings of future development. During that same time, hundreds of families made major financial and life decisions to build and buy homes next to what they reasonably understood to be permanent park space.

A critical concern is that after the land was designated surplus in 2015, the City did not amend, update, or clarify the Comprehensive Park Plan to reflect that change. Instead, the plan continued to be published and relied upon by the public for nine additional years (2015–2024), still portraying the entire parcel as a city park.

This is not a minor oversight. The Comprehensive Park Plan is one of the primary documents residents, developers, and realtors rely on to understand the City's long-term intentions. Allowing it to remain unchanged for nearly a decade—while internal decisions about surplus status and potential development were already underway—directly contributed to the widespread and reasonable belief that this land was protected.

While the surplus designation was technically published in the Legal Record, it was not communicated in a way that would realistically reach the surrounding neighborhoods. In 2018, an RFP was issued to a limited group of developers—not publicly advertised, not posted on the property, and not open to

community input. Meanwhile, the City's park plan continued to tell a very different story than the one being discussed internally.

By the time the Comprehensive Plan finally changed in 2024, the opportunity for residents to understand, question, or appeal those decisions had long passed. This was not a transparent, participatory process; it was a **drop-in process**, where the outcome appeared largely complete by the time the public became aware of it.

That is why there is such a strong reaction today.

Residents are not upset because they oppose housing or growth. They are upset because:

- Hundreds of people made decisions based on a long-standing, city-endorsed representation of this land as park
- That representation remained public for nearly a decade after the City internally changed course
- The shift toward development occurred largely out of public view
- The first time many residents learned the land was at risk was when a specific project was already advancing

This context explains why such a large portion of this area feels blindsided. They did not ignore the process—they were never truly brought into it.

I urge you to consider this history, the disconnect between public-facing information and internal decision-making, and the scale of residents impacted by that disconnect. At minimum, this situation calls for reflection on transparency, communication, and whether the public was given a fair and honest opportunity to engage in decisions affecting their community.

I would welcome the opportunity to meet with you to discuss this matter further, along with other aspects of the project, at a time that is convenient for you.

Thank you for your time and consideration.

Sincerely,
Christina Wallace

On Tue, Jan 13, 2026 at 7:59 PM Chelsea Williamson <cwilliamson@lenexa.com> wrote:

Good evening Christina,

I want to thank you for your email and your thoughtful questions. I assure you I will consider your and your fellow neighbors' concerns when this matter comes before us for review, deliberation and vote. I will weighing this proposed project very seriously.

Thank you again!

Chelsea Williamson

City Council Member | Ward 3

City of Lenexa

City Hall: 913.477.7550

Phone: 913.303.0909

Cwilliamson@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service.

On Jan 20, 2026, at 12:22 PM, Christina Wallace <christinawallace.dpt@gmail.com> wrote:

Dear Council Member Denny,

I am writing to explain why so many residents in this area are deeply concerned—and why the response you are seeing is both widespread and understandable once the full context is considered.

At the center of this issue is a simple question: **How did we get here?**

Residents who have lived in these neighborhoods for over a decade, as well as residents who have not yet even closed on their new homes, were all told the same thing—that the land in question would remain city park land in its entirety. This understanding is not anecdotal or isolated. It is consistent across 4 subdivisions comprising hundreds of homes, including The Timbers, Arbor Lake, Creekside Woods, and The Reserve.

This belief did not form by accident. It was shaped over time by:

- Official city planning documents
- The ongoing public use and maintenance of the land as a park
- Statements made by realtors, builders, and developers
- The City of Lenexa's **Parks, Recreation, and Open Space Comprehensive Plan (2012–2024)**, which publicly depicted the *entire parcel* as city park for more than a decade

For **12 years**, the City's own publicly available park plan showed this land as park land without warnings of future development. During that same time, hundreds of families made major financial and life decisions to build and buy homes next to what they reasonably understood to be permanent park space.

A critical concern is that **after the land was designated surplus in 2015, the City did not amend, update, or clarify the Comprehensive Park Plan to reflect that change**. Instead, the plan continued to be published and relied upon by the public for **nine additional years (2015–2024)**, still portraying the entire parcel as city park.

This is not a minor oversight. The Comprehensive Park Plan is one of the primary documents residents, developers, and realtors rely on to understand the City's long-term intentions. Allowing it to remain unchanged for nearly a decade—while internal decisions about surplus status and potential development were already underway—directly contributed to the widespread and reasonable belief that this land was protected.

While the surplus designation was technically published in the Legal Record, it was not communicated in a way that would realistically reach the surrounding neighborhoods. In 2018, an RFP was issued to a limited group of developers—not publicly advertised, not posted on the property, and not open to community input. Meanwhile, the City's park plan continued to tell a very different story.

By the time the Comprehensive Plan finally changed in 2024—quietly redefining part of the land's future—the opportunity for residents to understand, question, or appeal those decisions had long

passed. This was not a transparent, participatory process; it was a **drop-in process**, where the outcome appeared largely complete by the time the public became aware of it.

That is why there is such a strong reaction today.

Residents are not upset because they oppose housing or growth. They are upset because:

- Hundreds of people made decisions based on a long-standing, city-endorsed representation of this land as park
- That representation remained public for nearly a decade after the City internally changed course
- The shift toward development occurred largely out of public view
- The first time many residents learned the land was at risk was when this specific project was already advancing

This context explains why such a large portion of this area feels blindsided.

I urge you to consider this history, the City's lack of due diligence in updating its own planning documents, and the scale of residents impacted by that failure. At minimum, this situation calls for reflection on transparency, communication, and whether the public was given a fair and honest opportunity to engage in decisions affecting their community.

Thank you for your time and consideration.

Sincerely,
Christina Wallace

From: Christina Wallace <christinawallace.dpt@gmail.com>
Sent: Monday, January 19, 2026 10:20 PM
To: CityClerk <CityClerk@lenexa.com>; Beccy Yocham <byocham@lenexa.com>; Scott McCullough <smccullough@lenexa.com>; Jennifer Martin <jmartin@lenexa.com>; CD Planning <Planning@lenexa.com>; Julie Sayers <jsayers@lenexa.com>
Cc: monarch@ku.edu; sarina.jepsen@xerces.org; rosemary.malfi@xerces.org; conservation@biologicaldiversity.org; kansases@fws.gov; kdwp.ess@ks.gov; Erich.Glave@ks.gov; krista.tatschl@hearst.com
Subject: Formal Request for Environmental Review and Pause of Development – Monarch Butterfly Habitat & Wetlands

To Whom It May Concern,

I am writing to formally request that the City of Lenexa pause all development approvals related to the proposed project impacting the Clear Creek Wetland area and require additional environmental review before any further action is taken.

This request is based on the confirmed presence of milkweed stands and a high concentration of monarch butterflies within the project area. All pictures attached were taken in the Clear Creek Wetland and sent in by concerned residents of Lenexa. As you are aware, the monarch butterfly is a candidate under the Endangered Species Act as a threatened species, and its survival is directly dependent on intact milkweed habitat. The site in question clearly meets recognized monarch habitat criteria, including host plants, breeding activity, and use as part of a migratory corridor.

In addition, the area exhibits characteristics consistent with a functioning wetland, which provides essential ecosystem services including flood mitigation, water filtration, and wildlife habitat. Disturbance or destruction of this land without proper delineation and review poses significant environmental and regulatory risk.

Given these facts, I am respectfully requesting that the City of Lenexa take the following actions:

1. **Immediately pause** any approvals, rezonings, or permits associated with this project until a complete environmental review is conducted.
2. **Require a third-party, field-verified wetland delineation** consistent with U.S. Army Corps of Engineers standards.
3. **Conduct a monarch butterfly and pollinator habitat assessment**, including an inventory of milkweed and documentation of monarch use.
4. **Evaluate avoidance alternatives**, rather than mitigation alone, as avoidance is the preferred and most defensible approach when sensitive habitat is present.
5. Ensure full **public transparency** by releasing all environmental studies, staff reports, and communications related to this proposal and it being a natural monarch butterfly habitat.

Proceeding without these steps exposes the City to avoidable legal, environmental, and reputational risk, particularly if the land is later determined to be jurisdictional wetland or critical habitat under federal law.

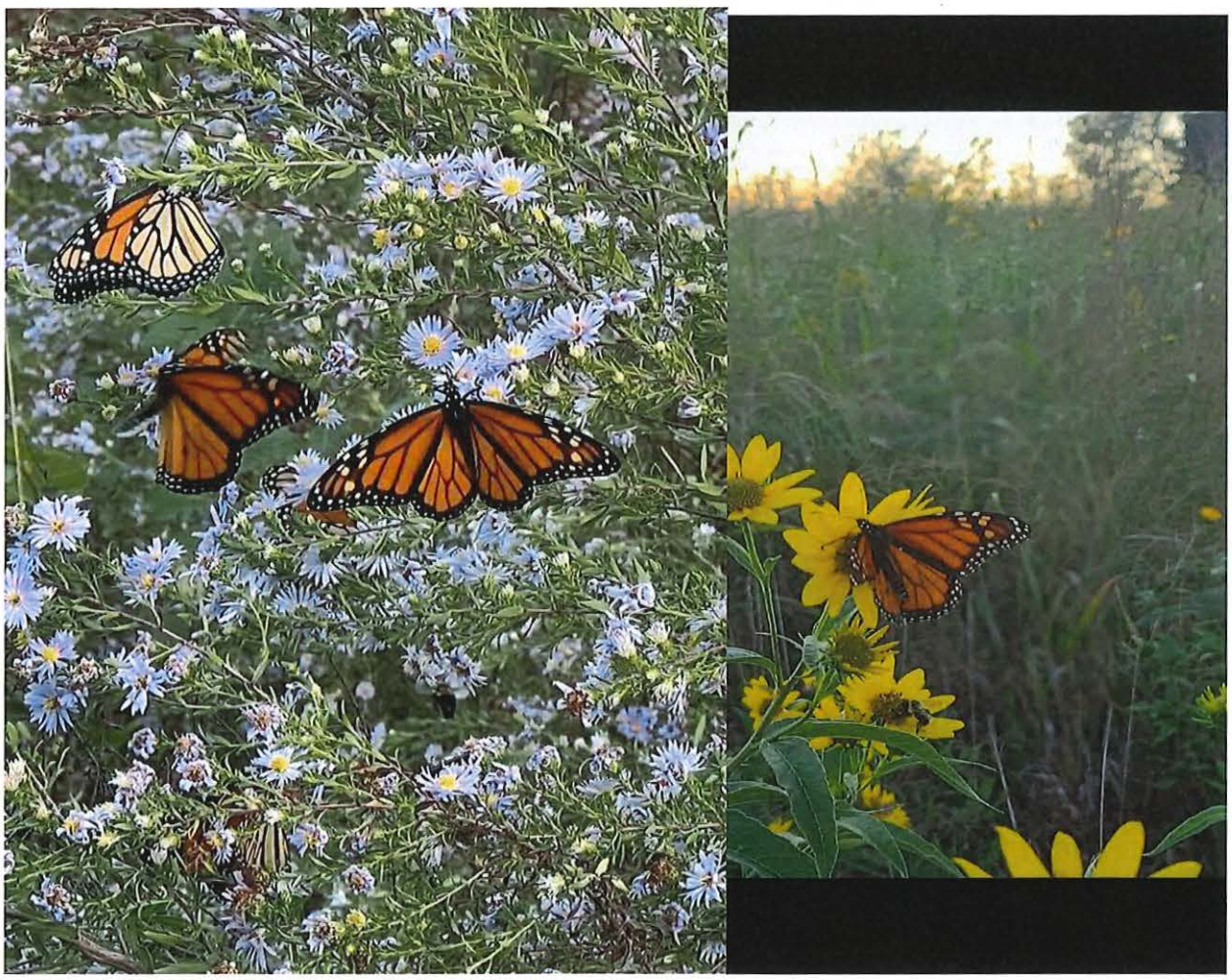
Given the documented presence of monarch habitat, this correspondence is being shared with **recognized monarch and pollinator conservation organizations, as well as appropriate state and federal environmental agencies**, for awareness and technical expertise. These concerns will be followed up through appropriate formal information requests and direct communication with relevant state and federal entities.

I appreciate the City's stated commitment to responsible growth, environmental stewardship, and transparency. Protecting intact wetland and monarch habitat is consistent with those values and with the long-term interests of Lenexa residents.

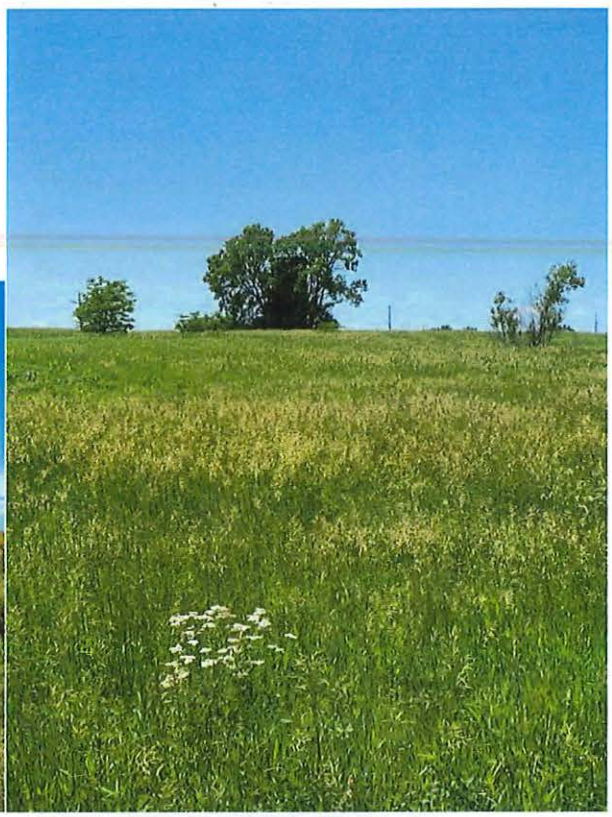
Thank you for your time and consideration. I look forward to your written response and to continued public dialogue on this matter.

Sincerely,
Christina Wallace

ATTACHMENTS:












9:01
81
Hoary verbena
August 10, 2025
Notes
Plant Info
Hoary verbena
Verbena stricta
Also known as: Hoary vervain, Woolly vervain, Woolly verbena, Tall Vervain, Mullein-leaved vervain... More
Images
New
Share
Save to My Garden


8:58
81
Common milkweed
July 21, 2024
Notes
Plant Info
Common milkweed
Asclepias syriaca
Also known as: Silkweed, Butterfly flower, Silky swallow-wort... More
Images
New
Share
Save to My Garden

From: John Handley <jhandley@lenexa.com>
Sent: Tuesday, January 13, 2026 4:47 PM
To: Christina Wallace <christinawallace.dpt@gmail.com>
Subject: Re: A Picture Is Worth A 1,000 Words

Christina,

Thank you for reaching out about the Habitat for Humanity project proposed near your property. I understand you're opposed to the project and have concerns especially related to quantity and accessibility of parkland. We will collect additional outreach and information related to your concerns as the application is considered by the Planning Commission on February 2nd. I am happy to chat over the phone if there are additional questions or concerns we can discuss in the meantime--if you'd like, please let me know some days/times that work on your end.

The staff report on the application materials will be released on Thursday January 29th, and will likely address several of your questions. Regarding your notes on the March 2025 cover photo, the caption notes that the Clear Creek Wetlands and trail would be incorporated into the future Centennial Park, but does not state that all land photographed is intended for the same. The intent was certainly not to mislead but to show off both nature/trail assets and the work of one of our consistent volunteer photographers. For more information on the Clear Creek Wetlands and their incorporation into future Centennial Park, the city has this webpage published, and the Parks Master Plan and Comprehensive Plans both highlight a 60-70 acre park—as far as I know, no changes to those plans are contemplated or needed with respect to the current proposal, but we can have the Parks department confirm either in the report or during the application hearing.

Please note that because this is an ongoing case, your email is a part of the public record--this also ensures all members of the council have access to your correspondence. Additionally, councilmembers (and our appointed/non-elected planning commissioners) are forbidden to pre-determine our vote on the case itself. We can and will continue to collect information and ensure your concerns are addressed, but I wanted to level-set in case you haven't gotten to interact with either body yet.

John Michael Handley

Lenexa City Council | Ward 1

jhandley@lenexa.com | 785.844.3314

From: Christina Wallace <christinawallace.dpt@gmail.com>
Sent: Sunday, January 11, 2026 11:52 AM
To: John Handley <jhandley@lenexa.com>
Subject: A Picture Is Worth A 1,000 Words

Dear Council Member Handley,

I am writing to respectfully request your consideration and a conversation regarding the proposed sale and development of land adjacent to Centennial Park and the Clear Creek Wetland Trail.

In March 2025, Lenexa Towntalk prominently featured an image of what was presented as a park—an image that conveyed preserved green space and long-term public access. This imagery and messaging were also used in the context of the recent 3/8-cent sales tax initiative.

Residents have since been informed that the land on the right side of that image was designated for sale years ago, reportedly between 2015 and 2018. However, this information was never clearly or consistently communicated to the public. The land was determined to be surplus long before the majority of neighborhoods were in this area. No meaningful conversation could occur when no people were there to have the conversation. The situation is different today. To residents, taxpayers, and voters, the land appeared to remain protected park space.

This raises several important questions that I hope the Council will thoughtfully consider:

- If the land was no longer intended to remain park space, why did official publications continue to depict it as such?
- How should residents reasonably interpret city messaging when imagery and materials suggest permanence, while internal plans indicate otherwise?
- Should land viewed by the public as part of a future park be treated differently when decisions about sale or development are considered?
- What responsibility does the city have to proactively disclose material changes to land use when that land is used to build public support for tax initiatives?
- How can trust be rebuilt when residents feel they were not given the full context of this proposed Clear Creek Subdivision development?

This disconnect between internal decisions and public-facing communication is one of many issues driving community concern regarding this subject. The frustration expressed by residents does not stem from opposition alone, but from a feeling that expectations were shaped by city messaging that did not align with the reality later revealed.

I believe this situation warrants thoughtful discussion, transparency, and genuine engagement with the community before irreversible decisions are made about greenspace that cannot be replaced. My intent is to advocate for clarity, accountability, and an open dialogue about impacts, alternatives, and the path forward.

Thank you for your time and service to Lenexa. I would welcome the opportunity to discuss this further.

Christina Wallace
8744 Greeley St.
Lenexa, KS 66227

From: Julie Sayers
Sent: Sunday, January 11, 2026 12:45 PM
To: Christina Wallace <christinawallace.dpt@gmail.com>
Subject: RE: A Picture Is Worth A 1,000 Words

Good afternoon Ms. Wallace,

All undeveloped park land, including Centennial, is outlined in our Parks and Recreation Master Plan, which had an extensive update in 2023. This public document corresponds with the response we provided to the recent change.org petition with the attached map indicating the boundaries of the park and wetlands, which do not include the proposed development area.

https://www.lenexa.com/Government/Plans-Studies/Parks-Recreation-Plans-Studies

The trail in the photo, future City park and the existing City stormwater facilities will remain under city ownership and public use and are not impacted by this proposal. They are highlighted in blue on the attached map for clarity.



Your email will be included in the Planning Commission's packet for the February 2nd meeting when the rezoning and plat applications are scheduled to be considered by the Planning Commission.

Thank you,
JS

Julie Sayers
Mayor
City of Lenexa
913.477.7567
jsayers@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: Christina Wallace <christinawallace.dpt@gmail.com>
Sent: Sunday, January 11, 2026 11:53 AM
To: Julie Sayers <jsayers@lenexa.com>
Subject: A Picture Is Worth A 1,000 Words

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

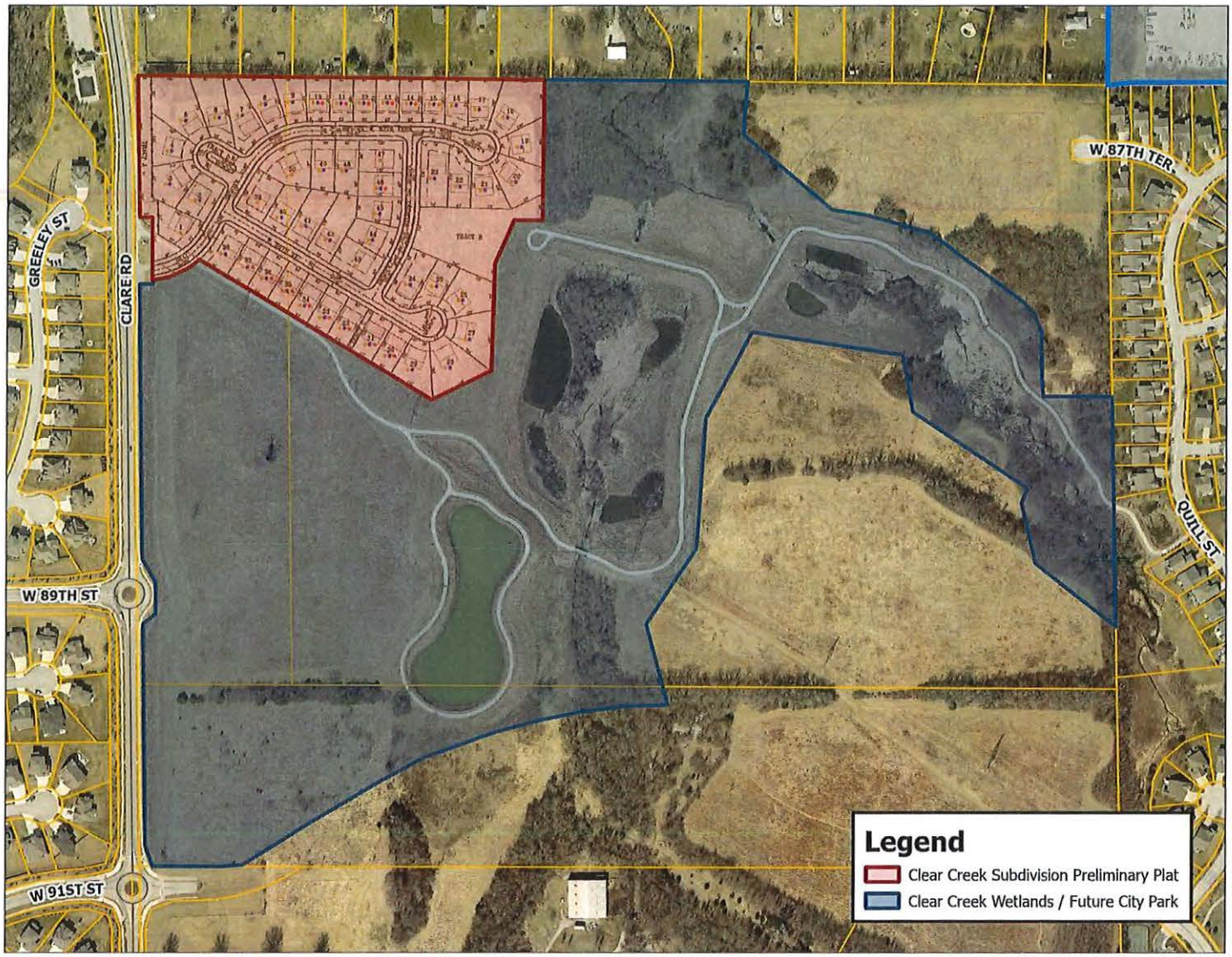
Dear Mayor Sayers,
I am writing to respectfully request your consideration and a conversation regarding the proposed sale and development of land adjacent to Centennial Park and the Clear Creek Wetland Trail.
In March 2025, Lenexa Towntalk prominently featured an image of what was presented as a park—an image that conveyed preserved green space and long-term public access. This imagery and messaging were also used in the context of the recent 3/8-cent sales tax initiative.
Residents have since been informed that the land on the right side of that image was designated for sale years ago, reportedly between 2015 and 2018. However, this information was never clearly or consistently communicated to the public. The land was determined to be surplus long before the majority of neighborhoods were in this area. No meaningful conversation could occur when no people were there to have the conversation. The situation is different today. To residents, taxpayers, and voters, the land appeared to remain protected park space.
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- What responsibility does the city have to proactively disclose material changes to land use when that land is used to build public support for tax initiatives?
- How can trust be rebuilt when residents feel they were not given the full context of this proposed Clear Creek Subdivision development?

This disconnect between internal decisions and public-facing communication is one of many issues driving community concern regarding this subject. The frustration expressed by residents does not stem from opposition alone, but from a feeling that expectations were shaped by city messaging that did not align with the reality later revealed.
I believe this situation warrants thoughtful discussion, transparency, and genuine engagement with the community before irreversible decisions are made about greenspace that cannot be replaced. My intent is to advocate for clarity, accountability, and an open dialogue about impacts, alternatives, and the path forward.
Thank you for your time and service to Lenexa. I would welcome the opportunity to discuss this further.

Christina Wallace
8744 Greeley St.
Lenexa, KS 66227

ATTACHMENT:


GREELEY ST
CLARE RD
W 89TH ST
W 91ST ST
W 87TH TER
QUILL ST
Legend
Clear Creek Subdivision Preliminary Plat
Clear Creek Wetlands / Future City Park

From: Christina Wallace <christinawallace.dpt@gmail.com>
Sent: Sunday, January 11, 2026 11:51 AM
To: Chelsea Williamson <cwilliamson@lenexa.com>
Subject: A Picture Is Worth A 1,000 Words

Dear Council Member Williamson,

I am writing to respectfully request your consideration and a conversation regarding the proposed sale and development of land adjacent to Centennial Park and the Clear Creek Wetland Trail.

In March 2025, Lenexa Towntalk prominently featured an image of what was presented as a park—an image that conveyed preserved green space and long-term public access. This imagery and messaging were also used in the context of the recent 3/8-cent sales tax initiative.

Residents have since been informed that the land on the right side of that image was designated for sale years ago, reportedly between 2015 and 2018. However, this information was never clearly or consistently communicated to the public. The land was determined to be surplus long before the majority of neighborhoods were in this area. No meaningful conversation could occur when no people were there to have the conversation. The situation is different today. To residents, taxpayers, and voters, the land appeared to remain protected park space.

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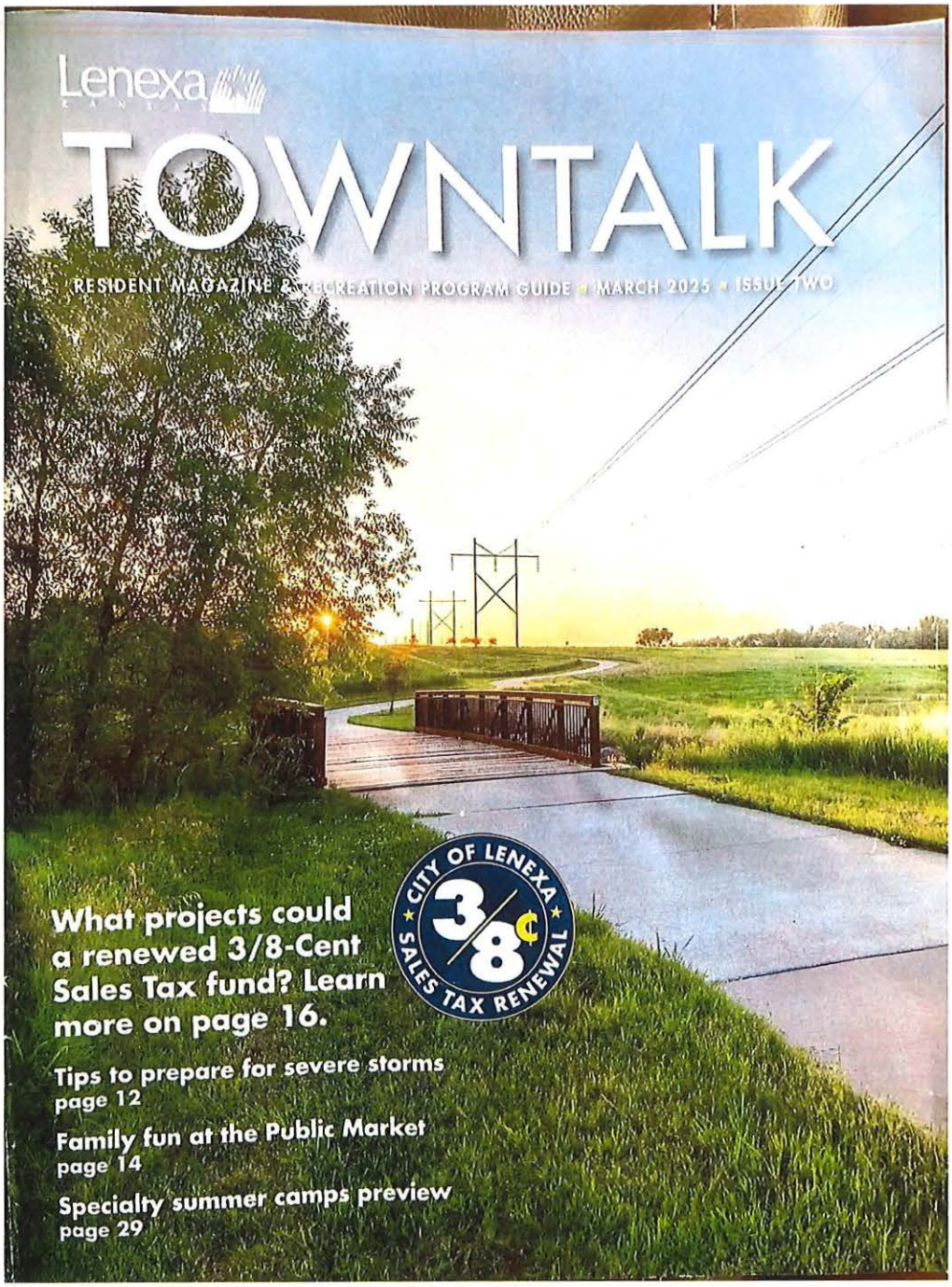
I believe this situation warrants thoughtful discussion, transparency, and genuine engagement with the community before irreversible decisions are made about greenspace that cannot be replaced. My intent is to advocate for clarity, accountability, and an open dialogue about impacts, alternatives, and the path forward.

Thank you for your time and service to Lenexa. I would welcome the opportunity to discuss this further.

Christina Wallace

8744 Greeley St.

Lenexa, KS 66227



From: Dan Wilkus <danwilkus@gmail.com>
Sent: Wednesday, January 28, 2026 11:15 AM
To: Stephanie Sullivan <ssullivan@lenexa.com>; John Handley <jhandley@lenexa.com>; Julie Sayers <jsayers@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Chris Herron <cherron@lenexa.com>; Avery Bell <abell@lenexa.com>; Jennifer Martin <jmartin@lenexa.com>
Cc: Tatschl, Krista <krista.tatschl@hearst.com>; Christina Wallace <christinawallace.dpt@gmail.com>
Subject: Comments in Opposition to the Proposed Habitat for Humanity Project 8705 Clare

Attached, please find my comments in opposition to the proposed Habitat for Humanity Project to be located at 8705 Clare. Obvioulsy, I am providing these comments prior to seeing the final rezoning application for this project. However, given the short time frame I wanted to get these into the public record sooner than later. I will plan to adjust my comments after the final application package and staff recommendations have been made public.

Thanks,

Daniel R. Wilkus, P.E.



Opposition to
Proposed Habitat for

January 28, 2026

City of Lenexa Planning Commission
City of Lenexa Elected Officials
City of Lenexa
17101 W 87th Street
Lenexa, KS 66219

Re: Comments on Proposed Habitat for Humanity Clear Creek Development

Dear City Planning Commissioners and Council Members

I am submitting the following comments opposing the Habitat for Humanity's rezoning and preliminary plat plan for a proposed fifty-home low-income government subsidized community land trust development to be located at 8705 Clare Street, Lenexa, KS.

I have evaluated the proposed development application against several of the "Golden" rezoning criteria hereinafter referred to as the "rezoning criteria" for the proposed application as prepared by Phelps Engineering, the applicant, who is the engineering firm representing Habitat for Humanity of Kansas City. Based on my evaluations I have the following concerns. Please note, I am providing my comments prior to the official informational packet being issued by the city for this project. If necessary, I will adjust my comments accordingly based on the final application package.

Concerns regarding the neutrality of the City of Lenexa during the application review process

Before presenting my assessment of the rezoning criteria, I wish to formally convey my concerns regarding the apparent lack of neutrality exhibited by the City of Lenexa during the application review process. These concerns are based on several email exchanges between the Lenexa City Manager, Beccy Yocham, and the Chief Administrative Officer (CEO) for Habitat for Humanity Kansas City.

The initial email, included as Attachment 1 to this letter, documents Ms. Yocham's request to provide input on the Habitat website for this project. She offers comments and raises questions about whether the website should be launched prior to submission of the application to the city. She references the Olathe project experiences and lessons learned. Notably, she states, "we want to void – to the extent we can – anything that would lead detractors from thinking this is prejudged in any way." Upon reviewing the contents of this correspondence, there appears to be an implication that the project may be prejudged, which raises concerns about the City's neutrality in this matter. My understanding is the City's primary focus should be on evaluating the final application document, official plats, and technical reports. After considering this email, I am

compelled to question whether the City's review process is being conducted in a fair, impartial manner, relying only on objective standards such as the rezoning criteria.

The second email found in Attachment 2 of this letter presents additional concerns. Ms. Yocham asks Ms. Hicks whether City of Lenexa employees could somehow benefit from this opportunity, suggesting options such as providing a small "bump" in scoring for home qualification or setting aside a few units where qualifying employees would have first refusal rights. Ms. Hicks replies that this is a "great idea!" Like the previous email, these comments raise serious questions about the impartiality of the City in this process, as well as legal issues regarding whether the review and potential approval of this application was arbitrary, capricious, or improperly influenced. Furthermore, offering a "small bump in scoring" or "right of first refusal" poses significant fair housing concerns and could adversely affect the disadvantaged individuals for whom these housing developments are intended to support.

In addition, in my email dated January 17, 2026, addressed to the City's Governing Body, I requested that the proposal submitted by Habitat for Humanity Kansas City to purchase a portion of the Clear Creek Wetland be considered nonresponsive, on the basis that it did not fulfill all the requirements outlined in the 2018 Request for Proposal (RFP).

Given these two significant examples of lack of impartiality coupled with the nonresponsive proposal, I am requesting that this application be rejected, the approval process stopped, and an ethics investigation initiated without delay.

EVALUATION OF SELECTED REZONING CRITERIA

1. The extent to which the proposed use will detrimentally affect nearby property.

The proposal to install a low-income government-subsidized community land trust (CLT) development adjacent to existing high-cost housing developments will have significant detrimental impacts to nearby current and future home property values as follows:

Negative Impact of Community Land Trust Developments on Nearby Homes

Placing a low-income, government-subsidized CLT development within an area characterized by high-cost housing may adversely affect current property values and future sale prices of new and existing homes. In the paper titled *The Effects of Community Land Trusts on Neighborhood Outcomes*, authored by postdoctoral fellows Omer Ali and Sarah Raviola of Duke University (January 31, 2023, Attachment 3), the authors state in their abstract: "We find evidence that neighborhood housing values decrease in the vicinity of CLT properties and so does the probability of a household moving out of the neighborhood." The paper further notes that housing prices can decline if the presence of lower-income residents reduces demand for neighborhoods with CLTs, a pattern frequently documented within affordable housing literature.

The authors cite additional research, such as Diamond and McQuade (2019), indicating that affordable housing developments may be perceived as a disamenity by higher-income households,

leading to decreased demand for adjacent residential properties. Consequently, they suggest that property prices near a CLT are expected to decline relative to similar properties located farther away. However, the paper also finds that the effects of CLTs on home prices vary depending on market conditions: in high-cost markets, CLTs primarily aim to preserve affordability, which is associated with larger negative impacts on home values. Conversely, in more affordable markets, CLTs may contribute positively to surrounding property values, potentially supporting neighborhood revitalization.

The area surrounding Clear Creek Wetlands, where this proposed CLT development would be located, consists predominantly of high-cost homes with resale values starting at $500,000 and new constructions ranging from $625,000 to over $1 million. By contrast, the applicant estimates the average price of new CLT homes at approximately $250,000. Local real estate professionals have expressed concerns about this disparity, noting that "this isn't the place for $250,000 homes." The referenced study also suggests that while CLTs can maintain affordability and prevent displacement in less expensive areas, they do not achieve these results in higher-cost regions and could have a greater negative effect on local sale prices and existing home values.

Given the findings outlined in one of the few comprehensive studies examining the impact of CLTs in high-cost housing markets, there are substantial concerns regarding the potential adverse effects on existing and future home values in the area. A fifty-unit low-income government-subsidized CLT might be more appropriately situated in a lower-cost housing market, where evidence suggests it would likely increase nearby property values. Approving rezoning and the preliminary plat plan for this CLT development—adjacent to high-value neighborhoods such as Arbor Lakes, Timbers at Clear Creek, Creekside, Creekside Woods, and The Reserve—could result in significant negative consequences for local property values and their owners. Therefore, it is recommended that the application for rezoning be denied due to these anticipated negative detrimental effects on property values.

Negative Impact of Community Land Trusts on Nearby Home Appraisals

On the applicant's website, https://habitatkc.org/lenexa-homes/, it is stated that "homes in a community land trust cannot be used for an appraisal comparison for real estate transactions outside of the community land trust. This development will not impact nearby home values." This statement does not accurately reflect the full scope of appraisal practices. While this may be applicable for transactions involving mortgages held by Fannie Mae or Freddie Mac, it does not apply to situations where the buyer's or refinancer's lender holds mortgages in its own portfolio.

For buyers whose mortgages are intended to be serviced by Fannie Mae or Freddie Mac, appraisers follow the guidelines set forth in the *Selling Guide Fannie Mae Single Family*, published December 10, 2025. Notably, Section B4-1.4-06 of the guide requires appraisers to address sales activity within community land trusts in the appraisal report when relevant to the neighborhood. As a result, sales data from community land trusts must be included in appraisals for buyers

seeking new mortgages or homeowners refinancing their nearby properties, even if these homes are part of the CLT.

In cases where Fannie Mae or Freddie Mac are not the holders of the mortgage, their appraisal guidance is not applicable. For example, local lenders such as Capitol Federal Savings often service and retain their own loans. Additionally, Fannie Mae and Freddie Mac are unable to acquire non-conforming mortgages—loans that do not meet their established standards. Non-conforming loans, or jumbo loans, typically exceed the conforming loan limit (set at $806,500 in most areas of the U.S. as of 2025) or possess features such as lower credit scores, higher debt-to-income ratios, interest-only repayment plans, or unconventional terms. It is likely that some prospective homeowners near the proposed CLT development will require jumbo loans given prevailing property values.

Therefore, the assertion made on the applicant's website does not capture the varied nature of mortgage products and appraisal methodologies. There exist multiple mortgage options not governed by Fannie Mae or Freddie Mac, with appraisal guidelines that allow for the inclusion of CLT home sales as comparables in evaluating nearby property values. Therefore, it is recommended that the application for rezoning be denied due to these anticipated negative detrimental effects on property values.

2. The relative gain to public health, safety, and welfare due to the denial of the application as compared to the hardship imposed upon the landowner, if any, as a result of denial of the application.

In addition to the concerns already raised, I want to highlight the impact this rezoning would have on the broader public. The applicant's website states that "homeowners will be responsible for property taxes." The proposed development is expected to generate little or no property tax revenue. As a result, the cost of city services required to support the project would ultimately shift to the taxpayers of Lenexa who already pay some of the highest property taxes in the area. The homes, which are expected to be valued at around $250,000, will pay about one-third or less of the property taxes compared to neighboring properties. By contrast, a for-profit development on this same land would contribute substantially more in property taxes, helping offset those service costs. In addition, proposed legislation is moving through the Kansas House of Representatives which could further reduce or eliminate the property tax burden for this development.

It is also important to note that neither the current landowner-the City of Lenexa-nor the applicant would experience meaningful hardship if this rezoning were denied. Other than the relatively minor cost of preparing the application, there are no significant adverse impacts to either party.

For these reasons, denial of the rezoning request is appropriate and in the public interest.

If the rezoning is not approved, the City also retains the option to maintain this property as public open space-something that would be available for all residents to enjoy. Preserving this land for community use represents a clear benefit to the public and aligns with the long-term interests of Lenexa citizens.

Community Land Trust Property Tax Abatement Legislation

Legislation (Kansas House Bill 2408) currently being considered in the Kansas House of Representatives could further reduce or even eliminate property taxes for community land trust projects like this government-subsidized housing development. A hearing for this proposed bill is scheduled for January 27, 2026, in the Kansas House. The Committee on Taxation introduced the legislation at the request of Habitat for Humanity of the Northern Flint Hills, an affiliated organization of the applicant.

The bill aims to change how "fair market value" is calculated by factoring in leased land owned by county-recognized community land trusts. This new approach would consider the property's size, location, income potential, and any government-imposed restrictions. If enacted, the legislation could reduce funds for local services that rely on property tax revenue.

3. The extent to which the proposed use would adversely affect the capacity or safety of that portion of the street network influenced by the use, or present parking problems in the vicinity of the property.

According to the applicant's own website, the proposed homes will include a garage. This is not consistent with the surrounding neighborhoods, where homes typically include three-car, and in some cases four-car, garages. This difference is substantial, and it has direct consequences.

A single-car garage, particularly for homes that the applicant intends to build with up to five bedrooms, will inevitably lead to significant on-street parking. This creates multiple problems:

- It introduces safety risks for pedestrians, especially children walking, biking, or playing near the streets.
- It creates line-of-sight issues for drivers and residents.
- It results in an unsightly concentration of cars and trucks along the streets—particularly concerning given that this development will sit directly adjacent to City parkland.

It is also important to note that all surrounding neighborhoods strictly prohibit on-street parking through their Homeowners Association covenants. These HOAs require residents to park vehicles in their garages or driveways. Allowing a development next door that does not provide sufficient garage or driveway space creates a clear inconsistency with established community standards. It is, quite simply, not in character with the area.

We have real-world examples of what this design approach produces. The recently completed Habitat for Humanity development in Omaha, Nebraska, pictured below, shows exactly how inadequate garage and driveway capacity results in overflow on-street parking.

The visual impact and congestion are immediate and unavoidable, and they highlight what will occur here if this proposal moves forward as designed.

Even if the applicant were to add an HOA or even increase garage size, the small lot dimensions and insufficient driveway lengths still make it impossible to avoid excessive on-street parking. The underlying design simply does not support the parking needs of households that could have multiple drivers and multiple vehicles.

For these reasons, the application, as submitted, should be denied. It does not conform to the surrounding neighborhoods, does not provide adequate off-street parking, and presents clear and avoidable safety risks.



Picture: From courtesy of NBC Channel 6 Omaha, Nebraska

4. The ability of the applicant to satisfy any requirements (e.g. site plan, etc.) applicable to the specific use imposed pursuant to the zoning regulations in this Chapter and other applicable ordinances.

My concerns relate to the applicant's public representations compared with the contents of their actual submittal, as well as several requested deviations from the City of Lenexa Unified Development Code (UDC) and the incompatibility of the proposed development with surrounding neighborhoods.

Applicant's Public Representations vs. Submitted Application

On the applicant's website, they state that the subdivision "will meet all City of Lenexa standards for platting and developing the property." At their December 9, 2025, public open house, Habitat for Humanity representatives further stated that the project would not require any deviations from the Lenexa Uniform Development Code (UDC). These statements were unequivocal and intended to convey compliance with all development standards.

However, the application submitted to the city directly contradicts those public assurances. The applicant is in fact requesting multiple significant deviations from Lenexa's established development standards. The inconsistency between the applicant's public statements and their formal application is misleading and undermines the transparency expected in the development review process.

Requested Deviations from the Lenexa UDC

The applicant is requesting the following deviations from Section 4-1-B-F of the UDC for property zoned RP-1:

- Reduction of minimum lot width from 70 feet to 62 feet at the front building line for all lots.
- Reduction of minimum front yard setback from 30 feet to 25 feet.
- Reduction of minimum lot size from 8,000 square feet to 7,500 square feet.

These are not minor adjustments; they represent substantial departures from the standards established to ensure orderly, compatible development within the City.

Minimum Ground Floor Area Classification

The applicant is also proposing to adopt a minimum ground floor area classification of "J", which allows:

- 864 sq. ft. minimum for one-story homes or split-level homes.

In contrast, the Timbers at Clear Creek—an immediately adjacent subdivision—is classified as "D," with a minimum ground floor area of 1,600 sq. ft. This means the applicant is proposing homes roughly half the minimum size of those in the surrounding neighborhood.

Section 4-2-C-6(B) of the UDC clearly states:

> "No land shall be so classified as to reduce the minimum ground floor area requirements thereof below that provided by the next lower classification to that designated for any separately owned land contiguous to or directly adjacent across a street."

Because Timbers at Clear Creek is classified as "D," the applicant may not propose any ground floor area classification lower than "E." Their current proposal of classification "J" is therefore inconsistent with the UDC and should not be approved.

Neighborhood Compatibility Concerns

The types of homes being constructed by Habitat for Humanity in their Heritage Park development in Olathe illustrate the scale and character of housing the applicant is proposing (please refer to the following photos). Even with the addition of a second garage, the proposed houses would remain substantially smaller than the homes in adjacent neighborhoods (please refer to the following photos of homes in the adjacent Timbers at Clear Creek Subdivision). The combination of smaller lots, smaller houses, and shorter driveways results in a development pattern that is

clearly out of character with surrounding properties. Such a mismatch would negatively impact neighborhood cohesion, visual compatibility, and long-term property values.

Habitat's Heritage Park Development in Olathe, KS



Existing Homes in the Timbers at Clear Creek Development in Lenexa, KS



Given the applicant's public assurances of full compliance, their subsequent request for extensive deviations, and the clear inconsistency of the proposed design with both the UDC and neighboring subdivisions, I respectfully request that the Planning Commission deny the requested deviations and require the applicant to resubmit a plan that fully complies with the City of Lenexa's development standards and is consistent with the neighboring subdivisions.

I appreciate the opportunity to submit my comments on this rezoning application. I respectfully request that you deny the rezoning application based on the justifications I have provided.

Sincerely,

Daniel R. Wilkus

Daniel R. Wilkus, P.E.

Attachment 1
October 23, 2025, email from Beccy Yocham to Lindsay Hicks

Scott McCullough

From: Lindsay Hicks <lhicks@habitatkc.org>
Sent: Monday, October 27, 2025 1:30 PM
To: Scott McCullough; Beccy Yocham
Cc: Katie Killen; Mike Nolan; Sean McLaughlin
Subject: Re: Habitat KC - Clear Creek Update

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Thanks Scott! Let's do 11/4 at 1:30pm.

From: Scott McCullough <smccullough@lenexa.com>
Sent: Monday, October 27, 2025 8:43 AM
To: Lindsay Hicks <lhicks@habitatkc.org>; Beccy Yocham <byocham@lenexa.com>
Cc: Katie Killen <kkillen@habitatkc.org>; Mike Nolan <mnolan@lenexa.com>; Sean McLaughlin <smclaughlin@lenexa.com>
Subject: RE: Habitat KC - Clear Creek Update

Lindsay,
Below are available dates/times that work for us to meet about these matters. Let me know what works and I will secure a room here at City Hall and send a mtg invite to the group.

11/4 – 1:30 or 4:00
11/5 – 4:00
11/10 – 2:00, 3:00 or 4:00

Scott McCullough, AICP
Community Development Director
City of Lenexa
Phone: 913.477.7532 | Fax: 913.477.7730
smccullough@lenexa.com | https://www.lenexa.com/Home

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From: Lindsay Hicks <lhicks@habitatkc.org>
Sent: Friday, October 24, 2025 2:38 PM
To: Beccy Yocham <byocham@lenexa.com>
Cc: Katie Killen <kkillen@habitatkc.org>; Mike Nolan <mnolan@lenexa.com>; Scott McCullough <smccullough@lenexa.com>; Sean McLaughlin <smclaughlin@lenexa.com>
Subject: Re: Habitat KC - Clear Creek Update

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Hi Beccy,

Thanks for your feedback and questions. Our internal team reflected on them as well as a few other things and have made some shifts and changes. To answer your questions:

1. Here is the outreach list we have as of now. Please let us know your thoughts/feedback:
   - Superintendent of De Soto Public Schools
   - Rodrock Development
   - Former Mayor Mike Boehm
   - Paul Snider
   - Lenexa Chamber
   - Joelle Hoye
   - Parks Advisory Board, Chair
   - HOA Presidents of communities in proximity
   - City Council - might check with Beccy to avoid serial meeting issues that would cause a Open Meeting violation
   - Representative Adam Turk
   - Senator Mike Thompson
   - St. James Leadership
2.
3. We decided to not have the November 10 meeting and will instead offer that information at a separate event after the gallery walk. At that event we will cover information about our program, qualifications, the Land Trust model, etc.
4. Our intent with the website was to have that up if we were having the November 10 education session more or less just focusing on FAQs and our work in Johnson County to date. However, now that we are not having that we will just leave our site as is and plan on launching a web page when we formally submit our application.

   We would greatly appreciate a collaborative approach to this and all communications. If you have availability, could we schedule sometime to discuss these items over the next week or two?

Have a great weekend!
Lindsay

From: Beccy Yocham <byocham@lenexa.com>
Sent: Thursday, October 23, 2025 3:42 PM
To: Lindsay Hicks <lhicks@habitatkc.org>
Cc: Katie Killen <kkillen@habitatkc.org>; Mike Nolan <mnolan@lenexa.com>; Scott McCullough <smccullough@lenexa.com>; Sean McLaughlin <smclaughlin@lenexa.com>
Subject: RE: Habitat KC - Clear Creek Update

Lindsay:

Thanks for reaching out and for the update. Can you share the list of people you are already planning to reach out to? I think that would be a helpful starting point for me. I plan to speak with the Mayor about this in the next few days to get her input on the list and will get back to you with any additions thereafter. (One thing to keep in mind is that we have a city election on November 4, with 4 councilmembers up for election.)

Do you envision that the in-person event the week of November 10 would be a project "announcement" of sorts or just an educational opportunity to learn more about Habitat?

I would appreciate seeing the website before it goes live as well if that would be possible. Because this project involves purchasing property from the City, I think it is best if we workshop the way that is described carefully and that the Council is made aware of the website and what is says before it goes live. I do not want them to be caught off guard by anything. I'm also thinking through the timing of making the website information public and whether it is a good idea before the project is submitted to the City? And perhaps the verbiage you have planned for the website will help me to get comfortable with that. We want to avoid – to the extent we can – anything that would lead detractors from thinking this is prejudged in any way. I know you have experience and lessons learned from the Olathe project that informs your plan here and I certainly don't want to derail that. Can you provide any more insight into the timing of this?

Thanks.

Beccy

Beccy Yocham
City Manager
City of Lenexa
913.477.7718
byocham@lenexa.com | www.lenexa.com

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From: Lindsay Hicks <lhicks@habitatkc.org>
Sent: Wednesday, October 22, 2025 1:17 PM
To: Scott McCullough <smccullough@lenexa.com>; Beccy Yocham <byocham@lenexa.com>; Sean McLaughlin <smclaughlin@lenexa.com>; Mike Nolan <mnolan@lenexa.com>
Cc: Katie Killen <kkillen@habitatkc.org>; Anna Van Brunt <avanbrunt@habitatkc.org>; Michael Fisher <mfisher@habitatkc.org>; Brooke Wrisinger <bwrisinger@habitatkc.org>; Doug Ubben, Jr. <dougubben@phelpsengineering.com>
Subject: Re: Habitat KC - Clear Creek Update

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Thanks Scott! Yes, we will work within this timeframe. As mentioned if there are any updates we will let you know as soon as possible.

Looking forward to it!

Lindsay

From: Scott McCullough <smccullough@lenexa.com>
Sent: Wednesday, October 22, 2025 1:08 PM
To: Lindsay Hicks <lhicks@habitatkc.org>; Beccy Yocham <byocham@lenexa.com>; Sean McLaughlin <smclaughlin@lenexa.com>; Mike Nolan <mnolan@lenexa.com>
Cc: Katie Killen <kkillen@habitatkc.org>; Anna Van Brunt <avanbrunt@habitatkc.org>; Michael Fisher

<mfisher@habitatkc.org>; Brooke Wrisinger <bwrisinger@habitatkc.org>; Doug Ubben, Jr. <dougubben@phelpsengineering.com>
Subject: RE: Habitat KC - Clear Creek Update

Hi Lindsey,
Thank you for the update. Note that the pre-application process requires that a plan be submitted thru our portal like a regular application. Several divisions then review it and provide comments on the plan. After that we offer a meeting to discuss the comments if needed. It would be most beneficial for that pre-application plan to be submitted for our review no later than Nov 1 to complete the round of comments for a November 24th formal submittal. Let me know of any questions.

Scott McCullough, AICP
Community Development Director
City of Lenexa
Phone: 913.477.7532 | Fax: 913.477.7730
smccullough@lenexa.com | https://www.lenexa.com/Home

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From: Lindsay Hicks <lhicks@habitatkc.org>
Sent: Wednesday, October 22, 2025 11:44 AM
To: Beccy Yocham <byocham@lenexa.com>; Scott McCullough <smccullough@lenexa.com>; Sean McLaughlin <smclaughlin@lenexa.com>; Mike Nolan <mnolan@lenexa.com>
Cc: Katie Killen <kkillen@habitatkc.org>; Anna Van Brunt <avanbrunt@habitatkc.org>; Michael Fisher <mfisher@habitatkc.org>; Brooke Wrisinger <bwrisinger@habitatkc.org>; Doug Ubben, Jr. <dougubben@phelpsengineering.com>
Subject: Habitat KC - Clear Creek Update

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Good morning!
I wanted to reach out with an update on our anticipated timeline for the potential Clear Creek development. As of now are plans/timeline are as follows:

We anticipate the following November 24 submittal timeline. Of course, this depends on Phelps completing their piece. If there are any updates, we will let you know as soon as possible.

Submittal Deadline (12:00pm CST) Submit application online at [illegible]	City Staff Comments Available Online (by end of day) Deadline for Applicant to Mail Notices (if applicable)	Applicant Revisions Due (12:00pm CST) Deadline for Applicant to Post Sign on Property (if applicable)	Planning Commission/ Board of Zoning Appeals Meeting*	City Council Meeting* (if applicable)
Monday, November 25, 2024	Monday, December 9, 2024 Monday, December 16, 2024	Monday, December 16, 2024 Monday, December 23, 2024	Monday, January 6, 2025	Tuesday, January 21, 2025
Monday, December 30, 2024	Monday, January 13, 2025	Monday, January 20, 2025	Monday, February 3, 2025	Tuesday, February 18, 2025
Monday, January 27, 2025	Monday, February 10, 2025	Monday, February 17, 2025	Monday, March 3, 2025	Tuesday, March 18, 2025
Monday, February 24, 2025	Monday, March 10, 2025	Monday, March 17, 2025	Monday, March 31, 2025	Tuesday, April 15, 2025
Monday, March 31, 2025	Monday, April 14, 2025	Monday, April 21, 2025	Monday, May 5, 2025	Tuesday, May 20, 2025
Monday, April 28, 2025	Monday, May 12, 2025	Monday, May 19, 2025	Monday, June 2, 2025	Tuesday, June 17, 2025
Tuesday, May 27, 2025	Monday, June 9, 2025	Monday, June 16, 2025	Monday, June 30, 2025	Tuesday, July 15, 2025
Monday, June 30, 2025	Monday, July 14, 2025	Monday, July 21, 2025	Monday, August 4, 2025	Tuesday, August 19, 2025
Monday, July 21, 2025	Monday, August 4, 2025	Monday, August 11, 2025	Monday, August 25, 2025	Tuesday, September 16, 2025
Tuesday, September 2, 2025	Monday, September 15, 2025	Monday, September 22, 2025	Monday, October 6, 2025	Tuesday, October 21, 2025
Monday, September 29, 2025	Monday, October 13, 2025	Monday, October 20, 2025	Monday, November 3, 2025	Tuesday, November 18, 2025
Monday, October 27, 2025	Monday, November 10, 2025	Monday, November 17, 2025	Monday, December 1, 2025	Tuesday, December 16, 2025
Monday, November 24, 2025	Monday, December 8, 2025 Monday, December 15, 2025	Monday, December 15, 2025 Monday, December 22, 2025	Monday, January 5, 2026	Tuesday, January 20, 2026
Monday, December 29, 2025	Monday, January 12, 2026	Monday, January 19, 2026	Monday, February 2, 2026	Tuesday, February 17, 2026

- Next couple of weeks - can we schedule our pre-application meeting? @Scott McCullough are there open date/times we can put a holder in place for?
- Week of November 3rd, Katie Killen and I plan to start scheduled one-on-one coffees with key Lenexa community members. If you have any folks to add to our list that you think we need to reach out to, please let us know. Anna (copied) will be helping get those scheduled through November and early December before the holidays so please cc her in correspondence.
- The week of November 10th (most likely Monday or Thursday) we plan to host a high-level overview of Habitat's work and who our homeowners are. This would be in person in Lenexa.
    - We will have a website up by that time where people can find information about the project and we will update this as we go.
- Early December (after we submit) we will have a gallery walk style open house where people can come and learn more about specific components of the project and ask questions. This also would be in Lenexa. Currently planned stations include:
    - Plat map and site information
    - CLT information
    - Overview of our homeownership program
    - Why affordable housing in Johnson County is important
    - Examples of our other work
    - Other services and community investment Habitat brings along with our developments

We will do all of the other things required (letter notifications, etc.) but I wanted to get the higher level items over to you for your feedback.

Thank you!
Lindsay

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Building a Kansas City community where everyone has a safe, decent

Lindsay Hicks *she/her/hers*

and affordable place to call home. President and CEO

913.475.9466

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Attachment 2
May 22, 2025, email exchange between Beccy Yocham and Lindsay Hicks

From: Beccy Yocham
Sent: Friday, May 23, 2025 12:18 PM
To: Scott McCullough; Sean McLaughlin; Mike Nolan; Todd Pelham
Subject: Fw: Thank you

FYI. I asked Habitat about how our employees could potentially benefit and her answer is below.

Beccy Yocham
City Manager
City of Lenexa
913.477.7718
byocham@lenexa.com | www.lenexa.com

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From: Lindsay Hicks <lhicks@habitatkc.org>
Sent: Thursday, May 22, 2025 5:57 PM
To: Beccy Yocham <byocham@lenexa.com>
Subject: Re: Thank you

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Hi Beccy,
First, I am noticing I spelled your name wrong in my initial email - so sorry about that!

To answer your questions:

1. They are a funding source as they afforded us dollars for acquisition, and we would ask them to fund vertical construction as well.
2. Great idea! Of course, with funding sources we will need to make sure there are not any limitations - although some of these homes will be built with private dollars which eliminates the complication. We could do marketing, information sessions, have a housing counselor assigned to support your employees, etc.

Hope this helps. Let me know if you need anything else.

Lindsay

From: Beccy Yocham <byocham@lenexa.com>
Sent: Thursday, May 22, 2025 3:42 PM
To: Lindsay Hicks <lhicks@habitatkc.org>
Subject: Re: Thank you

Lindsay:

Thanks for the meeting and for your interest in developing in Lenexa. I appreciated learning more about the proposed project. I will be in touch after I've had the opportunity to discuss the concept with a few other members of our team. The few discussions I have had so far have gone well.

A couple of questions have arisen since we met:

1. What is the County's role as mentioned in the proposal?
2. This might not be possible, but what is your reaction to the idea of establishing a way that we could allow City of Lenexa employees to benefit from this opportunity? It could take a number of forms - from just marketing your programs specifically to our employees, to giving them a small "bump" in scoring when it comes to qualifying for a home, to setting aside a small number of units that our qualifying employees could have a right of first refusal on to purchase and probably other ways we haven't thought of. Have you ever seen anything like this done and do you have any thoughts on the concept?

I appreciate your thoughts when you have time. Thanks again.

Beccy

Beccy Yocham
City Manager
City of Lenexa
913.477.7718
byocham@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

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From: Lindsay Hicks <lhicks@habitatkc.org>
Sent: Tuesday, May 20, 2025 1:40 PM
To: Scott McCullough <smccullough@lenexa.com>; Beccy Yocham <byocham@lenexa.com>; Mike Nolan <mnolan@lenexa.com>
Subject: Thank you

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Becky, Scott and Mike,
I just wanted to send over a quick thank you for our meeting last week. We left feeling excited about the potential project and the opportunity to bring affordable homeownership to Lenexa. Becky, as you are working through your preliminary conversations, please reach out if there is anything I can do to help.

We look forward to hearing from you all soon.

Gratefully,
Lindsay

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Lindsay Hicks *she/her/hers*
President and CEO
913.475.9466
habitatkc.org

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Attachment 3
The Effects of Community Land Trusts on Neighborhood Outcomes

The Effects of Community Land Trusts on Neighborhood Outcomes*

Omer Ali
Duke University†

Sarah Raviola
Duke University‡

January 31, 2023

Abstract

This paper studies the effect of Community Land Trusts (CLTs) on neighborhood composition and affordability. CLTs are non-profit organizations that buy and resell houses at subsidized prices with a unique feature: the trust retains ownership of the land and leases it to homeowners with long-term agreements to limit resale price and maintain affordability. CLTs have gained renewed attention as a possible solution to the shrinking stock of affordable housing, in part because they also create pathways from renting to homeownership. An important question is whether a CLT - aside from making the purchased dwelling permanently affordable - generates spillover effects on surrounding house prices through changes in neighborhood amenities. We create a novel dataset of CLT housing transactions from 2000 to 2016 and combine it with panel data on individual migration histories to estimate the effects of CLT purchases on home prices and displacement in the surrounding neighborhood. We find evidence that neighborhood housing values decrease in the vicinity of CLT properties and so does the probability of a household moving out of the neighborhood, especially for Black and Hispanic households. These results suggest that CLTs help current resident traditionally at higher risk of displacement to remain in their neighborhood.

Keywords: Affordable housing, Community land trust (CLT), Neighborhood change, House price, Displacement

* We are very grateful for comments from conference participants at the 15th North American Meeting of the Urban Economics Association and from seminar participants at the Philadelphia Fed Community Development and Regional Outreach Department and Duke University. This material is based upon work supported by the National Science Foundation SBE Postdoctoral Research Fellowship under Grant No. 2105253 (Ali). Nicholas Datto, Mona Tong and Pei Yi Zhuo provided excellent research assistance. All errors remain our own.

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City of Lenexa - Public Comments for Clear Creek Subdivision (RZ26-01, PT26-01P)
(Comments received prior to 5:00 PM on 01/28/2026)

1 Introduction

Widespread affordable housing shortages and gentrification of historically low-income neighborhoods are a growing concern in US housing policy. Indeed, while the price of shelter relative to other goods has increased by 120 percent between 1970 and 2016 (Albouy et al., 2016), there is considerable heterogeneity in the extent of house price appreciation across places. Coastal cities that experienced a rise in incomes coupled with a restrictive regulatory regime for housing exhibit the largest increase in prices (Glaeser and Gyourko, 2018). Regardless of the underlying causes, the increase in housing costs has been linked to the displacement of low-income renters (Qiang et al., 2020). Aspiring home buyers and low-income home-owners may also be adversely affected. Displacement of lower-income, long-term residents has become a key concern for communities and local governments, spurring a movement to find creative and community-based solutions to tackle these problems and increase the stock of affordable housing (Hwang and Ding, 2020).

It is in this context that the long-used model of Community Land Trusts (CLTs) has been rediscovered. CLTs are non-profit organizations that buy and resell dwellings at subsidized prices with one unique feature: the trust keeps the land deed and leases it to homeowners who sign a long-term agreement to limit the home's resale price, maintaining its affordability indefinitely. This arrangement seeks to balance between two competing objectives: allowing the present occupant to build wealth through their home, while keeping the resale price affordable for the next buyer.

Whether this is a model worth pursuing in response to the shortage of affordable housing is ultimately an empirical question. Dwellings that enter the CLT model remain permanently affordable. However, CLTs may have an impact on surrounding housing prices as well. The cost of neighborhood housing may increase if CLT purchases restrict housing supply by occupying properties or improve neighborhood amenities. Alternatively, housing prices could go down if the influx of lower-income residents reduce demand for the neighborhoods in which CLTs are working, a well-documented pattern in the affordable housing literature. If price effects are positive, this may lead to the displacement of lower-income residents in the neighborhood. In this paper we ask the following: what is the effect of a CLT's acquisition of properties on neighborhood property prices and incumbent residents' likelihood to move? In what context should CLTs be used to meet the affordable housing challenge?

CLTs generally have a negligible effect on the total housing stock, since they seek to acquire

existing properties.[1] The properties they acquire, however, are no longer available on the private market, resulting in a reduction in the supply of housing units for sale. While CLTs don't usually own enough units to make a difference at the city level, their property tend to be clustered in specific neighborhoods, so that this effect could be sizeable at the local level. Moreover, most CLTs organize members together with their local community to undertake projects that improve neighborhood amenities, such as the construction and maintenance of community gardens and they create incentives for homeowners to make visible improvements to their home and. Properties acquired by a CLT and leased to an owner-occupant are more likely to be maintained, either by the occupant or the CLT itself. All of these reasons would improve the neighborhood quality where CLTs are active, and, therefore, increase demand for housing in that neighborhood.

On the other hand, CLTs might exert negative pressure on surrounding house prices through their purchases. Eligibility for occupying CLT homes (either as home-owners or renters) is determined by income. Households usually meet conditions that limit their incomes to around 80% of area median income, with the precise threshold differing by organization. If affordable housing developments are viewed as a disamenity, as Diamond and McQuade, 2019 find to be the case for higher-income households in higher-income areas, an influx of lower-income residents would make a neighborhood less desirable and, in turn, reduce demand for local residential properties. Should this effect overcome the upward pressure on house prices described above, we would expect prices of properties surrounding a unit acquired by a CLT to decline, relative to similar properties farther away.

CLT activity may affect other neighborhood outcomes related to affordability, in addition to house prices. Many municipalities in the United States are experiencing the effects of gentrification and the displacement of low income residents as long-neglected neighborhoods undergo revitalization through an influx of businesses and new residents. If CLT activity contributes to slowing displacement, we would expect to see an decrease in the likelihood that residents in the surrounding neighborhood move elsewhere.

To study the local price and demographic effects of CLTs, we create a novel data set of CLT real estate transactions between 2000 and 2016 and combine it with panel data on household migration histories. This paper focuses on the top 10% of CLTs by properties owned in the United States.

[1]Some organizations purchase and develop vacant lots, or rehabilitate dilapidated buildings, thereby adding to the local housing supply. This occurrence is not very common in our data and we do not account for this activity explicitly in the analysis. The purchase of a vacant lot is therefore treated in the same way as the purchase of an existing unit.

These datasets allow us to overcome some of the limitations faced by previous literature on the topic and study the effect of property acquisitions by CLTs on surrounding property values and resident mobility. We also explore the effect of CLTs on homeownership and demographic composition. It is important to note that our paper measures affordability using property sale prices and estimated home values, but not rental prices. To the extent that home values are a measure of housing costs that is correlated with rents, the results we find on affordability may extend to the rental market.

We identify the effects of CLTs on surrounding housing prices and residents' mobility by exploiting the fact that CLTs tend to be cash-constrained and the exact property they acquire is determined by the set of properties available for sale at the precise time when organizations can afford to make a purchase. Within a target neighborhood, the set of properties available for sale is likely to be independent of a CLT's purchase timeline, so that the exact geographic location of the home that they purchase is credibly exogenous. We therefore use a spatial difference-in-differences estimator, to evaluates the effects of a CLT acquisition on immediately surrounding homes relative to the homes slightly farther away within the target neighborhood. While our research design provides a step forward with respect to previous analyses, we still find some evidence that there may still be within-neighborhood sorting of CLTs into specific properties, and we discuss our identification strategy and the challenges we face in more detail in section 4.

Our results on the impact of CLTs on home sale prices suggest that the effects depend on the intensity of CLT activity in the neighborhood. Initially, a CLT purchase is associated with a decrease in surrounding transaction prices (-2.5% for homes within 300m of the CLT home and -3.65% for homes between 300m and 600m), but this effect is mitigated and even reversed as CLT activity increases. We also find that the magnitude of the effect of CLTs on estimated home values provided by Data Axle USA is generally lower than the effect on sale price, but the same patterns hold. This could be a result of the fact that once the CLT starts its activity and neighbors become more familiar with the model, it becomes more desirable to live near the nonprofit's property. We also find that the effect of CLTs on prices varies depending on the housing market. CLTs in high cost markets may have as their main mission to preserve housing affordability, and therefore, the negative effects on sale prices are larger in these markets. However, in markets that are not facing high housing costs, CLTs have a more positive effect on the sale prices of houses around them, consistent with the idea that their focus in those areas may be to neighborhood revitalization.

We also find that CLT activity reduces the moving probability of households in the surroundings (-0.85 percentage points for residents within 300m and -1.17 percentage points for residents

between 300m and 600m, compared to residents living between 600m and 1000m from a CLT property). However, we find that CLT activity is associated with a decrease in the likelihood that households own the home they are living in. This suggests that the increased likelihood of a neighborhood to retain current residents is accompanied by an influx of renters in the areas around CLTs, likely due to increased affordability.

The paper also explores the effects of CLTs on the demographic composition of a neighborhood. Our results showed an increase in the probability that the head of a household near a CLT property is Black or Hispanic, especially outside the areas that are experiencing high housing costs. These effects are also increasing in the intensity of CLT activity in the area. We find opposite effects on the probability that the head of the household is White, with an increase in the immediate surroundings of a CLT property in high-cost markets and a decrease in other markets. The probability that the head of a household is Asian differs across market types are also mostly positive, although with lower magnitudes in areas with higher home prices.

Overall our results suggest that CLTs may yield higher neighborhood affordability and ability to retain current residents, although this does not translate in an increase in the local homeownership rates. The composition of the neighborhood seem to suggest slight increases in racial and ethnic groups traditionally more affected by displacement, providing some encouragement in the role that CLTs can play to prevent it. However, our results also provide suggestive evidence that, while CLTs may help maintain affordability and prevent displacement in more affordable areas, they may not be able to achieve the same results in higher-cost areas.

Related Literature: This paper contributes to several strands of literature. First, it adds to the literature on Community Land Trusts (CLTs). Despite the increasing attention that the model has received in the public debate, evaluations of CLTs are still limited and the majority of the available studies focus on the impacts that CLTs have on the residents of their properties.[2]. Less attention has been paid to the effects that CLTs have on the neighborhoods in which they are active, which is the focus of this paper. Two notable exceptions are Nelson et al., 2020 and Choi et al., 2018. Nelson et al., 2020 focus on the City of Lakes Community Land Trust in Minneapolis and find that its presence in a neighborhood is associated with stably higher housing prices, particularly

[2]This literature is largely consistent in finding that CLTs do increase wealth-building opportunities for low-income households (Temkin et al., 2010, Thaden, 2011), while results are less consistent regarding whether they create lasting affordability for the homes in the model (Lauria and Comstock, 2007, J. E. Davis and Stokes, 2009) Bourassa, 2007 highlights how the ability to create lasting affordability depends on conditions such as prevailing interest rates, housing price appreciation and CLT-specific characteristics.

in neighborhoods affected by foreclosure. Choi et al., 2018, using data from 46 CLTs across the United States and demographic data at the Census tract level, find evidence that CLTs can slow displacement and turnover in gentrifying neighborhoods. These studies either focus on a single CLT (Nelson et al., 2020) or rely on CLTs to voluntarily provide information on the units they own (Choi et al., 2018). We contribute to the literature by bringing in a new public-records dataset on the housing transactions of the top 10% of CLTs across the United States by properties owned, paired with mobility and demographic data at the address level. Our dataset allows us to study the microneighborhood effects of CLTs instead of having to restrict our attention to Census tracts that have enough CLT homes to detect effects at such an aggregate level.

Second, this paper contributes to the literature examining the effects of affordable housing on the property values of surrounding homes. With this focus, scholars have previously studied the Low Income Housing Tax Credit (LIHTC) (Baum-Snow and Marion, 2009; Deng, 2011; Diamond and McQuade, 2019; Eriksen and Rosenthal, 2010), Section 8 vouchers (M. A. Davis et al., 2021, Susin, 2002), rent control (Autor et al., 2014, 2017), inclusionary zoning (Schuetz et al., 2011; Soltas, 2021, Singh, 2020) and the relaxation of existing zoning regulation (Kulka et al., 2022). These studies have arrived at different conclusions, suggesting that ultimately the answer depends on the attributes of the affordable housing and the features of the surrounding neighborhoods. Despite their expanding role in the affordable housing landscape, Community Land Trusts (CLTs) are relatively understudied and we contribute to filling this gap.

Finally, our paper contributes to the literature on housing affordability and displacement. Multiple studies show that building market-rate housing eases the middle and low-income housing market, lowering rents and preventing displacement (Mast, 2021; Pennington, 2021). Diamond et al., 2019 find that rent control in San Francisco limited the displacement of minorities in the short run, but prompted a shift towards higher-income housing, resulting in higher rents and gentrification. We contribute to this literature by showing that CLTs, which slow down sale price increases especially in high-cost markets have positive spillovers on current residents' willingness and ability to remain in their neighborhood. We find that the effect is particularly pronounced for Black and Hispanic households, traditionally considered more at risk of being displaced.

The paper proceeds as follows. Section 2 gives background information on community land trusts. Section 3 describes the data we use. Section 4 presents research design and estimation procedure. Section 5 gives the estimation results for the effect on housing prices, moving probability and demographic composition of the neighborhood. Section 7 concludes.

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2 Community Land Trusts

Community land trusts (CLTs) seek to remove land from the private market by purchasing it and leasing it to qualified residents at below-market rate. They maintain affordability by limiting resale prices through formulae that compensate leaseholders based on inflation, local house prices, and length of tenure. Most CLTs obtain a 501(c)(3) designation from the IRS, though in a few cases, programs similar to CLTs are administered by local governments or public housing authorities. In this paper, we focus on CLTs that have been registered as 501(c)(3) organizations at some point between 1990 and 2016.[3]

The earliest CLTs were formed in primarily rural areas in the 1960s and 70s, with the first arising to provide black households with greater access to land and asset ownership. Urban CLTs emerged in the 1980s as a way to provide permanently affordable housing for low- and medium-income households (see J. E. Davis, 2010). Since the 1990s, the number of CLTs has grown significantly in the United States, driven by the support of local governments and municipalities. A 2006 survey by the Lincoln Institute of Land Policy showed that the majority of CLTs serve urban areas, followed by rural or small towns. Though CLTs are diverse and form in response to specific local conditions, the majority share a mission of promoting affordable housing (Sungu-Eryilmaz and Greenstein, 2007).

CLTs are usually governed by a board of residents of CLT properties, community residents and public representatives. They incorporate a variety of governance structures, policies, and practices to ensure community engagement and that community interests are prioritized (Thaden and Lowe, 2014). Their work primarily focuses on creating permanently affordable homes, offering homeownership opportunities to low-income families, although they may also undertake other community projects like urban agriculture, commercial spaces and green space preservation. While there is a lot of variability in the details of CLTs' activity, we describe the general structure of their program in the following subsection.

2.1 Overview of CLTs' program structure

The most common configuration of the program begins with the Community Land Trust (CLT) purchasing a lot of land with the purpose of retaining ownership permanently. Any structure sitting on the lot is then sold to a qualified family or individual who leases the land from the CLT in a

[3]While we do have some financial information on Community Land Trusts created after 2016, our CLT transaction dataset - and therefore our main analysis - stops in 2016.

long-term (usually 99 years) contract that can be renewed and inherited.[4] The purchase price is therefore more affordable because the homeowner is buying the house but not the land. Homes are usually priced at a cost so that monthly mortgage payments are affordable to households with income below 80% of Area Median Income (AMI). Buyers will still need to be eligible for a mortgage from a third-party lender and a minimal down payment will be required from the home buyer, with the balance subsidized by a no- or low-interest gap loan. This means that the population that CLTs target for their homeownership programs is low-to moderate income residents.[5]

CLTs usually operate as a shared-equity homeownership program, with homeowners agreeing to re-sell the home at a restricted price to keep it affordable for future buyers. The property could be sold back to the CLT or sold directly by one homeowner to another with the resale price determined by a resale formula that varies across CLTs rather than by the property's market value.

Resale formulas are usually designed to allow homeowners to recover their original down payment and to realize a "reasonable return" on the home-owner's investment.[6] In general, however, resale formulas set an upper limit and there is no guarantee that a homeowner will receive the formula-determined price: for instance if the property's value has plummeted, its condition has deteriorated, or if the formula itself has failed to keep the resale price within financial reach of the targeted, income-eligible population, the actual resale price may be lower.

J. E. Davis, 2006 describes four common approaches to determining the resale price of a CLT home: indexed formulas, itemized formulas, appraisal-based formulas and mortgage-based formulas[7]. Indexed formulas link upward adjustments in the original purchase price of a house to changes in a specified index, such as percentage change in Area Median Income. Itemized formulas adjust the original purchase price by adding or subtracting specific factors that change the value of the home, such as capital improvements or unusual damages made by the owner, inflation, maintenance, repair and depreciation. Appraisal-based formulas, adjust the original purchase price by giving the owner a specified percentage of market appreciation, as measured by appraisals that are done at the time of purchase and at the time of resale. Finally, mortgage-based formulas determine

[4]Some community land trusts also manage affordable rental housing. In this paper, we do not distinguish between properties acquired by a CLT for owner-occupancy and those acquired for renting.

[5]According to the definition provided by the department of Housing and Urban Development, *low-income* refers to households earning less than 80% of the Area Median Income (AMI), *very low-income* to households earning between 31% and 50% and *extremely low-income* to households earning less than 30% of the AMI. While private nonprofits can provide affordable housing to low-income households, it is usually hard for them to serve very- and extremely low-income households without the deep subsidies of public housing assistance.

[6]As J. E. Davis, 2006 highlights, "What constitutes a return that is "reasonable" or "fair" is a subject of considerable debate among the organizers and supporters of shared equity housing" (page 65).

[7]See J. E. Davis, 2006 (pages 65-69) for detailed descriptions of each resale formula.

the resale price by calculating the maximum amount of mortgage financing that a home buyer at a targeted level of income can afford at current interest rates. All of these formula types are used by different CLTs, but it is outside the purpose of this paper to distinguish how they affect CLT residents' incentives.

3 Data

We use three main panel datasets for our analysis: a community land trust (CLT) panel, an address-level panel to study housing prices and one panel at the household level to study residential mobility. We build the panels by combining data from several different sources for the years 2000-2016.

3.1 Community Land Trusts Data

First, we scraped the CLT directory put together by the Schumacher Center for a New Economics to identify which CLTs are active in every state.[8] CLTs are usually 501(c)(3) nonprofit organizations but they do not have a dedicated subsection of the tax code allowing researchers to identify them from the national Tax Exempt Organization databases.

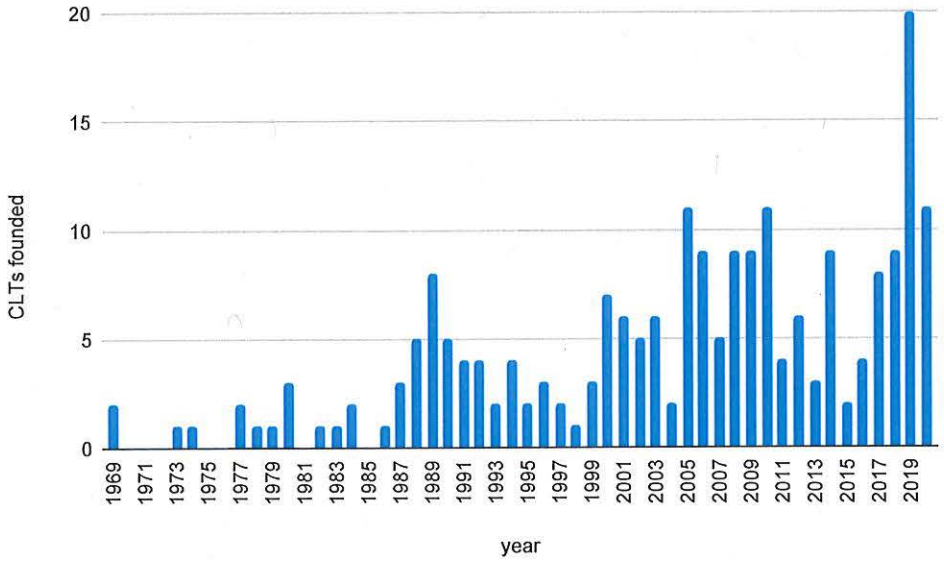


Figure 1: Number of newly-founded community land trusts over time.

Once we identified the names of the organizations that fall into the CLT definition, we obtained

[8]Source: https://centerforneweconomics.org/apply/community-land-trust-program/directory/

their tax returns from the Nonprofit Explorer provided by ProPublica.[9] The dataset reports each organization's financial details such as their executive compensation, revenues and expenses. This tool allows us to identify additional CLTs that do not appear in our initial list, mainly because they are no longer active.

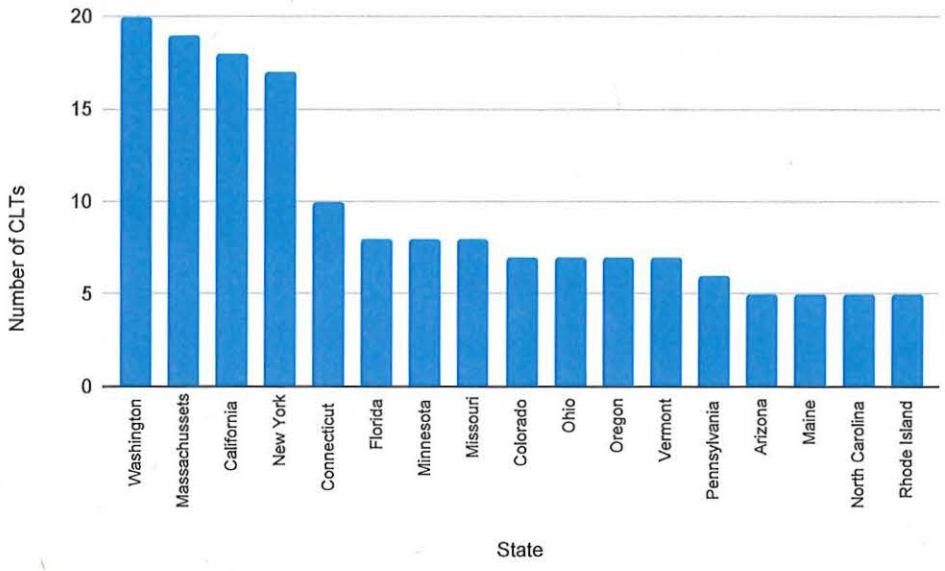


Figure 2: Number of community land trusts by state for those with more than 5 CLTs.

We identified a total of 220 CLTs founded between 1969 and 2021.[10] The founding date and location of these organizations are summarized in Figures 1 and 2. The establishment of CLTs accelerated in the 1980s, peaking in 1989 before declining over the next decade. The middle of the 2000's saw a rise in activity, a large proportion of which occurred in the aftermath of the housing crisis and recession of 2007-08. However, the year with the most CLTs founded is 2019. While many of these organizations are unlikely to have a large portfolio of properties so soon after their founding, this peak suggests growing interest in the CLT model in the US, as urban areas struggle to maintain a reliable stock of affordable housing. Figure 2 shows that the states with the most CLTs - Washington, Massachusetts, California, and New York - also happen to be those with the largest urban population centers.

[9] Accessible here: https://projects.propublica.org/nonprofits/

[10] Thaden, 2018 estimates that by 2018 there were 225 CLTs (60 of which had no units) with 12,000 homeownership units.

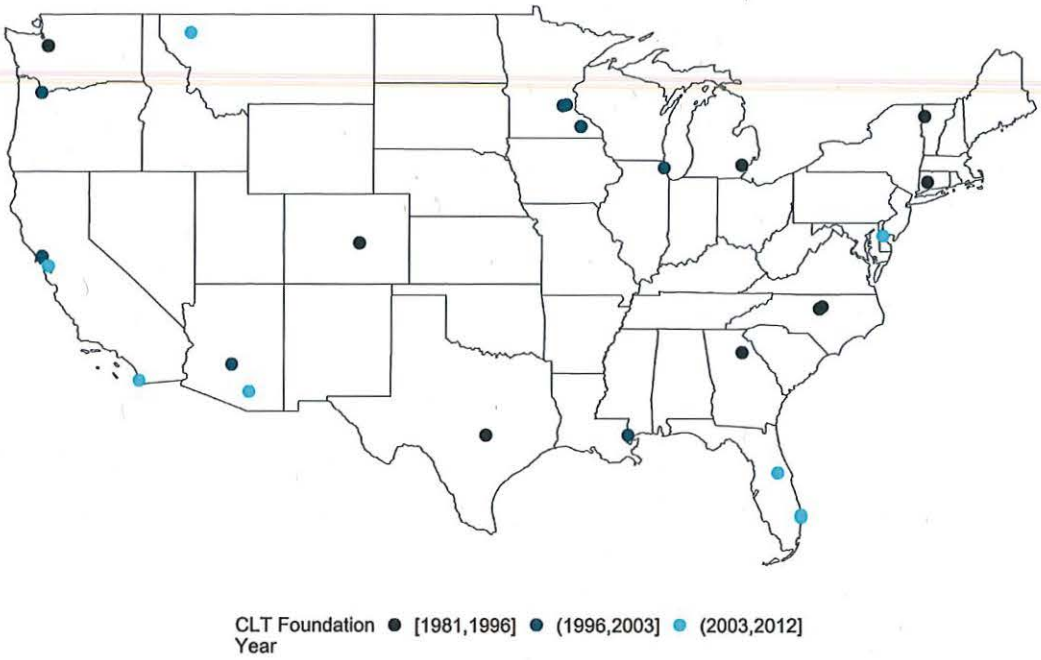


Figure 3: Location of Community Land Trusts included in the analysis, by year in which they were founded.

3.2 Address-level Data

The second dataset that we use is provided by CoreLogic and includes detailed public records on housing characteristics and transactions data collected from county assessors and register of deeds officers. We merge this dataset with the CLT dataset, which allows us to identify exactly which homes were purchased by each organization and on what date. We are also able to identify subsequent sales of CLT properties and the price at which they are transacted.

The CoreLogic data are at the transaction level and provide us with a transaction's price and date, as well as property characteristics, such as whether the property is a single-family or multifamily home, the year it was built, the property's square footage and number of bedrooms. For each property, we are able to construct its transaction history for the period 2000-2016, including the buyer's and seller's names and transaction type (arm-length versus nominal transfer).

The quality of the data is not uniform across the counties in our sample for two main reasons. First, not all states have the same requirements in terms of what information must be included in public records. Second, coverage doesn't start at the same time in all counties. While there are some transactions in the data as early as the 1990's, it is only after the year 2000 that coverage allows for meaningful inference. For this reason, we focus on arm-length transactions that happened

between 2000 and 2016. As explained in detail in section 4, we restrict our analysis to properties within 1000 meters of a CLT home. Table 1 shows the mean of selected characteristics at the 2010 Census tract level, by number of properties that we identify as owned by CLTs in the tract.

Table 1: Mean characteristics for 2010 Census tracts, by number of CLT properties

	Tracts with No CLT Property	**Tracts with at Least 1 CLT Property**	**Tracts with More than 1 CLT Property**
Total Census Tracts	2684	405	245
Tract Median HH Income	$68,785	$57,196	$56,791
Tract Average Poverty Rate	7.59%	8.61%	8.85%
Tract % Black or African American	7.57%	10.90%	10.05%
Tract Median Home Value	$297,128	$224,894	$225,843
Tract Median Vacancy Rate	4.35%	3.36%	3.15%
Tract Share of Owner-Occupied Units	60.60%	58.23%	58.32%
Tract Median Housing Burden	24.93%	26.01%	26.11%

Constructing the analysis file requires identifying addresses[11] in the home sales data that were bought by CLTs. Unfortunately, CoreLogic data do not include identifiers for whether a transaction involves a CLT and idiosyncrasies in each CLT's operating model generate patterns in the home sales data that may be unique.[12] As a result, relevant transactions must be identified by conducting a search for the CLT through the buyers' names. CLTs may be recorded as parties in a transaction under a number of different iterations of their official name.[13] This work must proceed one organization at a time, and to date has been completed for the 15 largest CLTs by number of units according to the information in the Schumacher Center for a New Economics's directory.

While our data collection could be scaled up to cover the universe of CLTs in the United States, we focus on the top 10% of CLTs by number of properties owned. Figure 3 shows the geographic location of the CLTs in our sample and Table 2 reports information for the transactions that took

[11]Throughout the paper, we use the term "address" as a synonym of "housing unit", as we control for unit number in duplexes and multifamily buildings.

[12]For example, in some cases, a CLT will subsidize the sale price of the home with the subsidy being recorded as a separate transaction. The sale of an address would then generate two records. In other cases, a sale is recorded in a more standard manner as a single record.

[13]For example, "Durham Community Land Trustees", "Durham Community Land Trust", "Durham Cmnty Land Trust", "Durham CLT", or "DCLT".

place between 2000 and 2016 for the largest CLTs in our current sample. Restricting our analysis to those properties within 1000 meters of a CLT home that were sold within 5 years from the date the CLT purchase date leaves us with a sample of more than 230,000 transactions in a total of 19 counties in 11 states. Figure 4 plots the location of CLT houses for four CLTs in our sample.

Table 2: Community land trusts included in the analysis

CLT Name	Location	Transactions	Unique Properties
Champlain	Burlington, VT	204	98
Orange	Chapel Hill, NC	39	33
City of Lakes CLT	Minneapolis, MN	117	89
Community Partners for Affordable Housing	Highland Park, IL	11	11
Durham CLT	Durham, NC	48	43
Diamond State CLT	Dover, DE	11	9
First Homes	Rochester, MN	137	87
Guadalupe NDC	Austin, TX	43	27
Homes within Reach	Minnetonka, MN	55	49
Homestead	Seattle, WA	100	72
Newtown	Tempe, AZ	136	82
Oakland CLT	Oakland, CA	18	18
Pima County	Tucson, AZ	64	60
Proud Ground	Portlad, OR	30	23
Rocky Mountain	Colorado Springs, CO	224	148

3.3 Household-level Data

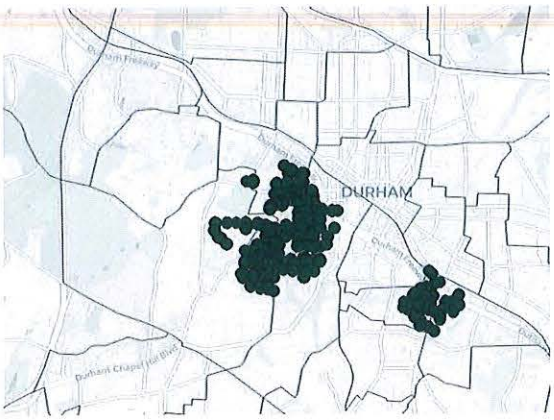
Our third panel is from Data Axle USA (formerly known as Info USA), which provides information on the household residing at a given address in a every year from 2006 to 2019. The data is collected by Data Axle using records from over 100 different sources including real estate and tax assessments, voter registration files, utility connects, bill processors, behavioral data, integrated with "dozens of proprietary enrichment sources [*and*] proprietary ethnic research and thousands of linguistic rules to identify an individual's affiliation with a particular racial or cultural group".[14]

The Data Axle USA data provide a balanced panel of the demographic characteristics of residents around CLT properties, including estimates of their home's value and income and the length of residence at their current address. To study the effects of CLT home purchases on surrounding residents' mobility, we construct the variable "moved" to be equal to 1 if we observe a change in the residents' names from the previous year. Table 3 shows average characteristics for different group of observations in both our datasets.

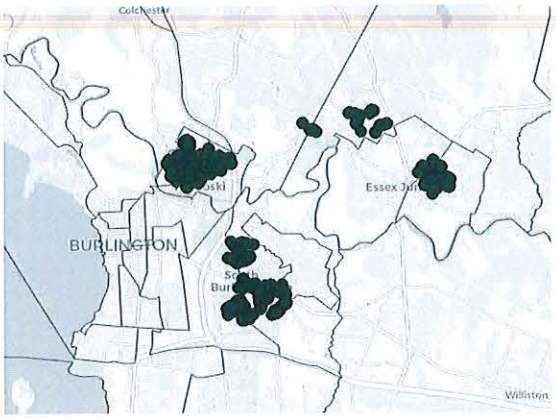
[14]Source: https://www.dataaxleusa.com/lists/ethnicity-marketing-list/

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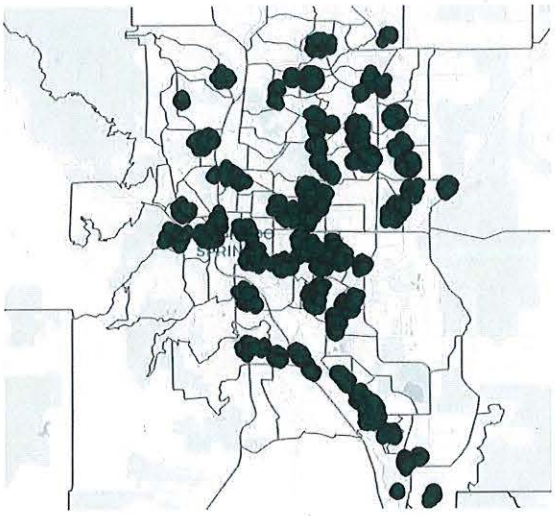
Figure 4: Properties of 4 Community Land Trusts



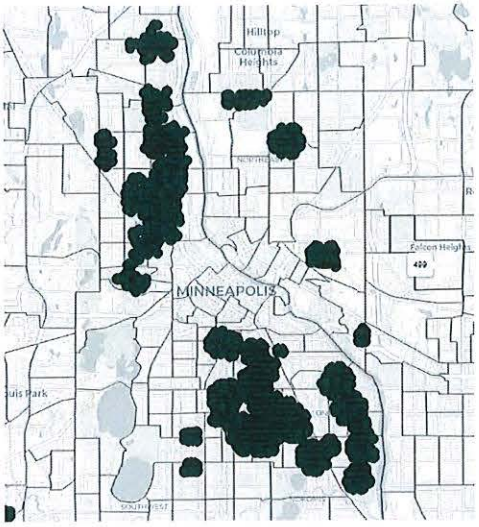
(a) Durham CLT, Durham NC



(b) Champlain, Burlington, VT



(c) Rocky Mountain CLT, Colorado Springs, CO



(d) City of Lakes CLT, Minneapolis, MN

4 Empirical Strategy

Our goal is to study the effect of Community Land Trusts' (CLTs) activity on local house price and demographic composition. A simple comparison of large neighborhoods with and without CLT properties would yield a biased estimate of the effect of CLTs, since the neighborhoods in which CLTs are active are likely different from neighborhoods in which they are not. Controlling for observable neighborhood characteristics would also not guarantee a causal interpretation of the estimates. CLTs could, for instance, require a specific social fabric to be present in the community for people to organize and found such an organization. Most of the previous studies on CLTs have

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Table 3: Summary statistics

	Within 300m			
	Prior to CLT	1 CLT	2 CLTs	3+ CLTs
Mean Transaction Price	$260,833	$216,161	$305,233	$234,828
N CoreLogic	8418	8054	298	718
Mean Estimated Home Value	$198,915	$177,392	$128,395	$120,179
% Moved	9.33%	14.58%	17.77%	17.75%
% Owner	78.13%	69.63%	44.36%	41.34%
% Black	3.85%	5.08%	3.77%	4.05%
% Hisp	5.33%	6.99%	6.62%	6.80%
% Asian	2.50%	4.02%	2.46%	7.62%
% White	57.72%	64.64%	56.96%	68.47%
N Data Axle USA	10625	18939	1262	1891

	300m-600m			
	Prior to CLT	1 CLT	2 CLTs	3+ CLTs
Mean Transaction Price	$238,687	$267,056	$246,474	$258,596
N CoreLogic	49713	58609	7159	14756
Mean Estimated Home Value	$195,089	$180,833	$131,391	$123,723
% Moved	11.10%	14.75%	20.56%	21.44%
% Owner	71.03%	65.30%	49.80%	41.15%
% Black	3.54%	4.41%	3.95%	5.30%
% Hisp	5.65%	6.91%	9.03%	10.04%
% Asian	2.59%	3.71%	4.43%	5.03%
% White	54.48%	62.17%	60.96%	57.13%
N Data Axle USA	102086	117588	15381	20716

Note: The table reports the mean values and number of observations of the variables used in our analysis. The first panel reports data from Corelogic, so that each observation is a house transaction. The second panel reports data from Data Axle USA, so that each observation is an address in a given year.

been limited by the data availability to comparing Census tracts with and without CLTs (or even focus on tracts with particularly intense CLT activity), while thanks to the rich geocoded microdata on housing transactions and household characteristics described in Section 3 we can use methods that exploit the fine geographic level.

A standard candidate method to estimate the local impact of CLTs could be a strategy commonly known as the "ring method". This method is a type of spatial difference-in-differences model and it consists in comparing units very close to a CLT home before and after the home was purchased by the CLT to units slightly further away. Figure 5 in Appendix A illustrates the intuition behind the method. Butts, 2022 formalizes the assumptions that are necessary for identification in the ring method: local parallel trends and correct identification of the radius of the inner and outer

rings. The first assumption requires that treatment and control units are on parallel trends: the average change over time in outcomes in the treated ring had it not been treated is equal to the average change in outcomes in the control ring. The high spatial frequency of our data allows us to compare treated and control units that are proximate to one another, have access to the same local amenities and therefore are likely on the same house prices and household mobility trends. Moreover, we can exploit the fact that within a given neighborhood where CLTs are active, the *exact* location of the home that they purchase is exogenous. In particular, CLTs tend to be cash-constrained and the purchase location depends on what parcels are available for sale at the time when the organization can afford to make a purchase.

While a good starting point, and while the underlying identification arguments that we use are the same, our context has two features that make it desirable for us to slightly modify this specification. First of all, we are concerned that estimating a single average treatment effect would mask the fact that the effect of CLTs may not be constant. Therefore, we decide to estimate a treatment effect curve, using multiple rings to estimate treatment effects at different distances.[15] We focus on houses that are located within 1000m from a CLT property within a time frame of 5 years before or after the CLT purchase and run the following specification ("Model 1" - extensive margin):

$$Y_{itk} = \sum_{d \in D} \alpha_{0d} Pre_{idt} + \sum_{d \in D} \alpha_{1d} Post_{idt} + \beta X_{it} + \mu_k + \tau_t + \epsilon_{itk} \tag{1}$$

where Y_{itk} is the outcome of interest for unit i at time t in Census track k; D is a set of distance bands d, where $D = \{0{-}300\text{m}, 300{-}600\text{m}\}$. Pre_{idt} is a dummy variable equal to 1 if the observation i in distance band d at time t is prior to the purchase of the first property by a CLT; $Post_{idt}$ is a dummy variable equal to 1 if the observation i in distance band d at time t is after the purchase of the first property by a CLT; X_{it} is a vector of controls; μ_k is a vector of Census tracts fixed effects[16], τ_t is a vector of time fixed effects; and ϵ_{itk} is a random error variable. Just like in Voith et al., 2022, the "average treatment effect" is the average difference between the coefficients for the Pre and $Post$ variables within a given distance from a CLT property and is interpreted with respect to the excluded category: properties between 600m and 1000m of the CLT property.[17]

[15] Both Alexander et al., 2019 and Voith et al., 2022 use a similar methodology.

[16] We use Census tracts in our main specification because their boundaries are consistent over time. We ran the same specification using 2010 Census block group fixed effects and the results, also included in Appendix B, are mostly robust.

[17] In contrast to the basic DID approach, this specification includes the Pre variable in the regression, so that we cannot simply use the interaction between $Post$ and the treatment dummy to estimate the treatment effect. We need

Our second concern is that, like in Voith et al., 2022 and Pennington, 2021, CLTs' properties tend to be spatially clustered. Figure 4 shows the distribution of different CLTs' properties and highlights how it is not uncommon for houses to be treated more than once in different distance rings. We therefore specify a second model ("Model 2" - intensive margin) to take into account the effect of concentrated CLT properties and overlapping treatments:

$$Y_{itk} = \sum_{d \in D} \alpha_{0d} Pre_{idt} + \sum_{d \in D} \alpha_{1d} Post1_{idt} + \sum_{d \in D} \alpha_{1d} Post2_{idt} + \sum_{d \in D} \alpha_{1d} Post3_{idt} + \beta X_{it} + \mu_k + \tau_t + \epsilon_{itk} \quad (2)$$

where Y_{itk} is the outcome of interest for unit i at time t in Census tract k; D is a set of distance bands d, where $D = \{0{-}300\text{m}, 300{-}600\text{m}\}$. Pre_{idt} is a dummy variable equal to 1 if the observation i in distance band d at time t is prior to the purchase of the first property by a CLT; $Post1_{idt}$ is a dummy variable equal to 1 if observation i in distance band d at time t is after the purchase of at least one property by a CLT; $Post2_{idt}$ is a dummy variable equal to 1 if observation i in distance band d at time t is after the purchase of at least two properties by a CLT; $Post3_{idt}$ is a dummy variable equal to 1 if observation i in distance band d at time t is after the purchase of at least three properties by a CLT; X_{it} is a vector of controls; μ_k is a vector of Census tracts fixed effects, τ_t is a vector of time fixed effects; and ϵ_{itk} is a random error variable.

Like in the previous specification, we need an extra step to calculate the average treatment effects. The difference between Pre and $Post1$ captures the effect of the first CLT being purchased at a given distance, the difference between Pre and $(Post1 + Post2)$ captures the cumulative effect of 2 CLTs being purchased at a given distance, and the difference between Pre and $(Post1 + Post2 + Post3)$ captures the cumulative effect of 3 or more CLTs being purchased.

5 Neighborhood Effects of Community Land Trusts

This section presents our estimates of the effect of Community Land Trusts (CLTs) on local neighborhood outcomes. In subsection 5.1 we estimate the effect of CLT acquisitions on the sale prices and estimated home values of neighboring properties. In subsection 5.2 we estimate the effects of CLT acquisitions on surrounding residents' mobility and demographics. In each subsection we also explore some potential heterogeneity of CLTs in different housing markets and present results

to manually calculate the difference between Pre and $Post$, but this allows us to estimate the cumulative effects of multiple CLTs.

obtained by splitting the sample based on market-level affordability.

5.1 House prices

Table 4 presents estimates of the effect of CLT acquisition on house transaction prices reported in the CoreLogic dataset. To facilitate the reading of our results, we include our estimates for the average treatment effects of different types of CLT purchases, but tables with the full set of *Pre* and *Post* coefficients can be found in Appendix D. Throughout the analysis, we cluster standard errors by address and control for number of bedrooms, age at sale and square footage of the property.

Columns (1) through (3) progressively add year-month and Census tract fixed effects to our "Model 1" specification. These estimates suggest a negative responses of housing prices to CLT purchases, although the magnitude of the effect is greatly reduced once we include Census tract fixed effects. Our extensive margin analysis suggests that CLT purchases have a negative but statistically insignificant effect on the transaction price of houses within 300m of the CLT property compared to houses located between 600m and 1000m from the property (our control group). We also estimate that a CLT purchase is associated to a 3.74%[18] decrease in housing transaction prices for houses located between 300m and 600m compared to houses located between 600m and 1000m.

Columns (4) through (6) progressively add the same set of fixed effects to our "Model 2" specification. We find that an initial CLT purchase is associated to a decrease in surrounding transaction prices compared to homes located between 600m and 1000m of the CLT home (−2.5% for homes within 300m of the CLT home and −3.65% for homes between 300m and 600m). Interestingly, this effect is attenuated by subsequent purchases and even reversed for houses within 300m of the CLT property. While we do not have the data to confirm the mechanism driving this pattern, it is possible that once the CLT starts its activity and neighbors become more familiar with the model, it becomes more desirable to live near the nonprofit's property.

A key concern using the CoreLogic transaction-level dataset is that the composition of properties that sell at a specific time and location may be selected along dimensions we cannot control for. To ease this concern we could use address fixed effects, but this would lead us to throw out a large amount of data since not many of the houses in our sample sell twice within the relatively short period that we consider. Moreover, the houses that do sell twice in a short time frame could themselves be systematically different from those that don't. Instead, we use the Data Axle USA

[18]Throughout the paper, we convert model coefficients from natural logarithms to percentages, which may result in slight discrepancies between the percentages in the text and the coefficients in the tables (e.g. $e^{(-0.0381)}-1 = -3.74\%$).

Table 4: Effect of Nearby CLT Acquisitions on Sale Price (% Change)

Dependent Variable:	log(Transaction Price)					
	Model 1			Model 2		
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
Any CLT$_{d\in(0,300]}$	-0.1298***	-0.1907***	-0.0286			
	(0.0274)	(0.0263)	(0.0289)			
First CLT$_{d\in(0,300]}$				0.0407***	-0.0301**	-0.0253**
				(0.0155)	(0.0137)	(0.0115)
Second CLT$_{d\in(0,300]}$				0.0728*	0.0236	0.0659**
				(0.0426)	(0.0390)	(0.0293)
Third+ CLT$_{d\in(0,300]}$				-0.0206	-0.0427*	0.0089
				(0.0268)	(0.0249)	(0.0211)
Any CLT$_{d\in(300,600]}$	-0.1404***	-0.2137***	-0.0381**			
	(0.0133)	(0.0130)	(0.0167)			
First CLT$_{d\in(300,600]}$				-0.0124**	-0.0872***	-0.0372***
				(0.0054)	(0.0062)	(0.0061)
Second CLT$_{d\in(300,600]}$				-0.0034	-0.0945***	-0.0288**
				(0.0150)	(0.0144)	(0.0118)
Third+ CLT$_{d\in(300,600]}$				0.0374*	-0.0516***	0.0117
				(0.0192)	(0.0196)	(0.0123)
Fixed-effects						
Year-Month		Yes	Yes		Yes	Yes
Census Tract			Yes			Yes
Fit statistics						
Observations	233,037	233,037	233,037	233,037	233,037	233,037
R^2	0.12786	0.21337	0.39680	0.12914	0.21589	0.39972

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

dataset to provide a related set of results.

Table 5 presents estimates of the effect of CLT acquisition on an estimate of the home value included in the Data Axle USA dataset. We include controls for the length of residence of the household in its current home as well as an estimate of household income. The main advantage of this exercise is that we have a balanced panel: all addresses are observed every year, independently of whether or not the house is sold. This minimizes our concerns about the different composition of houses that sell in a given time frame. However, there are some differences in the two datasets that make a direct comparison of the estimates difficult. First of all, the time coverage of the two datasets is not the same: CoreLogic covers the period between 2000 and 2016, while Data Axle USA only starts in 2006. The results for home prices therefore include rings around CLTs that are excluded from Data Axle USA. Moreover, the time the fixed effects in Data Axle USA are less precise because we only observe each address once a year. Finally, the dependent variable in Data Axle USA is an estimate provided by the company, rather than the true market value.

Table 5: Effect of Nearby CLT Acquisitions on Estimated Home Value (% Change)

Dependent Variable:	log(Estimated Home Value)					
	Model 1			Model 2		
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
Any CLT$_{d\in(0,300]}$	2.63×10^{-5}	0.0136***	-0.0193***			
	(0.0044)	(0.0045)	(0.0036)			
First CLT$_{d\in(0,300]}$				-0.0087***	-0.0006	-0.0101***
				(0.0033)	(0.0034)	(0.0026)
Second CLT$_{d\in(0,300]}$				-0.0491***	-0.0470***	-0.0656***
				(0.0123)	(0.0123)	(0.0109)
Third+ CLT$_{d\in(0,300]}$				0.0712***	0.0763***	0.0277***
				(0.0106)	(0.0108)	(0.0096)
Any CLT$_{d\in(300,600]}$	0.0333***	0.0513***	0.0067**			
	(0.0033)	(0.0036)	(0.0026)			
First CLT$_{d\in(300,600]}$				0.0134***	0.0257***	0.0051**
				(0.0026)	(0.0028)	(0.0021)
Second CLT$_{d\in(300,600]}$				-0.0530***	-0.0377***	-0.0056
				(0.0070)	(0.0071)	(0.0049)
Third+ CLT$_{d\in(300,600]}$				0.0311***	0.0548***	0.0192***
				(0.0110)	(0.0117)	(0.0073)
Fixed-effects						
Year		Yes	Yes		Yes	Yes
Census Tract			Yes			Yes
Fit statistics						
Observations	652,022	652,022	652,022	652,022	652,022	652,022
R^2	0.40565	0.43801	0.68569	0.40689	0.43893	0.68605

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

The magnitude of the effect of CLT purchases on estimated home values is generally lower than the effect on sale price, but the same pattern of a reverse in the direction of the effect as CLT activity increase holds when we look at estimated home values. Overall, Table 4 and 5 together seem to suggest that the composition of houses that are sold after the CLT purchase properties matters: it is possible that houses in potentially worse condition are sold, making the effect more negative. Both sets of results, however, seems to support the idea that CLTs keep the area more affordable and that we only start seeing some positive price effects in those areas where CLT activity is particularly intense.

5.1.1 Treatment Effect Heterogeneity

The average treatment effects estimated in the previous section may mask interesting heterogeneity in the effect of CLTs in different housing markets. In particular, CLTs that are active in markets experiencing high housing costs may have as their main mission to preserve housing affordability.

Table 6: Effect of Nearby CLT Acquisitions on Sale Price by Market Type (% Change)

Dependent Variable:	log(Transaction Price)			
Model	Model 1		Model 2	
Sample	High Cost	Rest	High Cost	Rest
Model:	(1)	(2)	(3)	(4)
Variables				
Any CLT$_{d\in(0,300]}$	-0.0470***	-0.0180		
	(0.0152)	(0.0126)		
First CLT$_{d\in(0,300]}$			-0.0612***	-0.0194
			(0.0152)	(0.0126)
Second CLT$_{d\in(0,300]}$			-0.1045**	0.0810**
			(0.0493)	(0.0319)
Third+ CLT$_{d\in(0,300]}$			-0.1420***	0.0266
			(0.0516)	(0.0223)
Any CLT$_{d\in(300,600]}$	-0.0541	0.0751***		
	(0.0386)	(0.0195)		
First CLT$_{d\in(300,600]}$			-0.0205*	-0.0369***
			(0.0118)	(0.0066)
Second CLT$_{d\in(300,600]}$			-0.0578***	-0.0258*
			(0.0183)	(0.0134)
Third+ CLT$_{d\in(300,600]}$			-0.0303	0.0138
			(0.0190)	(0.0134)
Fixed-effects				
Year-Month	Yes	Yes	Yes	Yes
Census Tract	Yes	Yes	Yes	Yes
Fit statistics				
Observations	22,372	210,665	22,372	210,665
R^2	0.56707	0.37335	0.56993	0.37458

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

On the other hand, CLTs working in more divested areas may aim at increasing property values. We therefore split our sample between CLTs that operate in "high cost" markets (the top 25% urban areas by housing cost in our full sample) and the other markets.

Table 6 shows the extensive and intensive response of sale prices to CLT activity within 300m and between 300m and 600m in each market type. Our estimates suggest that the negative effects on sale prices are larger in higher cost markets, especially in the immediate surroundings of a newly purchased CLT property (-4.5% compared to a statistically insignificant -1.78%). Interestingly, we find that in the not "high cost" sample, CLTs may have positive effects on the sale prices of houses around them (up to 7.78% within 300m and 7.79% within 600m). This effect is consistent with the idea that the main focus of CLTs in those areas may be to revitalize the neighborhood, rather than mitigate increases in housing prices.

Table 7 shows the extensive and intensive response of estimated home values to CLT activity within 300m and between 300m and 600m in each market type. The positive effects on the values

Table 7: Effect of Nearby CLT Acquisitions on Estimated Home Values by Market Type (% Change)

Dependent Variable:	log(Estimated Home Value)			
Model	Model 1		Model 2	
Sample	High Cost	Rest	High Cost	Rest
Model:	(1)	(2)	(3)	(4)
Variables				
Any CLT$_{d\in(0,300]}$	-0.0171**	-0.0201***		
	(0.0073)	(0.0040)		
First CLT$_{d\in(0,300]}$			-0.0171***	-0.0081***
			(0.0054)	(0.0029)
Second CLT$_{d\in(0,300]}$			-0.0492***	-0.0712***
			(0.0118)	(0.0142)
Third+ CLT$_{d\in(0,300]}$			0.0400***	0.0343**
			(0.0119)	(0.0153)
Any CLT$_{d\in(300,600]}$	0.0083	0.0016		
	(0.0055)	(0.0029)		
First CLT$_{d\in(300,600]}$			0.0019	0.0022
			(0.0042)	(0.0024)
Second CLT$_{d\in(300,600]}$			0.0191**	-0.0141**
			(0.0089)	(0.0058)
Third+ CLT$_{d\in(300,600]}$			0.0298**	-0.0036
			(0.0122)	(0.0085)
Fixed-effects				
Year	Yes	Yes	Yes	Yes
Census Tract	Yes	Yes	Yes	Yes
Fit statistics				
Observations	183,839	468,183	183,839	468,183
R^2	0.65146	0.66639	0.65256	0.66658

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

of the properties within 300m of a CLT in the not "high cost" sample don't kick in until there is a high concentration of CLTs (+3.48% from the third CLT on).

As mentioned before, the difference in time coverage may help explain the discrepancies that we find across the two data sources: the magnitudes of the negative effects on estimated home values are generally reduced compared to the effects on sale prices. Another difference across the two datasets is that we observe positive effects on estimated property values in the high-cost sample. This suggests that earlier observations in the Corelogic dataset may be bringing down the overall effect and that future research should explore heterogeneity by waves of CLT activity, as the main focus of these organizations may have evolved over time.

5.2 Resident Mobility and Demographic Composition

Our second set of results focuses on the effect of CLTs home purchases on the mobility and demographic composition of residents living in the surrounding properties. Throughout the analysis we cluster standard errors by address and control for the length of residence of a household at its current address as well as an estimate of household income.

Table 8: Effect of Nearby CLT Acquisitions on Likelihood of Moving

Dependent Variable:	Moved					
	Model 1			Model 2		
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
Any $CLT_{d\in(0,300]}$	0.0364***	0.0068***	-0.0085***			
	(0.0023)	(0.0024)	(0.0025)			
First $CLT_{d\in(0,300]}$				0.0352***	0.0073***	-0.0051***
				(0.0018)	(0.0019)	(0.0019)
Second $CLT_{d\in(0,300]}$				0.0284***	0.0040	-0.0019
				(0.0057)	(0.0057)	(0.0057)
Third+ $CLT_{d\in(0,300]}$				0.0289***	-0.0016	-0.0071
				(0.0049)	(0.0049)	(0.0056)
Any $CLT_{d\in(300,600]}$	0.0329***	0.0035**	-0.0117***			
	(0.0016)	(0.0017)	(0.0017)			
First $CLT_{d\in(300,600]}$				0.0275***	-6.44×10^{-5}	-0.0129***
				(0.0013)	(0.0014)	(0.0015)
Second $CLT_{d\in(300,600]}$				0.0583***	0.0275***	0.0022
				(0.0035)	(0.0036)	(0.0037)
Third+ $CLT_{d\in(300,600]}$				0.0501***	0.0192***	0.0115**
				(0.0047)	(0.0048)	(0.0051)
Fixed-effects						
Year		Yes	Yes		Yes	Yes
Census Tract			Yes			Yes
Fit statistics						
Observations	769,964	769,964	769,964	769,964	769,964	769,964
R^2	0.13479	0.14279	0.16247	0.13570	0.14317	0.16262

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

Table 8 presents results of a linear probability model estimated using "Model 1" and "Model 2". The outcome variable is a binary variable equal to one if the household is not living in the same location as the previous year. Columns (1) through (3) progressively add year and Census tract fixed effects to our "Model 1" specification. Once we include geographical fixed effects, these estimates suggest CLT activity reduces the probability that households in its surroundings move compared to households located between 600m and 1000m. Our extensive margin analysis suggests that CLTs reduce the probability of moving by 0.85 percentage points for households that live within 300m and by 1.17 percentage points for households located between 300m and 600m. For

Table 9: Effect of Nearby CLT Acquisitions on Likelihood of Owner-Occupied

Dependent Variable:	Owner-Occupied					
	Model 1			Model 2		
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
Any CLT$_{d\in(0,300]}$	-0.0679***	-0.0498***	-0.0093**			
	(0.0040)	(0.0041)	(0.0039)			
First CLT$_{d\in(0,300]}$				-0.0416***	-0.0259***	-0.0088***
				(0.0028)	(0.0029)	(0.0027)
Second CLT$_{d\in(0,300]}$				-0.1102***	-0.1032***	-0.0567***
				(0.0093)	(0.0093)	(0.0090)
Third+ CLT$_{d\in(0,300]}$				-0.1800***	-0.1692***	-0.0713***
				(0.0076)	(0.0076)	(0.0094)
Any CLT$_{d\in(300,600]}$	-0.0820***	-0.0640***	-0.0190***			
	(0.0025)	(0.0028)	(0.0025)			
First CLT$_{d\in(300,600]}$				-0.0575***	-0.0401***	-0.0133***
				(0.0020)	(0.0022)	(0.0019)
Second CLT$_{d\in(300,600]}$				-0.1258***	-0.1131***	-0.0156***
				(0.0050)	(0.0052)	(0.0046)
Third+ CLT$_{d\in(300,600]}$				-0.1605***	-0.1426***	-0.0176***
				(0.0066)	(0.0068)	(0.0067)
Fixed-effects						
Year		Yes	Yes		Yes	Yes
Census Tract			Yes			Yes
Fit statistics						
Observations	874,046	874,046	874,046	874,046	874,046	874,046
R^2	0.37597	0.38031	0.52751	0.37951	0.38394	0.52769

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

what concerns the intensive margin, this negative is attenuated in areas with higher intensity of CLT activity: for homes between 300m and 600m this effect even reverses after 3 or more CLT homes have been purchased.

CLTs seem to have a positive impact in the likelihood of a neighborhood to retain current residents. To assess possible mechanisms, we look at whether we observe any change in homeownership rates in the area. Table 9 explores this channel using a binary variable that equals to 1 if the house is owner-occupied provided by Data Axle USA. We would have expected an increase in homeownership probability to be associated with the higher desirability of the neighborhood for current residents.

To our surprise, we find that CLT activity is associated to a decrease in the likelihood that households own the home they are living in by 0.93 percentage points for households that live within 300m and by 1.9 percentage points for households located between 300m and 600m compared to those that live between 600m and 1000m. Moreover, differently from the effects on house transaction

prices and estimated home values, the intensity of the effect increases with the intensity of CLT activity. This effect on homeownership suggests an influx or renters in the areas around CLTs, likely as a consequence of increased affordability.

Table 10: Effect of Nearby CLT Acquisitions on Demographic Composition

Dependent Variables:	Black	Hispanic	White	Asian	Black	Hispanic	White	Asian
		Model 1				Model 2		
Model:	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Variables								
Any CLT$_{d\in(0,300]}$	-0.0011	0.0075***	-0.0126**	0.0022				
	(0.0018)	(0.0024)	(0.0050)	(0.0020)				
First CLT$_{d\in(0,300]}$					0.0005	0.0046***	-0.0016	0.0008
					(0.0012)	(0.0017)	(0.0036)	(0.0014)
Second CLT$_{d\in(0,300]}$					0.0133***	0.0122*	-0.0397***	-0.0065**
					(0.0043)	(0.0068)	(0.0109)	(0.0032)
Third+ CLT$_{d\in(0,300]}$					0.0097**	0.0048	0.0255**	0.0047
					(0.0039)	(0.0063)	(0.0107)	(0.0048)
Any CLT$_{d\in(300,600]}$	4.94×10^{-5}	0.0045***	-0.0022	0.0047***				
	(0.0012)	(0.0016)	(0.0034)	(0.0014)				
First CLT$_{d\in(300,600]}$					0.0016*	0.0078***	-0.0012	0.0016
					(0.0009)	(0.0012)	(0.0027)	(0.0010)
Second CLT$_{d\in(300,600]}$					0.0041*	0.0072**	-0.0010	0.0079***
					(0.0021)	(0.0033)	(0.0060)	(0.0025)
Third+ CLT$_{d\in(300,600]}$					0.0053**	0.0083**	0.0021	0.0005
					(0.0022)	(0.0041)	(0.0082)	(0.0035)
Fixed-effects								
Year	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Census Tract	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Fit statistics								
Observations	916,054	916,054	916,054	916,054	916,054	916,054	916,054	916,054
R^2	0.34116	0.15004	0.18524	0.05748	0.34121	0.15007	0.18527	0.05752

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

Next, we are interested in whether CLTs induce changes in the demographic composition of a neighborhood. Table 10 presents estimates of the effects of CLT activity on the probability that the head of a household belongs to a specific race or ethnicity, included in the Data Axle USA dataset.[19] We include here only the estimates from our main specification, but tables with the progressive addition of fixed effects for each group can be found in Appendix C.

Our extensive margin estimates suggest an increase in the probability that the head of household is Hispanic by 0.75 percentage points for houses within 300m and 0.45 percentage points for houses between 300m and 600m of any CLT property compared to houses located between 600m and 1000m. We also see a decrease in the probability that the household is White within 300m, while

[19]Data Axle USA imputes head-of-household's race and ethnicity based on names and local census data, so the measurement does not come from an administrative source.

we find no detectable effect between 300m and 600m. The extensive margin effect on the probability that a head of household is Asian is not statistically significant from 0 for houses within 300m of a CLT property, while it is slightly positive (+0.47 percentage points) for houses between 300m and 600m.

If we look at the intensive margin results, we can see some more nuance in the results. In particular, we notice that areas experiencing a more intense CLT activity also see an increase in the probability that the head of a household is Black, both within 300m of the CLT home and between 300m and 600m.

Overall results suggest higher neighborhood affordability and ability to retain current neighborhood residents, although this does not translate in an increase in the local homeownership rates. The composition of the neighborhood seem to suggest slight increases in racial and ethnic groups traditionally more affected by displacement, providing some encouragement in the role that CLTs can play to prevent it.

5.2.1 Treatment Effect Heterogeneity

In this subsection we repeat our analysis by market affordability groups. Table 11 shows the extensive and intensive response of the probability of moving to CLT activity within 300m and between 300m and 600m in each market type.

These estimates suggest that the negative effects on the probability of moving found in the full are driven by the not "high cost" sample, especially in the immediate surroundings of a newly purchased CLT property (−1.04 percentage points on the extensive margin and increasing with CLT activity on the intensive margin). The effects on the moving probability in the "high cost" sample are mostly statistically insignificant, suggesting that we do not have enough power to assess whether CLTs are able to slow displacement in areas facing higher prices.

Table 12 shows the extensive and intensive response of the probability that a household is a homeowner to CLT by market type. In this case, the results seem mostly consistent with our full-sample analysis, although it seems noticeable that the negative effects are driven by the not "high cost" market.

Finally, we focus on the effects of CLT activity on demographic composition across different market types. Table 13 shows our estimates for the extensive and intensive response of the probability that the head of a household is Black or Hispanic to CLT activity by market type. We see that, while we lose some power when splitting the sample, the direction and magnitude of the

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Table 11: Effect of Nearby CLT Acquisitions on Likelihood of Moving by Market Type

Dependent Variable:	Moved			
Model	Model 1		Model 2	
Sample	High Cost	Rest	High Cost	Rest
Model:	(1)	(2)	(3)	(4)
Variables				
Any CLT$_{d\in(0,300]}$	-0.0052	-0.0104***		
	(0.0050)	(0.0028)		
First CLT$_{d\in(0,300]}$			-0.0006	-0.0076***
			(0.0037)	(0.0023)
Second CLT$_{d\in(0,300]}$			0.0171*	-0.0109
			(0.0104)	(0.0068)
Third+ CLT$_{d\in(0,300]}$			0.0129	-0.0241***
			(0.0081)	(0.0075)
Any CLT$_{d\in(300,600]}$	-0.0032	-0.0135***		
	(0.0033)	(0.0020)		
First CLT$_{d\in(300,600]}$			-0.0051*	-0.0150***
			(0.0030)	(0.0017)
Second CLT$_{d\in(300,600]}$			0.0029	0.0016
			(0.0070)	(0.0044)
Third+ CLT$_{d\in(300,600]}$			0.0376***	-0.0061
			(0.0092)	(0.0054)
Fixed-effects				
Year	Yes	Yes	Yes	Yes
Census Tract	Yes	Yes	Yes	Yes
Fit statistics				
Observations	226,727	543,237	226,727	543,237
R^2	0.13984	0.17207	0.14060	0.17218

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

effects remains similar to the full-sample analysis. In particular, the positive effects on the probability that the head of a household is Black or Hispanic is higher in the not high cost sample and generally increasing in the intensity of CLT activity in this market group.

Table 14 shows our estimates for the extensive and intensive response of the probability that the head of a household is White or Asian to CLT activity by market type. We see that the direction of the effects of CLTs on the probability that the head of a household is White differs across market types: we observe a negative response in the not high cost market but a mostly positive but statistically insignificant one in the high cost market. Finally, we observe an increase in the probability that the head of a household is Asian in high-cost markets for properties located between 300m and 600m from a CLT property but the effect dissipates as the activity of a CLT intensifies in the area.

Although we do not have enough power to find heterogeneous effects on all outcomes, these results provide suggestive evidence that CLTs may help maintain affordability and prevent dis-

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Table 12: Effect of Nearby CLT Acquisitions on Likelihood of Owner-Occupied by Market Type

Dependent Variable:	Owner-Occupied			
Model	Model 1		Model 2	
Sample	High Cost	Rest	High Cost	Rest
Model:	(1)	(2)	(3)	(4)
Variables				
Any $CLT_{d\in(0,300]}$	0.0242***	-0.0259***		
	(0.0088)	(0.0043)		
First $CLT_{d\in(0,300]}$			-0.0199***	-0.0106***
			(0.0058)	(0.0030)
Second $CLT_{d\in(0,300]}$			-0.0237	-0.0781***
			(0.0155)	(0.0110)
Third+ $CLT_{d\in(0,300]}$			-0.0425***	-0.0923***
			(0.0131)	(0.0131)
Any $CLT_{d\in(300,600]}$	5.1×10^{-5}	-0.0320***		
	(0.0049)	(0.0029)		
First $CLT_{d\in(300,600]}$			-0.0034	-0.0209***
			(0.0038)	(0.0022)
Second $CLT_{d\in(300,600]}$			0.0218**	-0.0365***
			(0.0086)	(0.0055)
Third+ $CLT_{d\in(300,600]}$			0.0012	-0.0312***
			(0.0112)	(0.0075)
Fixed-effects				
Year	Yes	Yes	Yes	Yes
Census Tract	Yes	Yes	Yes	Yes
Fit statistics				
Observations	253,992	620,054	253,992	620,054
R^2	0.50669	0.53900	0.50680	0.53956

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

placement in more affordable areas, but they may not be able to achieve the same results in more high-cost areas. Future research could explore more localized definitions of "high cost" in order to assess heterogeneity within a market. A possibility could be to look at a Census-tract specific measure of housing cost burden, or follow the classification of gentrifying tracts provided by Choi et al., 2018.

6 Conclusion

Community Land Trusts (CLTs) seek to remove residential properties from the private market in order to maintain a permanent stock of affordable housing for low-income households. Eligible members lease these properties as the trust continues to own the land underneath. The governance structure of CLTs ensures that relevant stakeholders, including the surrounding community and local government, participate in the trust's decision-making. Despite widespread concerns about

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Table 13: Effect of Nearby CLT Acquisitions on Demographic Composition Market Type (I)

Dependent Variables:	Black		Hispanic		Black		Hispanic	
Model	Model 1		Model 2		Model 1		Model 2	
Sample	High Cost	Rest	High Cost	Rest	High Cost	Rest	High Cost	Rest
Model:	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Variables								
Any CLT$_{d\in(0,300]}$	-0.0028	0.0001	0.0049	0.0097***				
	(0.0022)	(0.0023)	(0.0049)	(0.0027)				
First CLT$_{d\in(0,300]}$					0.0025	0.0003	2.42×10^{-5}	0.0068***
					(0.0018)	(0.0016)	(0.0033)	(0.0020)
Second CLT$_{d\in(0,300]}$					0.0079	0.0172***	0.0033	0.0180**
					(0.0068)	(0.0055)	(0.0081)	(0.0089)
Third+ CLT$_{d\in(0,300]}$					-0.0010	0.0251***	-0.0035	0.0148
					(0.0034)	(0.0073)	(0.0057)	(0.0121)
Any CLT$_{d\in(300,600]}$	-0.0006	0.0020	0.0009	0.0079***				
	(0.0015)	(0.0016)	(0.0030)	(0.0019)				
First CLT$_{d\in(300,600]}$					-0.0002	0.0037***	0.0011	0.0118***
					(0.0012)	(0.0012)	(0.0023)	(0.0014)
Second CLT$_{d\in(300,600]}$					0.0047	0.0058**	-0.0006	0.0128***
					(0.0032)	(0.0028)	(0.0052)	(0.0042)
Third+ CLT$_{d\in(300,600]}$					-0.0012	0.0132***	0.0013	0.0148**
					(0.0027)	(0.0034)	(0.0056)	(0.0060)
Fixed-effects								
Year	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Census Tract	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Fit statistics								
Observations	266,424	649,630	266,424	649,630	266,424	649,630	266,424	649,630
R^2	0.01388	0.37050	0.05689	0.17706	0.01407	0.37064	0.05684	0.17716

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

the provision and maintenance of affordable housing in urban areas across the US, the CLT model has only been sparingly used. It is estimated that only around 230 CLTs have emerged since the first organization was founded in the 1960s, and that they control roughly 12,000 residential units. Should the community land trust be more widely adopted as a tool to address the affordable housing challenge? One key consideration that must be taken into account to answer this question is the spillover effect of CLT activity. While properties managed by trusts remain perpetually affordable, their impact on neighboring properties is less clear.

This paper estimates the effect of CLT activity on neighborhood outcomes. Our results on the impact of CLTs on home sale prices suggest that the effects depend on the intensity of CLT activity in the neighborhood. Initially, a CLT purchase is associated with a decrease in surrounding transaction prices and estimated property value, but this effect is mitigated and even reversed as CLT activity increases. We also find that the effect of CLTs on prices varies depending on the housing market. CLTs in high cost markets may have as their main mission to preserve housing

Table 14: Effect of Nearby CLT Acquisitions on Demographic Composition Market Type (II)

Dependent Variables:	White		Asian		White		Asian	
Model	Model 1		Model 2		Model 1		Model 2	
Sample	High Cost	Rest	High Cost	Rest	High Cost	Rest	High Cost	Rest
Model:	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)
Variables								
Any CLT$_{d\in(0,300]}$	-0.0018	-0.0158***	-0.0006	0.0023				
	(0.0103)	(0.0058)	(0.0050)	(0.0021)				
First CLT$_{d\in(0,300]}$					0.0039	-0.0028	0.0033	-0.0003
					(0.0072)	(0.0042)	(0.0034)	(0.0014)
Second CLT$_{d\in(0,300]}$					0.0017	-0.0568***	-0.0095	-0.0065*
					(0.0181)	(0.0135)	(0.0070)	(0.0036)
Third+ CLT$_{d\in(0,300]}$					0.0541***	-0.0225	-0.0062	0.0144**
					(0.0140)	(0.0163)	(0.0065)	(0.0071)
Any CLT$_{d\in(300,600]}$	0.0046	-0.0073*	0.0116***	-0.0003				
	(0.0066)	(0.0039)	(0.0035)	(0.0013)				
First CLT$_{d\in(300,600]}$					0.0076	-0.0067**	0.0084***	-0.0022**
					(0.0052)	(0.0031)	(0.0025)	(0.0010)
Second CLT$_{d\in(300,600]}$					0.0019	-0.0031	0.0217***	0.0002
					(0.0112)	(0.0072)	(0.0058)	(0.0024)
Third+ CLT$_{d\in(300,600]}$					-0.0031	0.0052	-0.0020	0.0016
					(0.0142)	(0.0089)	(0.0065)	(0.0029)
Fixed-effects								
Year	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Census Tract	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Fit statistics								
Observations	266,424	649,630	266,424	649,630	266,424	649,630	266,424	649,630
R^2	0.13119	0.20947	0.05912	0.04612	0.13144	0.20954	0.05924	0.04623

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

affordability, and therefore, the negative effects on sale prices are larger in these markets. However, in markets that are not facing high housing costs, CLTs have a more positive effect on the sale prices of houses around them, consistent with the idea that their focus in those areas may be to neighborhood revitalization.

We also find that CLT activity reduces the moving probability of households in the surroundings but is also associated with a decrease in the likelihood that households own the home they are living in. This suggests that the increased likelihood of a neighborhood to retain its current residents is accompanied by an influx of renters in the areas around CLTs, likely due to increased affordability. For what concerns the effects of CLTs on the demographic composition of a neighborhood, our results show an increase in the probability that the head of a household near a CLT property is Black or Hispanic, especially outside the areas that are experiencing high housing costs. These effects are also increasing in the intensity of CLT activity in the area. We find opposite effects on the probability that the head of the household is White, with an increase in the immediate surroundings

of a CLT property in high-cost markets and a decrease in other markets. The probability that the head of a household is Asian differs across market types is also mostly positive, although with lower magnitudes in areas with higher home prices.

Overall our results suggest that CLTs may yield higher neighborhood affordability and ability to retain current residents, although this does not translate in an increase in the local homeownership rates. The composition of the neighborhood seem to suggest slight increases in racial and ethnic groups traditionally more affected by displacement, providing some encouragement in the role that CLTs can play to prevent it. However, our results also provide suggestive evidence that, while CLTs may help maintain affordability and prevent displacement in more affordable areas, they may not be able to achieve the same results in higher-cost areas.

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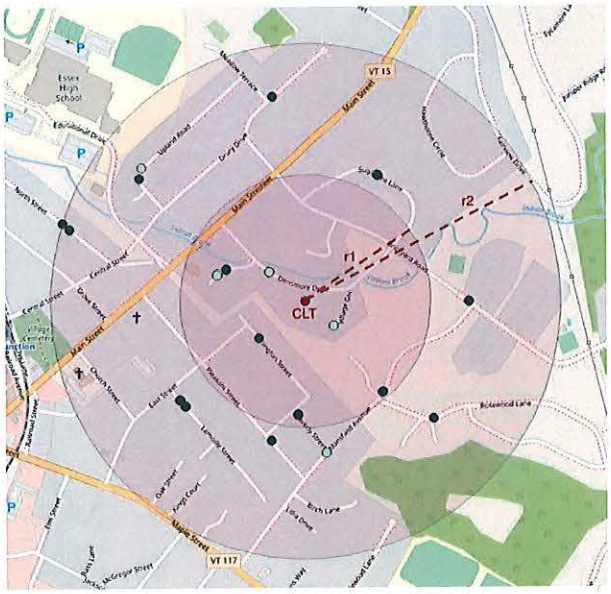
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A Additional Figures

Figure 5: Illustration of the ring method using a microneighborhood in Essex Junction, VT



Note: The red dot represents a home purchased by the Champlain CLT in year 2004. Homes located in the smaller ring of radius r_1 constitute the treatment group, while those located in the larger ring of radius r_2 are the control group. The light blue dots represent homes that were transacted in the 356 days before the CLT purchased the home, while the dark green dots represent homes transacted in the 365 days after.

B Tables by 2010 Census Block Group

Table 15: Effect of Nearby CLT Acquisitions on Sale Prices (% change)

Dependent Variable:	log(Transaction Price)					
	Model 1			Model 2		
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
Any CLT$_{d\in(0,300]}$	-0.1298***	-0.1907***	-0.0286			
	(0.0274)	(0.0263)	(0.0289)			
First CLT$_{d\in(0,300]}$				0.0407***	-0.0301**	-0.0253**
				(0.0155)	(0.0137)	(0.0115)
Second CLT$_{d\in(0,300]}$				0.0728*	0.0236	0.0659**
				(0.0426)	(0.0390)	(0.0293)
Third+ CLT$_{d\in(0,300]}$				-0.0206	-0.0427*	0.0089
				(0.0268)	(0.0249)	(0.0211)
Any CLT$_{d\in(300,600]}$	-0.1404***	-0.2137***	-0.0381**			
	(0.0133)	(0.0130)	(0.0167)			
First CLT$_{d\in(300,600]}$				-0.0124**	-0.0872***	-0.0372***
				(0.0054)	(0.0062)	(0.0061)
Second CLT$_{d\in(300,600]}$				-0.0034	-0.0945***	-0.0288**
				(0.0150)	(0.0144)	(0.0118)
Third+ CLT$_{d\in(300,600]}$				0.0374*	-0.0516***	0.0117
				(0.0192)	(0.0196)	(0.0123)
Fixed-effects						
Year-Month		Yes	Yes		Yes	Yes
Census Tract			Yes			Yes
Fit statistics						
Observations	233,037	233,037	233,037	233,037	233,037	233,037
R^2	0.12786	0.21337	0.39680	0.12914	0.21589	0.39972

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

Table 16: Effect of Nearby CLT Acquisitions on Estimated Home Values (% change)

Dependent Variable:	log(Estimated Home Value)					
	Model 1			Model 2		
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
Any CLT$_{d\in(0,300]}$	2.63×10^{-5}	0.0136***	-0.0200***			
	(0.0044)	(0.0045)	(0.0036)			
First CLT$_{d\in(0,300]}$				-0.0087***	-0.0006	-0.0093***
				(0.0033)	(0.0034)	(0.0026)
Second CLT$_{d\in(0,300]}$				-0.0491***	-0.0470***	-0.0679***
				(0.0123)	(0.0123)	(0.0113)
Third+ CLT$_{d\in(0,300]}$				0.0712***	0.0763***	0.0143
				(0.0106)	(0.0108)	(0.0100)
Any CLT$_{d\in(300,600]}$	0.0333***	0.0513***	0.0039			
	(0.0033)	(0.0036)	(0.0025)			
First CLT$_{d\in(300,600]}$				0.0134***	0.0257***	0.0050**
				(0.0026)	(0.0028)	(0.0020)
Second CLT$_{d\in(300,600]}$				-0.0530***	-0.0377***	-0.0036
				(0.0070)	(0.0071)	(0.0048)
Third+ CLT$_{d\in(300,600]}$				0.0311***	0.0548***	0.0094
				(0.0110)	(0.0117)	(0.0069)
Fixed-effects						
Year		Yes	Yes		Yes	Yes
Census Block Group			Yes			Yes
Fit statistics						
Observations	652,022	652,022	652,022	652,022	652,022	652,022
R^2	0.40565	0.43801	0.70777	0.40689	0.43893	0.70795

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

Table 17: Effect of Nearby CLT Acquisitions on Probability of Moving

Dependent Variable:	Moved					
	Model 1			Model 2		
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
Any CLT$_{d\in(0,300]}$	0.0364***	0.0068***	-0.0124***			
	(0.0023)	(0.0024)	(0.0026)			
First CLT$_{d\in(0,300]}$				0.0352***	0.0073***	-0.0070***
				(0.0018)	(0.0019)	(0.0020)
Second CLT$_{d\in(0,300]}$				0.0284***	0.0040	-0.0055
				(0.0057)	(0.0057)	(0.0059)
Third+ CLT$_{d\in(0,300]}$				0.0289***	-0.0016	-0.0099
				(0.0049)	(0.0049)	(0.0066)
Any CLT$_{d\in(300,600]}$	0.0329***	0.0035**	-0.0129***			
	(0.0016)	(0.0017)	(0.0018)			
First CLT$_{d\in(300,600]}$				0.0275***	-6.44×10^{-5}	-0.0134***
				(0.0013)	(0.0014)	(0.0015)
Second CLT$_{d\in(300,600]}$				0.0583***	0.0275***	0.0032
				(0.0035)	(0.0036)	(0.0038)
Third+ CLT$_{d\in(300,600]}$				0.0501***	0.0192***	0.0094*
				(0.0047)	(0.0048)	(0.0051)
Fixed-effects						
Year		Yes	Yes		Yes	Yes
Census Block Group			Yes			Yes
Fit statistics						
Observations	769,964	769,964	769,964	769,964	769,964	769,964
R^2	0.13479	0.14279	0.16611	0.13570	0.14317	0.16622

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

Table 18: Effect of Nearby CLT Acquisitions on Probability of Owner-Occupied

Dependent Variable:	Owner-Occupied					
	Model 1			Model 2		
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
Any CLT$_{d\in(0,300]}$	-0.0679***	-0.0498***	-0.0020			
	(0.0040)	(0.0041)	(0.0039)			
First CLT$_{d\in(0,300]}$				-0.0416***	-0.0259***	0.0027
				(0.0028)	(0.0029)	(0.0025)
Second CLT$_{d\in(0,300]}$				-0.1102***	-0.1032***	-0.0589***
				(0.0093)	(0.0093)	(0.0089)
Third+ CLT$_{d\in(0,300]}$				-0.1800***	-0.1692***	-0.0606***
				(0.0076)	(0.0076)	(0.0104)
Any CLT$_{d\in(300,600]}$	-0.0820***	-0.0640***	-0.0156***			
	(0.0025)	(0.0028)	(0.0024)			
First CLT$_{d\in(300,600]}$				-0.0575***	-0.0401***	-0.0139***
				(0.0020)	(0.0022)	(0.0018)
Second CLT$_{d\in(300,600]}$				-0.1258***	-0.1131***	-0.0113**
				(0.0050)	(0.0052)	(0.0045)
Third+ CLT$_{d\in(300,600]}$				-0.1605***	-0.1426***	-0.0078
				(0.0066)	(0.0068)	(0.0057)
Fixed-effects						
Year		Yes	Yes		Yes	Yes
Census Block Group			Yes			Yes
Fit statistics						
Observations	874,046	874,046	874,046	874,046	874,046	874,046
R^2	0.37597	0.38031	0.56401	0.37951	0.38394	0.56425

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

C Tables with Progressive Addition of Fixed Effects

Table 19: Effect of Nearby CLT Acquisitions of Likelihood of Black Head of Household

Dependent Variable:	Black					
	Model 1			Model 2		
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
Any $CLT_{d\in(0,300]}$	0.0026	-0.0058***	-0.0011			
	(0.0021)	(0.0022)	(0.0018)			
First $CLT_{d\in(0,300]}$				0.0078***	-0.0001	0.0005
				(0.0014)	(0.0015)	(0.0012)
Second $CLT_{d\in(0,300]}$				0.0027	-0.0038	0.0133***
				(0.0046)	(0.0047)	(0.0043)
Third+ $CLT_{d\in(0,300]}$				0.0241***	0.0159***	0.0097**
				(0.0043)	(0.0043)	(0.0039)
Any $CLT_{d\in(300,600]}$	0.0049***	-0.0034**	4.94×10^{-5}			
	(0.0012)	(0.0013)	(0.0012)			
First $CLT_{d\in(300,600]}$				0.0079***	0.0001	0.0016*
				(0.0010)	(0.0010)	(0.0009)
Second $CLT_{d\in(300,600]}$				-0.0006	-0.0094***	0.0041*
				(0.0024)	(0.0025)	(0.0021)
Third+ $CLT_{d\in(300,600]}$				0.0104***	0.0022	0.0053**
				(0.0028)	(0.0029)	(0.0022)
Fixed-effects						
Year		Yes	Yes		Yes	Yes
Census Tract			Yes			Yes
Fit statistics						
Observations	916,054	916,054	916,054	916,054	916,054	916,054
R^2	0.01264	0.01443	0.34116	0.01279	0.01446	0.34121

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

Table 20: Effect of Nearby CLT Acquisitions of Likelihood of Hispanic Head of Household

Dependent Variable:	Hispanic					
	Model 1			Model 2		
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
Any $CLT_{d\in(0,300]}$	0.0138***	-0.0103***	0.0075***			
	(0.0026)	(0.0026)	(0.0024)			
First $CLT_{d\in(0,300]}$				0.0153***	-0.0073***	0.0046***
				(0.0018)	(0.0019)	(0.0017)
Second $CLT_{d\in(0,300]}$				0.0396***	0.0223***	0.0122*
				(0.0082)	(0.0082)	(0.0068)
Third+ $CLT_{d\in(0,300]}$				0.0193***	-0.0038	0.0048
				(0.0065)	(0.0066)	(0.0063)
Any $CLT_{d\in(300,600]}$	0.0074***	-0.0163***	0.0045***			
	(0.0015)	(0.0016)	(0.0016)			
First $CLT_{d\in(300,600]}$				0.0113***	-0.0108***	0.0078***
				(0.0012)	(0.0013)	(0.0012)
Second $CLT_{d\in(300,600]}$				0.0236***	0.0008	0.0072**
				(0.0034)	(0.0034)	(0.0033)
Third+ $CLT_{d\in(300,600]}$				0.0288***	0.0041	0.0083**
				(0.0042)	(0.0042)	(0.0041)
Fixed-effects						
Year		Yes	Yes		Yes	Yes
Census Tract			Yes			Yes
Fit statistics						
Observations	916,054	916,054	916,054	916,054	916,054	916,054
R^2	0.01673	0.02551	0.15004	0.01786	0.02570	0.15007

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

Table 21: Effect of Nearby CLT Acquisitions of Likelihood of Asian Head of Household

Dependent Variable:	Asian					
	Model 1			Model 2		
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
Any CLT$_{d\in(0,300]}$	0.0107***	0.0019	0.0022			
	(0.0019)	(0.0019)	(0.0020)			
First CLT$_{d\in(0,300]}$				0.0069***	-0.0019	0.0008
				(0.0013)	(0.0014)	(0.0014)
Second CLT$_{d\in(0,300]}$				-0.0078**	-0.0147***	-0.0065**
				(0.0031)	(0.0031)	(0.0032)
Third+ CLT$_{d\in(0,300]}$				0.0152***	0.0062	0.0047
				(0.0039)	(0.0039)	(0.0048)
Any CLT$_{d\in(300,600]}$	0.0154***	0.0067***	0.0047***			
	(0.0013)	(0.0014)	(0.0014)			
First CLT$_{d\in(300,600]}$				0.0109***	0.0022**	0.0016
				(0.0010)	(0.0011)	(0.0010)
Second CLT$_{d\in(300,600]}$				0.0148***	0.0055**	0.0079***
				(0.0024)	(0.0024)	(0.0025)
Third+ CLT$_{d\in(300,600]}$				0.0188***	0.0093**	0.0005
				(0.0037)	(0.0037)	(0.0035)
Fixed-effects						
Year		Yes	Yes		Yes	Yes
Census Tract			Yes			Yes
Fit statistics						
Observations	916,054	916,054	916,054	916,054	916,054	916,054
R^2	0.00467	0.00675	0.05748	0.00468	0.00679	0.05752

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

Table 22: Effect of Nearby CLT Acquisitions of Likelihood of White Head of Household

Dependent Variable:	White					
		Model 1			Model 2	
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
Any CLT$_{d\in(0,300]}$	0.0813***	-0.0078	-0.0126**			
	(0.0051)	(0.0052)	(0.0050)			
First CLT$_{d\in(0,300]}$				0.0863***	-0.0015	-0.0016
				(0.0038)	(0.0039)	(0.0036)
Second CLT$_{d\in(0,300]}$				0.0458***	-0.0228**	-0.0397***
				(0.0115)	(0.0114)	(0.0109)
Third+ CLT$_{d\in(0,300]}$				0.0842***	-0.0069	0.0255**
				(0.0093)	(0.0091)	(0.0107)
Any CLT$_{d\in(300,600]}$	0.0704***	-0.0177***	-0.0022			
	(0.0032)	(0.0035)	(0.0034)			
First CLT$_{d\in(300,600]}$				0.0708***	-0.0159***	-0.0012
				(0.0026)	(0.0028)	(0.0027)
Second CLT$_{d\in(300,600]}$				0.0798***	-0.0120**	-0.0010
				(0.0058)	(0.0059)	(0.0060)
Third+ CLT$_{d\in(300,600]}$				0.0547***	-0.0410***	0.0021
				(0.0082)	(0.0082)	(0.0082)
Fixed-effects						
Year		Yes	Yes		Yes	Yes
Census Tract			Yes			Yes
Fit statistics						
Observations	916,054	916,054	916,054	916,054	916,054	916,054
R^2	0.04015	0.06909	0.18524	0.04067	0.06946	0.18527

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

City of Lenexa - Public Comments for Clear Creek Subdivision (RZ26-01, PT26-01P)
(Comments received prior to 5:00 PM on 01/28/2026)

D Full Coefficients Tables

Table 23: Effect of CLT Acquisitions on Estimated Home Value - Full Coefficients Table

Dependent Variable:	log(Estimated Home Value)					
		Model 1			Model 2	
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
$\text{Pre}_{d\in(0,300]}$	-0.0463***	-0.0552***	-0.0250***	-0.0539***	-0.0591***	-0.0288***
	(0.0032)	(0.0033)	(0.0025)	(0.0033)	(0.0033)	(0.0026)
$\text{Post}_{d\in(0,300]}$	-0.0463***	-0.0417***	-0.0443***			
	(0.0042)	(0.0042)	(0.0032)			
Post first $\text{CLT}_{d\in(0,300]}$				-0.0627***	-0.0598***	-0.0390***
				(0.0031)	(0.0031)	(0.0024)
Post Second $\text{CLT}_{d\in(0,300]}$				-0.0403***	-0.0464***	-0.0555***
				(0.0122)	(0.0122)	(0.0106)
Post Third+ $\text{CLT}_{d\in(0,300]}$				0.1203***	0.1233***	0.0934***
				(0.0151)	(0.0152)	(0.0129)
$\text{Pre}_{d\in(300,600]}$	-0.0107***	-0.0226***	-0.0244***	-0.0258***	-0.0329***	-0.0306***
	(0.0026)	(0.0028)	(0.0020)	(0.0029)	(0.0030)	(0.0022)
$\text{Post}_{d\in(300,600]}$	0.0226***	0.0287***	-0.0177***			
	(0.0034)	(0.0035)	(0.0025)			
Post First $\text{CLT}_{d\in(300,600]}$				-0.0124***	-0.0072***	-0.0254***
				(0.0027)	(0.0028)	(0.0022)
Post Second $\text{CLT}_{d\in(300,600]}$				-0.0664***	-0.0634***	-0.0108**
				(0.0068)	(0.0067)	(0.0046)
Post Third+ $\text{CLT}_{d\in(300,600]}$				0.0840***	0.0925***	0.0248***
				(0.0126)	(0.0129)	(0.0075)
Constant	11.92***			11.94***		
	(0.0030)			(0.0031)		
Length of Residence	0.0010***	0.0009***	0.0006***	0.0010***	0.0009***	0.0006***
	(8.96×10^{-5})	(9.14×10^{-5})	(6×10^{-5})	(8.93×10^{-5})	(9.1×10^{-5})	(5.99×10^{-5})
Income in $	$4.89 \times 10^{-6***}$	$4.89 \times 10^{-6***}$	$3.04 \times 10^{-6***}$	$4.86 \times 10^{-6***}$	$4.87 \times 10^{-6***}$	$3.03 \times 10^{-6***}$
	(1.75×10^{-8})	(1.78×10^{-8})	(2.01×10^{-8})	(1.73×10^{-8})	(1.76×10^{-8})	(2.02×10^{-8})
Fixed-effects						
Year		Yes	Yes		Yes	Yes
Census Tract			Yes			Yes
Fit statistics						
Observations	652,022	652,022	652,022	652,022	652,022	652,022
R^2	0.40565	0.43801	0.68569	0.40689	0.43893	0.68605

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

Table 24: Effect of CLT Acquisitions on Likelihood of Moving - Full Coefficients Table

Dependent Variable:	Moved					
	Model 1			Model 2		
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
$\text{Pre}_{d\in(0,300]}$	-0.0221***	-0.0020	0.0035**	-0.0187***	-0.0006	0.0043***
	(0.0015)	(0.0015)	(0.0016)	(0.0015)	(0.0015)	(0.0016)
$\text{Post}_{d\in(0,300]}$	0.0143***	0.0048**	-0.0050**			
	(0.0021)	(0.0021)	(0.0022)			
Post first $\text{CLT}_{d\in(0,300]}$				0.0164***	0.0067***	-0.0008
				(0.0016)	(0.0016)	(0.0017)
Post Second $\text{CLT}_{d\in(0,300]}$				-0.0067	-0.0034	0.0032
				(0.0057)	(0.0056)	(0.0056)
Post Third+ $\text{CLT}_{d\in(0,300]}$				0.0005	-0.0055	-0.0052
				(0.0070)	(0.0069)	(0.0073)
$\text{Pre}_{d\in(300,600]}$	-0.0211***	0.0007	0.0065***	-0.0158***	0.0024*	0.0064***
	(0.0012)	(0.0013)	(0.0014)	(0.0013)	(0.0013)	(0.0014)
$\text{Post}_{d\in(300,600]}$	0.0117***	0.0042***	-0.0051***			
	(0.0014)	(0.0015)	(0.0016)			
Post First $\text{CLT}_{d\in(300,600]}$				0.0117***	0.0024**	-0.0065***
				(0.0012)	(0.0012)	(0.0013)
Post Second $\text{CLT}_{d\in(300,600]}$				0.0309***	0.0276***	0.0151***
				(0.0035)	(0.0035)	(0.0035)
Post Third+ $\text{CLT}_{d\in(300,600]}$				-0.0083	-0.0084	0.0093*
				(0.0055)	(0.0055)	(0.0056)
Constant	0.2952***			0.2876***		
	(0.0013)			(0.0012)		
Length of Residence	-0.0085***	-0.0085***	-0.0082***	-0.0085***	-0.0085***	-0.0082***
	(4.14×10^{-5})	(4.14×10^{-5})	(4.26×10^{-5})	(4.09×10^{-5})	(4.1×10^{-5})	(4.24×10^{-5})
Income in $	$-3.84 \times 10^{-7***}$	$-3.77 \times 10^{-7***}$	$-4.33 \times 10^{-7***}$	$-3.69 \times 10^{-7***}$	$-3.69 \times 10^{-7***}$	$-4.33 \times 10^{-7***}$
	(6.37×10^{-9})	(6.39×10^{-9})	(8.89×10^{-9})	(6.32×10^{-9})	(6.35×10^{-9})	(8.9×10^{-9})
Fixed-effects						
Year		Yes	Yes		Yes	Yes
Census Tract			Yes			Yes
Fit statistics						
Observations	769,964	769,964	769,964	769,964	769,964	769,964
R^2	0.13479	0.14279	0.16247	0.13570	0.14317	0.16262

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

City of Lenexa - Public Comments for Clear Creek Subdivision (RZ26-01, PT26-01P)
(Comments received prior to 5:00 PM on 01/28/2026)

Table 25: Effect of CLT Acquisitions on Likelihood of Owner-Occupied - Full Coefficients Table

Dependent Variable:	Owner-Occupied					
		Model 1			Model 2	
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
$Pre_{d\in(0,300]}$	0.0863***	0.0751***	0.0284***	0.0828***	0.0724***	0.0299***
	(0.0026)	(0.0027)	(0.0026)	(0.0027)	(0.0027)	(0.0027)
$Post_{d\in(0,300]}$	0.0184***	0.0253***	0.0191***			
	(0.0039)	(0.0039)	(0.0039)			
Post first $CLT_{d\in(0,300]}$				0.0412***	0.0465***	0.0211***
				(0.0029)	(0.0029)	(0.0029)
Post Second $CLT_{d\in(0,300]}$				-0.0686***	-0.0774***	-0.0479***
				(0.0092)	(0.0092)	(0.0089)
Post Third+ $CLT_{d\in(0,300]}$				-0.0698***	-0.0660***	-0.0146
				(0.0106)	(0.0106)	(0.0114)
$Pre_{d\in(300,600]}$	0.0573***	0.0458***	0.0164***	0.0536***	0.0442***	0.0197***
	(0.0021)	(0.0022)	(0.0020)	(0.0023)	(0.0024)	(0.0023)
$Post_{d\in(300,600]}$	-0.0247***	-0.0182***	-0.0026			
	(0.0027)	(0.0027)	(0.0026)			
Post First $CLT_{d\in(300,600]}$				-0.0038*	0.0041*	0.0063***
				(0.0023)	(0.0023)	(0.0023)
Post Second $CLT_{d\in(300,600]}$				-0.0683***	-0.0730***	-0.0023
				(0.0048)	(0.0049)	(0.0044)
Post Third+ $CLT_{d\in(300,600]}$				-0.0347***	-0.0295***	-0.0019
				(0.0075)	(0.0075)	(0.0069)
Constant	0.2706***			0.2776***		
	(0.0023)			(0.0024)		
Length of Residence	0.0143***	0.0144***	0.0106***	0.0142***	0.0142***	0.0105***
	(6.82×10^{-5})	(6.85×10^{-5})	(7.1×10^{-5})	(6.79×10^{-5})	(6.82×10^{-5})	(7.09×10^{-5})
Income in $	2.51×10^{-6}***	2.51×10^{-6}***	2.16×10^{-6}***	2.48×10^{-6}***	2.48×10^{-6}***	2.17×10^{-6}***
	(1.91×10^{-8})	(1.91×10^{-8})	(2.18×10^{-8})	(1.9×10^{-8})	(1.9×10^{-8})	(2.18×10^{-8})
Fixed-effects						
Year		Yes	Yes		Yes	Yes
Census Tract			Yes			Yes
Fit statistics						
Observations	874,046	874,046	874,046	874,046	874,046	874,046
R^2	0.37597	0.38031	0.52751	0.37951	0.38394	0.52769

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

Table 26: Effect of Nearby CLT Acquisitions of Likelihood of Black Head of Household - Full Coefficients Table

Dependent Variable:	Black					
		Model 1			Model 2	
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
$\text{Pre}_{d\in(0,300]}$	-0.0054***	-0.0001	-0.0008	-0.0046***	9.75×10^{-5}	-0.0002
	(0.0014)	(0.0014)	(0.0012)	(0.0014)	(0.0015)	(0.0012)
$\text{Post}_{d\in(0,300]}$	-0.0028	-0.0059***	-0.0019			
	(0.0021)	(0.0021)	(0.0017)			
Post first $\text{CLT}_{d\in(0,300]}$				0.0032*	-4.43×10^{-5}	0.0003
				(0.0016)	(0.0016)	(0.0013)
Post Second $\text{CLT}_{d\in(0,300]}$				-0.0050	-0.0037	0.0128***
				(0.0045)	(0.0045)	(0.0042)
Post Third+ $\text{CLT}_{d\in(0,300]}$				0.0214***	0.0197***	-0.0036
				(0.0057)	(0.0057)	(0.0050)
$\text{Pre}_{d\in(300,600]}$	-0.0088***	-0.0030***	-0.0015	-0.0073***	-0.0026**	-0.0005
	(0.0011)	(0.0011)	(0.0009)	(0.0012)	(0.0013)	(0.0011)
$\text{Post}_{d\in(300,600]}$	-0.0039***	-0.0065***	-0.0015			
	(0.0014)	(0.0014)	(0.0011)			
Post First $\text{CLT}_{d\in(300,600]}$				0.0007	-0.0025*	0.0011
				(0.0013)	(0.0013)	(0.0011)
Post Second $\text{CLT}_{d\in(300,600]}$				-0.0086***	-0.0095***	0.0025
				(0.0023)	(0.0023)	(0.0020)
Post Third+ $\text{CLT}_{d\in(300,600]}$				0.0111***	0.0115***	0.0012
				(0.0033)	(0.0033)	(0.0025)
Constant	0.0585***			0.0563***		
	(0.0010)			(0.0011)		
Length of Residence	0.0005***	0.0004***	0.0002***	0.0005***	0.0004***	0.0002***
	(4.61×10^{-5})	(4.64×10^{-5})	(3.57×10^{-5})	(4.61×10^{-5})	(4.64×10^{-5})	(3.57×10^{-5})
Income in $	-3.28×10^{-7}***	-3.3×10^{-7}***	-7.53×10^{-8}***	-3.25×10^{-7}***	-3.29×10^{-7}***	-7.34×10^{-8}***
	(6.5×10^{-9})	(6.53×10^{-9})	(4.78×10^{-9})	(6.49×10^{-9})	(6.53×10^{-9})	(4.78×10^{-9})
Fixed-effects						
Year		Yes	Yes		Yes	Yes
Census Tract			Yes			Yes
Fit statistics						
Observations	916,054	916,054	916,054	916,054	916,054	916,054
R^2	0.01264	0.01443	0.34116	0.01279	0.01446	0.34121

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

Table 27: Effect of Nearby CLT Acquisitions of Likelihood of Hispanic Head of Household - Full Coefficients Table

Dependent Variable:	Hispanic					
		Model 1			Model 2	
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
$Pre_{d\in(0,300]}$	-0.0087***	0.0066***	-0.0002	-0.0059***	0.0076***	0.0004
	(0.0016)	(0.0017)	(0.0017)	(0.0017)	(0.0017)	(0.0017)
$Post_{d\in(0,300]}$	0.0051**	-0.0037	0.0072***			
	(0.0025)	(0.0025)	(0.0023)			
Post first $CLT_{d\in(0,300]}$				0.0094***	0.0003	0.0051***
				(0.0018)	(0.0019)	(0.0018)
Post Second $CLT_{d\in(0,300]}$				0.0243***	0.0296***	0.0076
				(0.0082)	(0.0082)	(0.0067)
Post Third+ $CLT_{d\in(0,300]}$				-0.0203**	-0.0261***	-0.0074
				(0.0099)	(0.0100)	(0.0086)
$Pre_{d\in(300,600]}$	-0.0082***	0.0084***	-0.0054***	-0.0015	0.0118***	-0.0032**
	(0.0013)	(0.0013)	(0.0013)	(0.0014)	(0.0014)	(0.0014)
$Post_{d\in(300,600]}$	-0.0007	-0.0079***	-0.0009			
	(0.0016)	(0.0016)	(0.0016)			
Post First $CLT_{d\in(300,600]}$				0.0098***	0.0010	0.0046***
				(0.0014)	(0.0014)	(0.0014)
Post Second $CLT_{d\in(300,600]}$				0.0123***	0.0116***	-0.0006
				(0.0033)	(0.0033)	(0.0032)
Post Third+ $CLT_{d\in(300,600]}$				0.0051	0.0033	0.0010
				(0.0051)	(0.0051)	(0.0046)
Constant	0.1046***			0.0959***		
	(0.0013)			(0.0013)		
Length of Residence	-0.0013***	-0.0014***	-0.0011***	-0.0013***	-0.0014***	-0.0011***
	(3.9×10^{-5})	(3.92×10^{-5})	(4×10^{-5})	(3.92×10^{-5})	(3.95×10^{-5})	(4×10^{-5})
Income in $	-3.2×10^{-7}***	-3.17×10^{-7}***	-5.42×10^{-8}***	-3.07×10^{-7}***	-3.1×10^{-7}***	-5.19×10^{-8}***
	(6.61×10^{-9})	(6.62×10^{-9})	(6.93×10^{-9})	(6.52×10^{-9})	(6.54×10^{-9})	(6.95×10^{-9})
Fixed-effects						
Year		Yes	Yes		Yes	Yes
Census Tract			Yes			Yes
Fit statistics						
Observations	916,054	916,054	916,054	916,054	916,054	916,054
R^2	0.01673	0.02551	0.15004	0.01786	0.02570	0.15007

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

Table 28: Effect of Nearby CLT Acquisitions of Likelihood of Asian Head of Household - Full Coefficients Table

Dependent Variable:	Asian					
		Model 1			Model 2	
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
$\text{Pre}_{d\in(0,300]}$	-0.0064***	-0.0009	-6.06×10^{-5}	-0.0062***	-0.0009	-0.0002
	(0.0012)	(0.0013)	(0.0013)	(0.0013)	(0.0013)	(0.0014)
$\text{Post}_{d\in(0,300]}$	0.0042**	0.0010	0.0021			
	(0.0019)	(0.0019)	(0.0020)			
Post first $\text{CLT}_{d\in(0,300]}$				0.0007	-0.0028**	0.0006
				(0.0014)	(0.0014)	(0.0015)
Post Second $\text{CLT}_{d\in(0,300]}$				-0.0146***	-0.0129***	-0.0073**
				(0.0031)	(0.0031)	(0.0032)
Post Third+ $\text{CLT}_{d\in(0,300]}$				0.0230***	0.0210***	0.0112**
				(0.0043)	(0.0043)	(0.0049)
$\text{Pre}_{d\in(300,600]}$	-0.0077***	-0.0017*	-0.0022**	-0.0078***	-0.0026**	-0.0033***
	(0.0010)	(0.0010)	(0.0011)	(0.0011)	(0.0011)	(0.0012)
$\text{Post}_{d\in(300,600]}$	0.0077***	0.0050***	0.0025*			
	(0.0014)	(0.0014)	(0.0015)			
Post First $\text{CLT}_{d\in(300,600]}$				0.0031***	-0.0004	-0.0016
				(0.0011)	(0.0011)	(0.0012)
Post Second $\text{CLT}_{d\in(300,600]}$				0.0039*	0.0033	0.0063***
				(0.0022)	(0.0022)	(0.0022)
Post Third+ $\text{CLT}_{d\in(300,600]}$				0.0040	0.0038	-0.0074**
				(0.0043)	(0.0043)	(0.0036)
Constant	0.0482***			0.0481***		
	(0.0010)			(0.0010)		
Length of Residence	-0.0006***	-0.0007***	-0.0005***	-0.0006***	-0.0007***	-0.0005***
	(3.16×10^{-5})	(3.19×10^{-5})	(3.46×10^{-5})	(3.13×10^{-5})	(3.16×10^{-5})	(3.45×10^{-5})
Income in $	-7.75×10^{-8}***	-7.82×10^{-8}***	-2.82×10^{-8}***	-7.5×10^{-8}***	-7.79×10^{-8}***	-2.96×10^{-8}***
	(6.63×10^{-9})	(6.69×10^{-9})	(7.89×10^{-9})	(6.5×10^{-9})	(6.55×10^{-9})	(7.89×10^{-9})
Fixed-effects						
Year		Yes	Yes		Yes	Yes
Census Tract			Yes			Yes
Fit statistics						
Observations	916,054	916,054	916,054	916,054	916,054	916,054
R^2	0.00467	0.00675	0.05748	0.00468	0.00679	0.05752

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

Table 29: Effect of Nearby CLT Acquisitions of Likelihood of White Head of Household - Full Coefficients Table

Dependent Variable:	White					
		Model 1			Model 2	
Model:	(1)	(2)	(3)	(4)	(5)	(6)
Variables						
$\text{Pre}_{d\in(0,300]}$	-0.0532***	0.0031	-0.0052	-0.0504***	0.0023	-0.0052
	(0.0036)	(0.0036)	(0.0036)	(0.0036)	(0.0037)	(0.0037)
$\text{Post}_{d\in(0,300]}$	0.0280***	-0.0047	-0.0178***			
	(0.0047)	(0.0047)	(0.0047)			
Post first $\text{CLT}_{d\in(0,300]}$				0.0359***	0.0008	-0.0068*
				(0.0035)	(0.0035)	(0.0036)
Post Second $\text{CLT}_{d\in(0,300]}$				-0.0406***	-0.0213*	-0.0382***
				(0.0114)	(0.0112)	(0.0107)
Post Third+ $\text{CLT}_{d\in(0,300]}$				0.0384***	0.0159	0.0652***
				(0.0134)	(0.0131)	(0.0135)
$\text{Pre}_{d\in(300,600]}$	-0.0627***	-0.0013	-0.0023	-0.0581***	-0.0060*	-0.0032
	(0.0027)	(0.0029)	(0.0028)	(0.0030)	(0.0031)	(0.0032)
$\text{Post}_{d\in(300,600]}$	0.0077**	-0.0190***	-0.0045			
	(0.0033)	(0.0033)	(0.0034)			
Post First $\text{CLT}_{d\in(300,600]}$				0.0126***	-0.0219***	-0.0044
				(0.0028)	(0.0029)	(0.0030)
Post Second $\text{CLT}_{d\in(300,600]}$				0.0090	0.0039	0.0002
				(0.0056)	(0.0055)	(0.0056)
Post Third+ $\text{CLT}_{d\in(300,600]}$				-0.0251***	-0.0290***	0.0031
				(0.0092)	(0.0090)	(0.0085)
Constant	0.5029***			0.4966***		
	(0.0024)			(0.0025)		
Length of Residence	0.0030***	0.0027***	0.0009***	0.0030***	0.0026***	0.0009***
	(0.0001)	(9.97×10^{-5})	(9.76×10^{-5})	(0.0001)	(9.98×10^{-5})	(9.76×10^{-5})
Income in $	1.09×10^{-6}***	1.09×10^{-6}***	2.47×10^{-7}***	1.1×10^{-6}***	1.08×10^{-6}***	2.48×10^{-7}***
	(1.94×10^{-8})	(1.93×10^{-8})	(2.17×10^{-8})	(1.95×10^{-8})	(1.93×10^{-8})	(2.17×10^{-8})
Fixed-effects						
Year		Yes	Yes		Yes	Yes
Census Tract			Yes			Yes
Fit statistics						
Observations	916,054	916,054	916,054	916,054	916,054	916,054
R^2	0.04015	0.06909	0.18524	0.04067	0.06946	0.18527

Clustered (Address) standard-errors in parentheses
*Signif. Codes: ***: 0.01, **: 0.05, *: 0.1*

From: Mike F <mikefellerfinancial@gmail.com>
Sent: Wednesday, January 28, 2026 11:48 AM
To: CD Planning <Planning@lenexa.com>
Subject: Habitat for Humanity Project

Having previously volunteered with HFH, I can attest to the great work they do. In my experience, they not only helped a family achieve their dream of home ownership, but also contributed to rejuvenating what had been a blighted area in KCK. They did NOT use parkland, but that is a whole different issue.

All Lenexa citizens need to know their City through the Planning Commission (PC) is consistently maintaining building and development standards throughout the city. There is concern this may not be the case with this project. Issues include but are not limited to relaxing of typical building codes, waiving of costs, whether class "J" houses are a fit for the neighborhood, etc., some of which the costs will be borne either directly or indirectly by Lenexa taxpayers. Bottom line is if this were any other traditional developer, would this project be recommended for approval?

My understanding of the PC role is to follow specific set of guidelines, not to initiate policy nor to relax standards for special interest groups, as paybacks for political favors, etc.

--
Mike Feller
20324 W. 98th St.
Lenexa, KS 66220



CONTACT INFORMATION

FOR PROPOSAL SUBMITTAL & REQUESTS FOR CLARIFICATION:

Beccy Yocham
Director of Community Development
17101 W. 87th Street Parkway
Lenexa, Kansas 66219
913.477.7718
byocham@lenexa.com

FOR INFORMAL PREAPPLICATION REVIEW OF PROPOSED CONCEPT PLAN **ONLY**:

Magi Tilton
Development Review Administrator
913.477.7712
mtilton@lenexa.com

City of Lenexa - Public Comments for Clear Creek Subdivision (RZ26-01, PT26-01P)
(Comments received prior to 5:00 PM on 01/28/2026)



E. TITLE AND ESCROW COSTS

The successful proposer shall be responsible for paying all closing fees and costs, including, but not limited to, an ALTA survey, if desired by proposer, the cost of the owner's title policy and the escrow fees for the Property.

F. COMMISSION

The City agrees and acknowledges that it has not engaged the services of any agent or broker for the sale of this Property. In the event that the proposer has engaged an agent or broker, proposer shall be solely responsible for the payment of said agent or broker, and said fees shall not be deducted from the purchase price.

G. EARNEST MONEY DEPOSIT

Within five (5) business days after the execution of the agreement, the successful proposer shall be required to deposit 5% of the accepted offer amount, as earnest money with a mutually acceptable title company acting as escrow agent. The earnest money shall be non-refundable.

H. "AS IS" SALE

Proposer acknowledges the Property is being sold in "AS IS" condition, without any representations or warranties by City, including, without limitations, any representation or warranty of habitability; merchantability; fitness for a particular purpose; or concerning zoning; environmental matters; soil conditions; economic viability; traffic patterns; title; subdivision; survey matters; the existence of any nuisance or the use of adjacent properties. Proposer acknowledges that it has the opportunity and capability to retain the assistance of professionals to assist with all aspects of the investigation, acquisition and development of the Property. Proposer shall be solely responsible for conducting all investigations related to the condition, acquisition and development of the Property.

I. KANSAS OPEN RECORDS ACT

The proposer acknowledges that any proposal submitted, or correspondence, to members of the City staff are subject to the Kansas Open Records Act.



CONDITIONS GOVERNING THE SALE OF THE PROPERTY

A. OFFER

Proposer must offer to purchase the entire Property in cash at closing. All proposals must indicate the amount offered for the entire Property. No proposer shall be permitted to submit an offer for less than the entire Property. All valid proposals submitted shall remain open for sixty (60) days from the Proposal due date and the City reserves the right to formally accept or reject any offer.

B. PURCHASE PRICE

The purchase price must be paid at closing. The minimum purchase price for the Property is $2,959,000.

C. AWARD

The City will select the proposal which meets the best interests of the City. The City shall be the sole judge of its own interests, the proposals and the resulting negotiated agreement. The sale of the Property is subject to approval of the Lenexa Governing Body. The City reserves the right to negotiate with the proposers, and to reject any and all offers.

After completion of the selection process, staff will endeavor to negotiate an agreement with the successful proposer. The agreement will be approved in accordance with City ordinance. In the event that an agreement cannot be negotiated with said proposer, city staff may enter into negotiations with the next highest-rated respondent, and so on until an agreement can be negotiated.

Selection of a proposal by the City does not constitute planning, zoning or permit approval. Developer is still subject to all City development procedures including, but not limited, to those set forth in the Lenexa City Code.

D. AGREEMENT

The agreement to be executed by the parties shall be in substantially the same form as the City's standard real estate agreement. A copy of said agreement is available upon request. The agreement shall incorporate by reference the RFP and Proposer's successful proposal.

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2018	2,010	16,258	53,425
2023	2,358	18,113	59,409
Male	48.4%	49.3%	49.5%
Female	51.6%	50.7%	50.5%
Median Age	36.5	40.4	36.7
HOUSEHOLDS			
2018	702	5,600	17,990
2023	822	6,226	19,974
Average Household Size	2.86	2.90	2.97
HOUSING			
Own	74.5%	86.8%	76.6%
Rent	21.5%	10.4%	17.6%
Vacant	4.0%	2.8%	5.8%
Median Home Value	$303,398	$381,983	$323,108
EDUCATION			
Graduate/Professional Degree	23.8%	27.2%	25.8%
Bachelor's Degree	32.7%	38.9%	39.0%
Associate Degree	11.4%	6.3%	6.9%
Some College/No Degree	14.9%	15.5%	15.2%
GED	0.9%	1.3%	1.2%
High School Diploma	14.1%	9.5%	10.4%
Non-Graduate	2.1%	1.3%	1.5%
EMPLOYMENT			
White Collar	86.0%	86.0%	82.0%
Blue Collar	9.0%	8.0%	10.0%
Services	5.0%	6.0%	9.0%
Unemployment Rate	4.3%	2.7%	2.6%
ECONOMICS			
Median Household Income	$100,703	$126,789	$112,104
Per Capita Income	$38,731	$57,000	$47,413
Median Net Worth	$292,233	$500,001	$393,002



CLEAR CREEK PROJECT

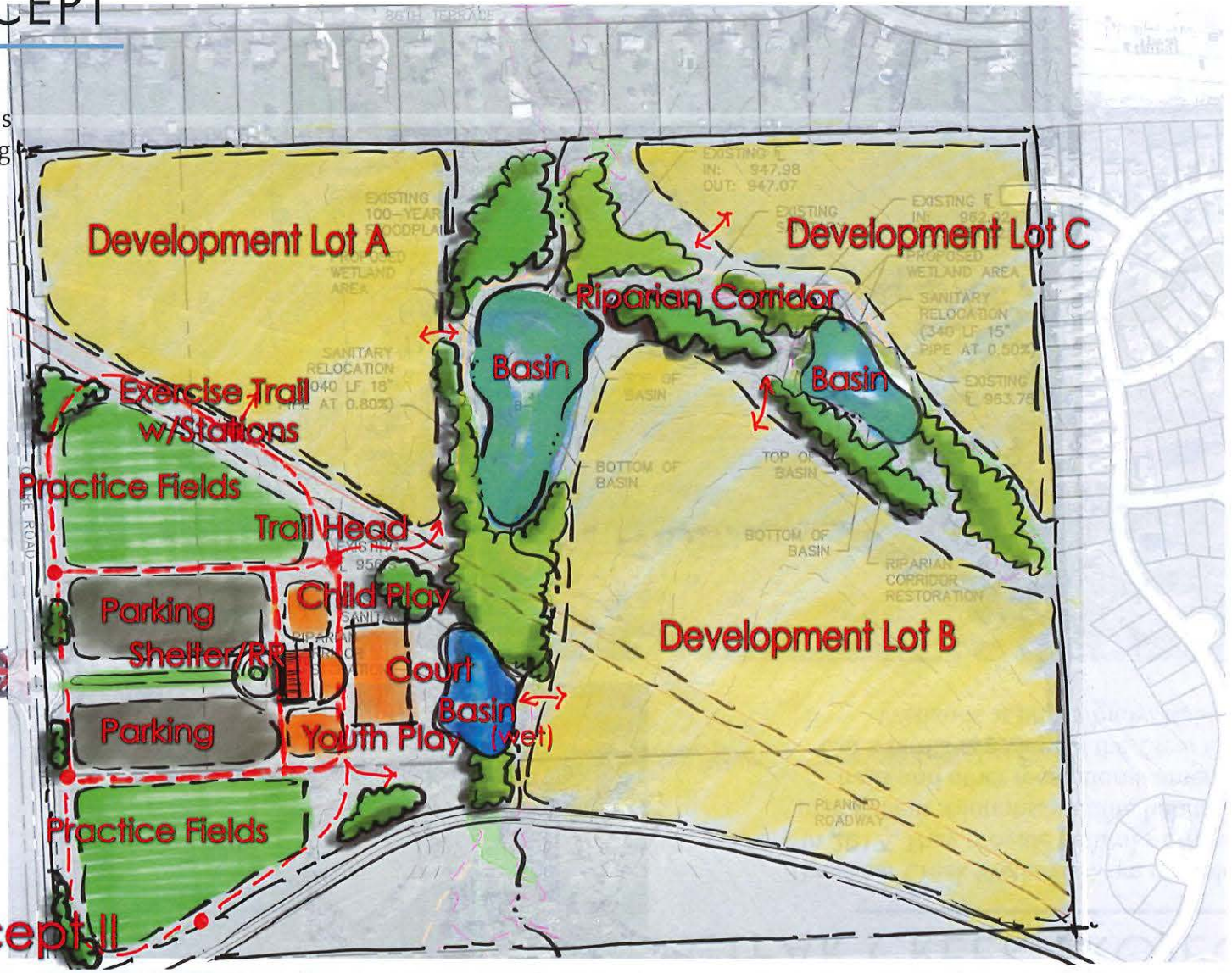
The Clear Creek Wetlands were completed in 2017. They provide natural stormwater managment solutions, wildlife habitat and trails and other recreational amenities. Get a bird's-eye view of the Clear Creek Wetlands at https://bit.ly/2Q5IABu.



PARK CONCEPT

Please note: This is just one concept. No decisions have been made regarding park design or amenities.

Open Play Area



Revised Concept II

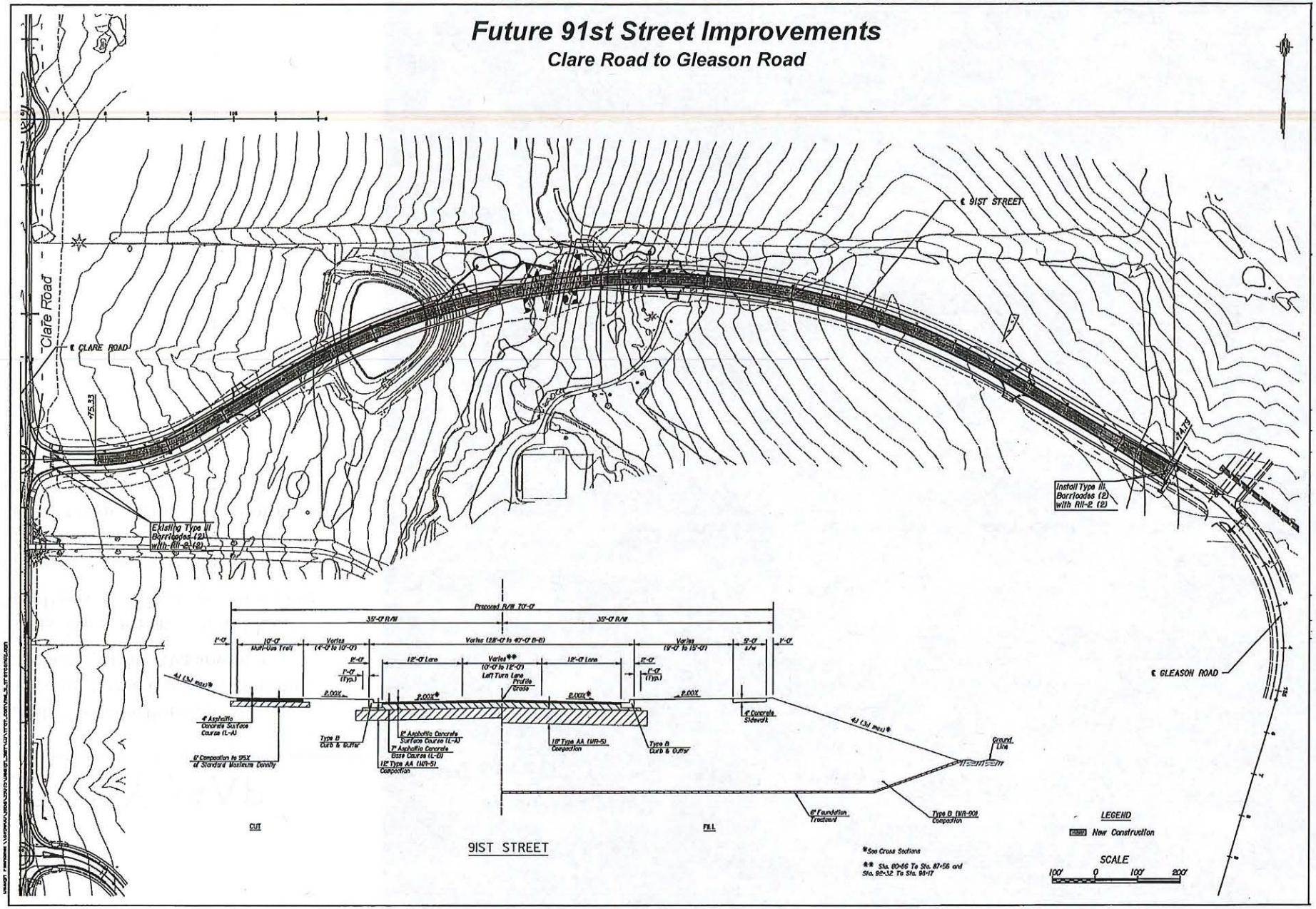
Clear Creek Park Bubble Diagrams
Lenexa, Kansas

Ochsner Hare & Hare — a design studio of Olsson Associates

Olsson Associates

not to scale

91ST STREET ALIGNMENT MAP



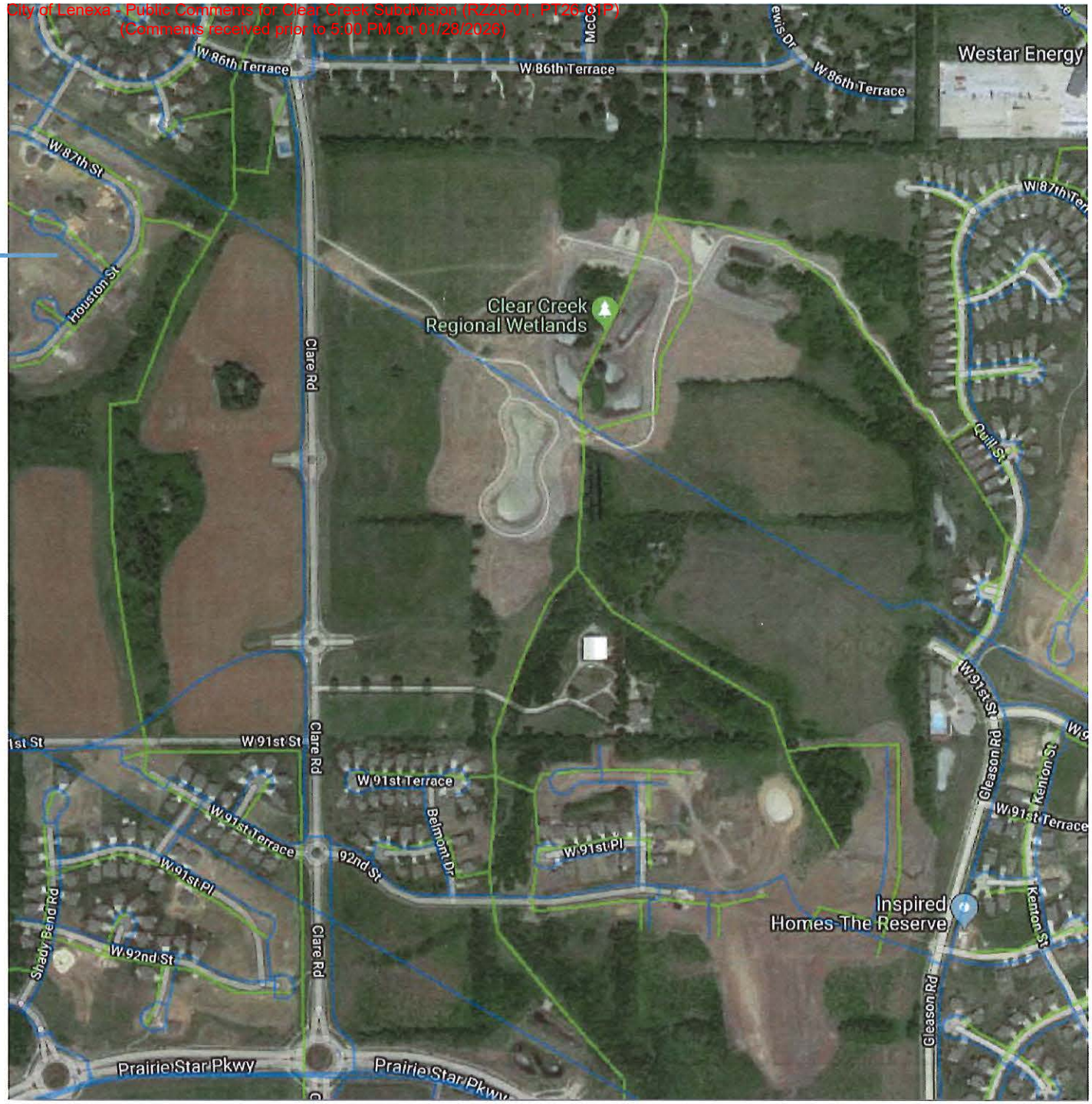
City of Lenexa - Public Comments for Clear Creek Subdivision (RZ26-01, PT26-01P)
(Comments received prior to 5:00 PM on 01/28/2026)

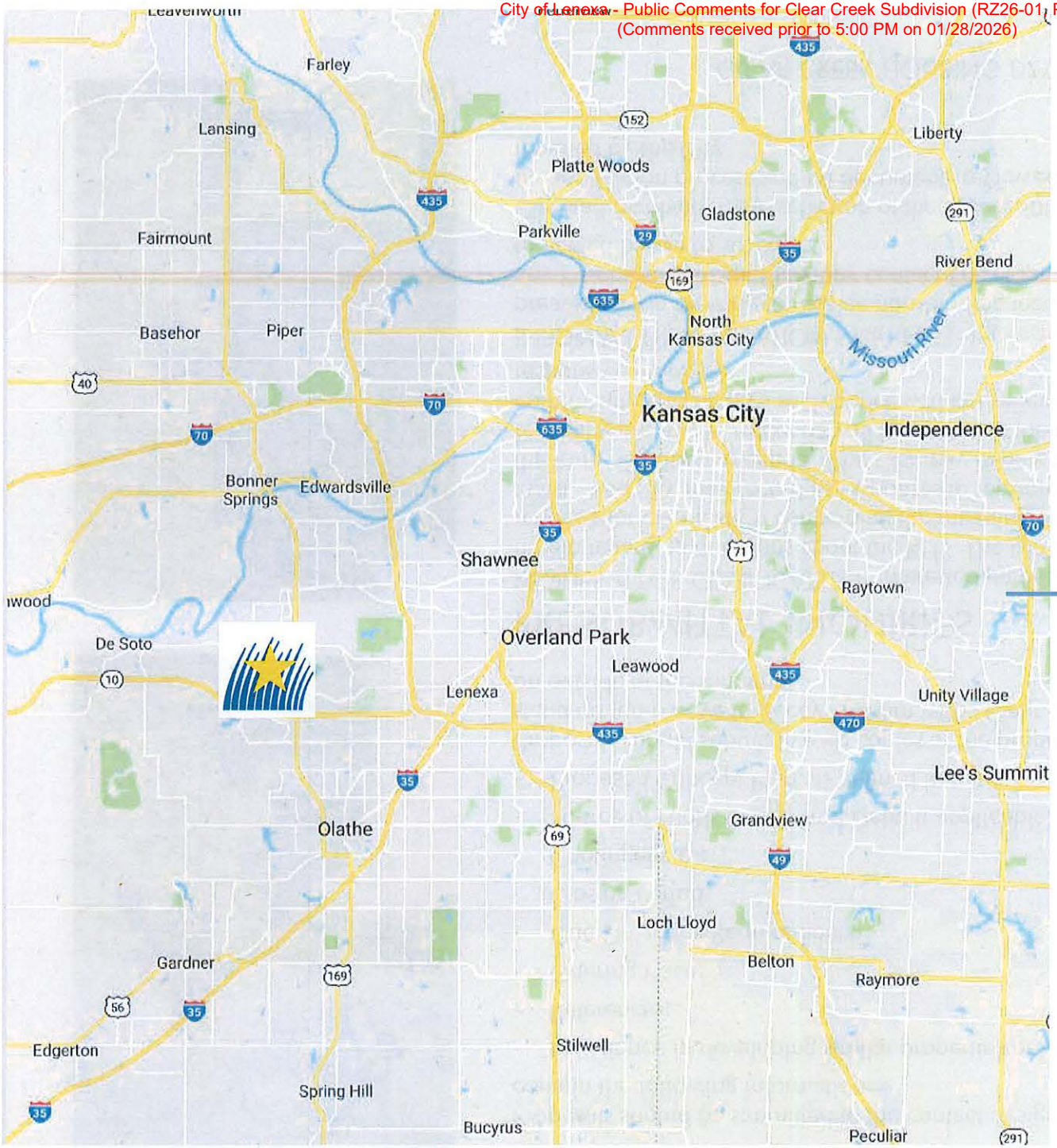
UTILITY MAP

Sanitary sewer lines are shown in green. Service is provided by Johnson County Wastewater.

Water lines are shown in blue. Service is provided by WaterOne.

Other utilities may exist on-site and are not shown. Proposer should contact individual utility companies for detailed plans.





LOCATION MAP

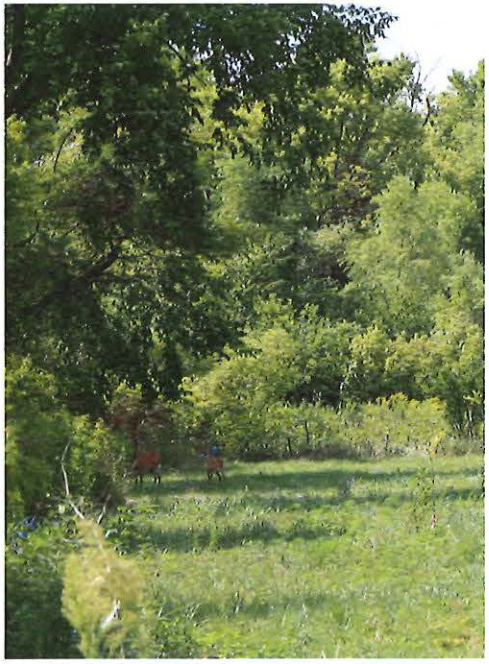


PROPOSAL ELEMENTS

Proposals should be submitted to the contact designated below and should, at a minimum, contain the following information:

- Experience in developing similar properties/projects;
- References;
- Offering Price;
- Due Diligence Requirements;
- Closing Period;
- Contingencies;
- Source of Funds (Equity and Debt, if applicable) and Lender Commitment letter;
- Proposed Concept Plan, as defined herein.

Proposers should submit five (5) copies of the proposal, along with an electronic copy on a standard jump drive to Beccy Yocham with "Clear Creek Residential Development RFP" marked on outside of the submittal.



PRESUBMITTAL INQUIRIES

REQUESTS FOR CLARIFICATION: Interested parties may contact Beccy Yocham as indicated herein regarding questions about the RFP. The City, via Ms. Yocham, will also receive written requests for clarification concerning the meaning or interpretation of this RFP until Nov. 5, 2018. The City may record its responses to inquiries and any supplemental instructions in the form of written addenda. The City may issue written addenda before the date fixed for receiving proposals. Addenda will be posted at the Drexel website: http://planroom.drexeltech.com/. Failure to receive such notice will not relieve the proposer from its obligation to submit a responsive proposal.

INFORMAL PREAPPLICATION MEETINGS: Interested proposers wishing to hold an informal preapplication meeting to receive non-binding feedback from the City's professional staff on any Proposed Concept Plan may contact Development Planning Administrator Magi Tilton as indicated herein to schedule.

City staff involved in the selection of the successful proposal will not be involved in the preapplication process and no documents reviewed, nor discussed in such meeting will be retained by the City.

REQUEST FOR PROPOSAL PROCEDURE



The purpose of this RFP is to solicit a person, firm or corporation to develop the Property as described herein. The City will assess the qualifications of any party submitting a proposal in accordance with its objectives and will select the proposal meeting the best interests of the City. The City will be the sole judge of its own best interest, the proposals and the resulting negotiated contract. In making this assessment, consideration will be given to a number of factors, including but not limited to:

- Previous experience and qualifications in developing similar projects;
- The ability of the proposer to meet the goals and objectives of the City that the property be developed as a high quality residential development which relates to and compliments the adjacent City amenities and stormwater features;
- Whether the proposal includes maintenance-provided product (preferred);
- Price;
- Results of a preliminary staff review of the Proposed Concept Plan;
- Timing of closing; and
- The perceived ability of the proposer to complete the transaction.



The City reserves the right to accept or reject any or all proposals, and to waive any technicalities or irregularities in any proposal and to negotiate any and all terms of any proposal, as well as the terms of a contract with the successful proposer. All proposers understand and agree that rejection shall create no liability on the part of the City because of such rejection, and the filing of any proposal in response to this RFP constitutes agreement of the proposer to these conditions. The City shall not be liable for expenses incurred in connection with any preparation of a response to this RFP.

SCHEDULE

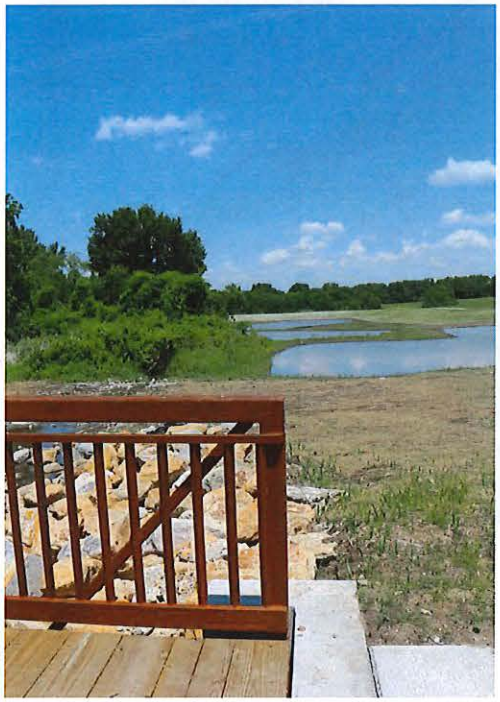
Release Request for Proposal	October 1, 2018
Last day to submit Requests for Clarification	November 5, 2018
Proposals Due at 5:00 PM (CST)	December 7, 2018

All proposals submitted shall remain valid and be binding on the Proposer if accepted by the City within sixty (60) calendar days of the proposal submission date.



STORMWATER	City of Lenexa. Both flood control and water quality infrastructure have been provided, and will be maintained, by the City of Lenexa in the Clear Creek Detention Facility and will not be required to be constructed on the development property. The development will be required to pay a fee-in-lieu of such construction in the amount of $7,000/acre, but avoids paying excise taxes of over $9,000/acre on the 17 acres that house the regional facilities. The overall stormwater management benefits are superior and more cost effective than the developer being required to pay for private stormwater improvements on the Property.
STREET NETWORK	Internal, local streets and storm drainage facilities within the subdivision will be the responsibility of the Developer. In addition to Clare Road, which is already in place, the development will be served by future 91st Street, a minor collector, which must be primarily funded by the adjacent development property. The City is willing to consider the establishment of a special benefit district ("SBD") to finance and construct 91st Street and will agree to participate in such SBD at 20% of the total cost.
SCHOOL DISTRICT	DeSoto USD 232 is the public school district serving the Property; St. James Academy, a private Catholic high school, is located at Prairie Star Parkway and Clare Road.
DUE DILIGENCE	The due diligence period must include, at a minimum, a requirement that the proposed development obtain preliminary plan approval from the City of Lenexa, with a mutual right to cancel for failure to do so.





SUMMARY INFORMATION

MINIMUM PRICE	$2,959,000
SIZE	53.8 acres in three pods
CURRENT ZONING	AG, Agricultural
PARCEL ID NUMBERS	Portions of IF231233-1001; IF231233-1004; and IF231233-1003. A legal description of the portions to be sold will be provided.
SANITARY SEWER	Johnson County Wastewater
ELECTRICITY	Westar Energy
WATER	WaterOne
GAS	Kansas Gas Service
COMMUNICATIONS	AT&T; Spectrum; & Google Fiber

CITY'S CONCEPT PLAN



PARCEL SUMMARY

A 16.8 ACRES*
44 LOTS AT +- 60' x 120'
23 LOTS AT +- 40' x 120'
67 TOTAL SINGLE FAMILY LOTS
4.0 DUA

B 11.2 ACRES*
30 LOTS AT +- 60' x 120'
12 LOTS AT +- 40' x 120'
42 TOTAL SINGLE FAMILY LOTS
3.8 DUA

C 25.8 ACRES*
- 18.4 NORTH DEVELOPMENT AREA
- 4.5 AC POWER LINE EASEMENT
- 2.9 AC SOUTH DEVELOPABLE AREA

35 LOTS AT +- 60' x 120'
43 LOTS AT +- 40' x 120'
78 TOTAL SINGLE FAMILY LOTS
4.2 DUA (NET DENSITY NORTH AREA)

187 TOTAL SINGLE FAMILY DETACHED LOTS
46.4 ACRES (NET NORTH RESIDENTIAL ACRES)
4.1 DUA (NET DENSITY)

53.8 ACRES (TOTAL GROSS ACRES INCLUDED COMMUNITY CENTER, POOL & CHURCH PARCELS)

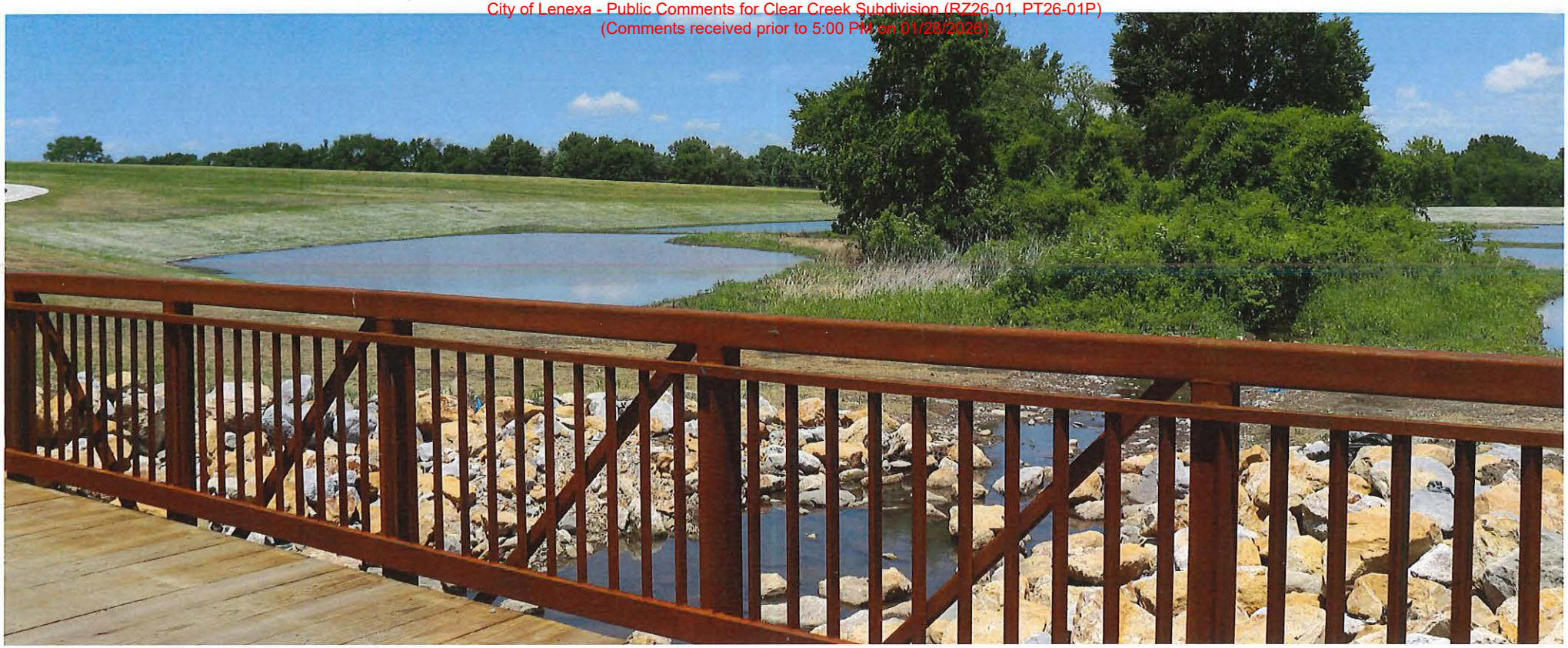
PLAN FEATURES

- 'CITY BLOCK' STREET SYSTEM WITH BOTH FRONT AND REAR ACCESS GARAGES
- STREET FRONTAGES WITH GENEROUS OPEN SPACE CONNECTIONS TO TRAILS AND CLEAR CREEK OPEN SPACE
- HIGHER DENSITY USING NARROW LOTS WITH REAR GARAGES

CLEAR CREEK DEVELOPMENT PARCELS - CITY OF LENEXA
PROPERTY STUDY 3 (PLAN VIEW - 4.19.18)
SHEET 3

wlk urban design, LLC

City of Lenexa - Public Comments for Clear Creek Subdivision (RZ26-01, PT26-01P)
(Comments received prior to 5:00 PM on 01/28/2026)



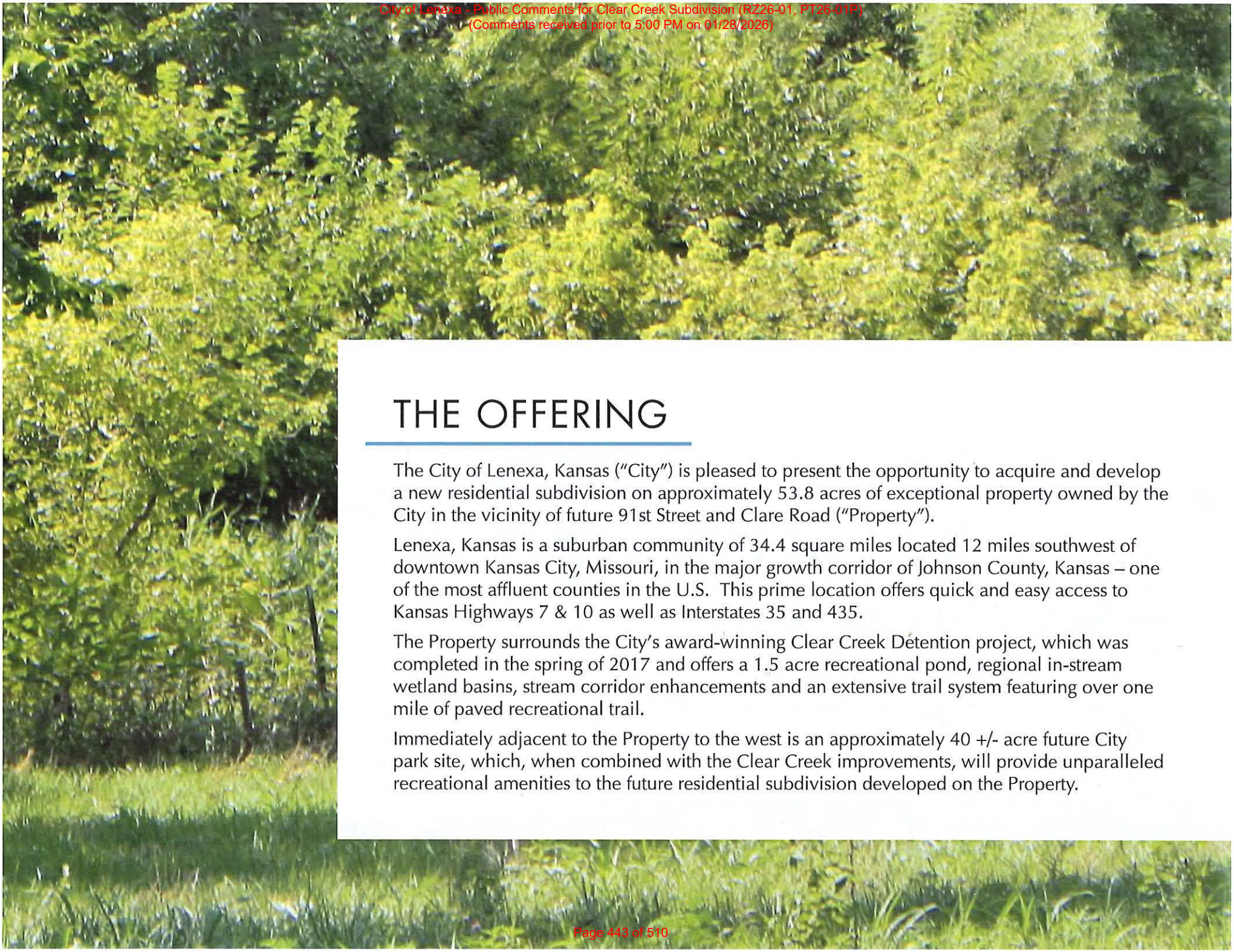
DEVELOPMENT DESCRIPTION

It is the intent of the City to select a developer with a shared vision for the Property that includes high quality residential development which maximizes the potential of the Property through smaller lots in a layout denser than a typical suburban neighborhood and complimentary to and coordinated with the amenities provided by the City.

Working with WLK Urban Design, LLC, the City has prepared a preliminary concept plan to illustrate its vision for the property, which features narrow lots in a city block street system with both front and rear access garages. The plan includes street frontages with generous open space connections to trails and the Clear Creek amenities and yields 187 lots averaging 4 dwelling units per acre.

The uniqueness of the property will be increased if the developer's concept plan engages and enhances the land, water, wildlife, and other natural resources of the City-owned property. These benefits are numerous, including the creation of a sense of community within the development; enhancement of natural areas for neighborhood residents and wildlife; and the conservation and protection of valuable local resources.

Proposers will be required to submit a concept plan of their proposed development, which provides a layout of the residential subdivision, as well as a description and conceptual elevations of the proposed residential product and a phasing plan ("Proposed Concept Plan"). The City is willing to consider "for sale" twin villas and/or townhomes on a portion of the Property. Preference will be given to proposals that include some or all "maintenance provided" product.



THE OFFERING

The City of Lenexa, Kansas ("City") is pleased to present the opportunity to acquire and develop a new residential subdivision on approximately 53.8 acres of exceptional property owned by the City in the vicinity of future 91st Street and Clare Road ("Property").

Lenexa, Kansas is a suburban community of 34.4 square miles located 12 miles southwest of downtown Kansas City, Missouri, in the major growth corridor of Johnson County, Kansas – one of the most affluent counties in the U.S. This prime location offers quick and easy access to Kansas Highways 7 & 10 as well as Interstates 35 and 435.

The Property surrounds the City's award-winning Clear Creek Detention project, which was completed in the spring of 2017 and offers a 1.5 acre recreational pond, regional in-stream wetland basins, stream corridor enhancements and an extensive trail system featuring over one mile of paved recreational trail.

Immediately adjacent to the Property to the west is an approximately 40 +/- acre future City park site, which, when combined with the Clear Creek improvements, will provide unparalleled recreational amenities to the future residential subdivision developed on the Property.

City of Lenexa - Public Comments for Clear Creek Subdivision (RZ26-01, PT26-01P)
(Comments received prior to 5:00 PM on 01/28/2026)

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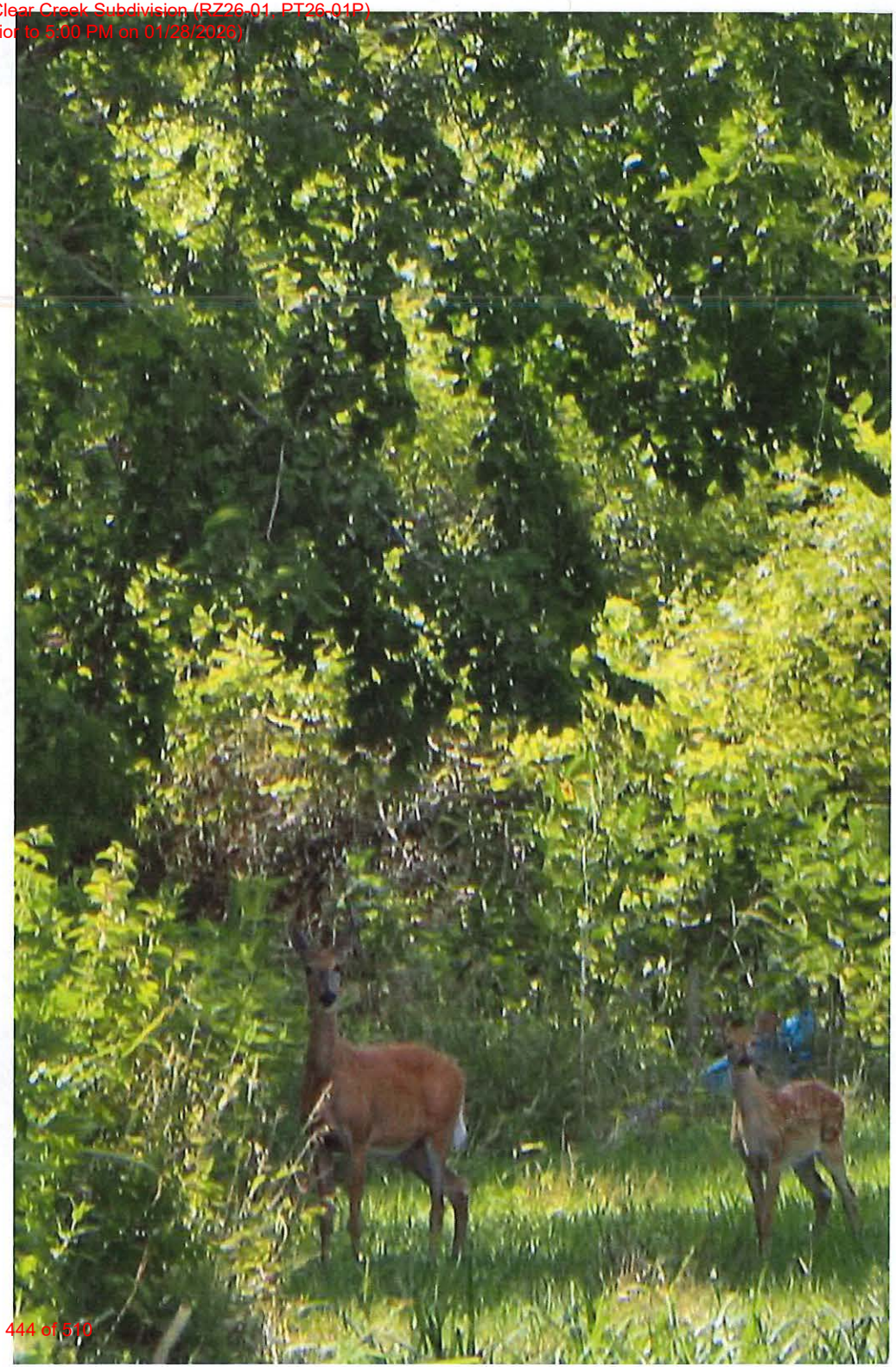
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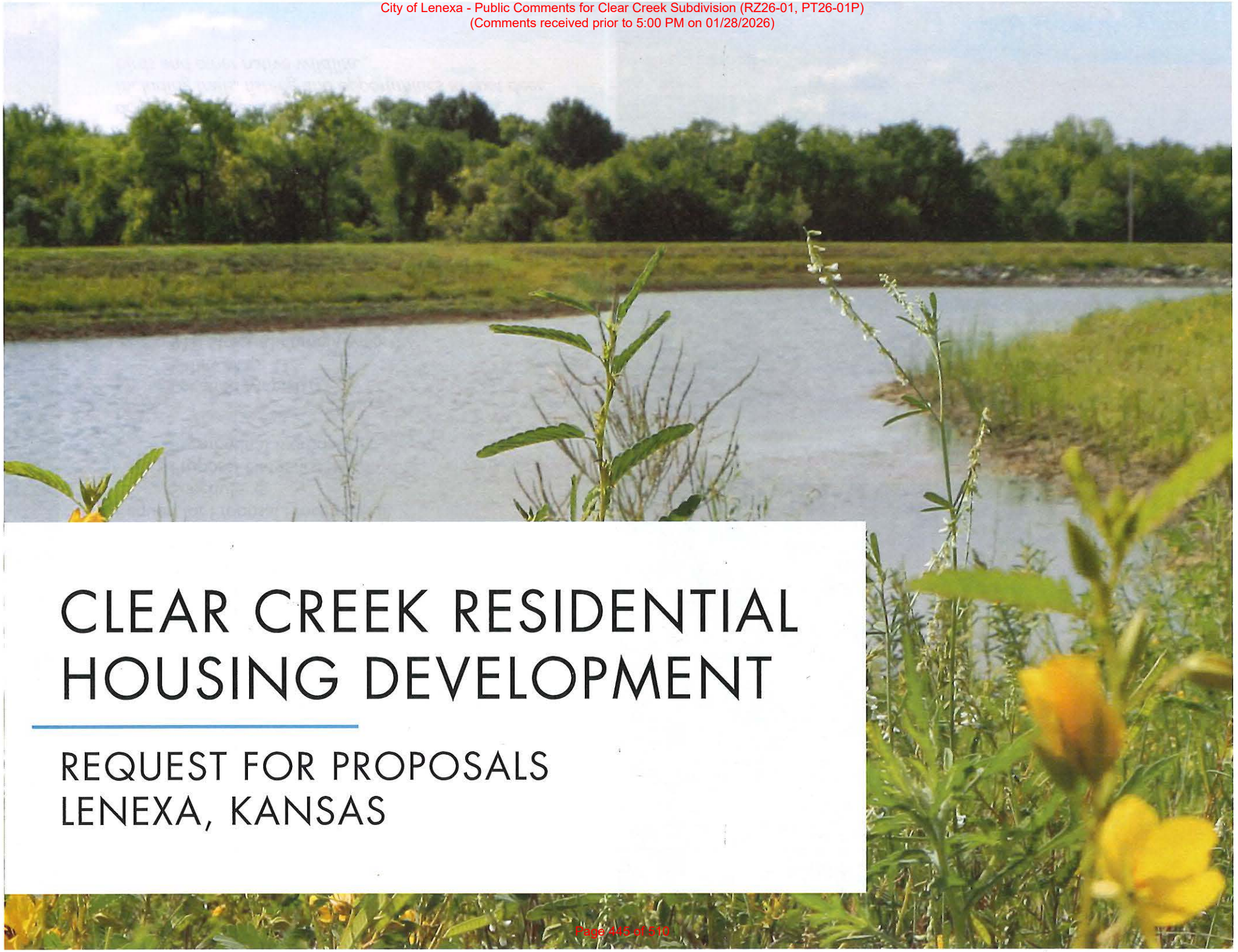
Additional Information
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Pictured: The Clear Creek wetlands offer many outdoor recreational amenities for nearby residents, including trails, fishing and opportunities to spot deer, birds and other native wildlife.





CLEAR CREEK RESIDENTIAL HOUSING DEVELOPMENT

REQUEST FOR PROPOSALS
LENEXA, KANSAS

From: Mike F <mikefellerfinancial@gmail.com>
Sent: Wednesday, January 28, 2026 11:48 AM
To: CD Planning <Planning@lenexa.com>
Subject: Habitat for Humanity Project

Having previously volunteered with HFH, I can attest to the great work they do. In my experience, they not only helped a family achieve their dream of home ownership, but also contributed to rejuvenating what had been a blighted area in KCK. They did NOT use parkland, but that is a whole different issue.

All Lenexa citizens need to know their City through the Planning Commission (PC) is consistently maintaining building and development standards throughout the city. There is concern this may not be the case with this project. Issues include but are not limited to relaxing of typical building codes, waiving of costs, whether class "J" houses are a fit for the neighborhood, etc., some of which the costs will be borne either directly or indirectly by Lenexa taxpayers. Bottom line is if this were any other traditional developer, would this project be recommended for approval?

My understanding of the PC role is to follow specific set of guidelines, not to initiate policy nor to relax standards for special interest groups, as paybacks for political favors, etc.

--
Mike Feller
20324 W. 98th St.
Lenexa, KS 66220

From: potterjeff81@gmail.com <potterjeff81@gmail.com>
Sent: Sunday, January 25, 2026 9:21 PM
To: Chelsea Williamson <cwilliamson@lenexa.com>
Subject: You Have Heard From Citizens Regarding the Habit for Humanity but I Would Like to Hear From You!

Hello Council Member Williamson,

I hope this finds you keeping warm and doing well. I am sure you have seen the petition, the television reports, emails, and communication regarding the Habitat for Humanity (HFH) project at the Wetlands at Clear Creek. Please understand and be clear that my reason for this email and opposition to HFH building homes in the park has nothing to do with providing affordable housing to citizens of all income levels. This is about protecting our Lenexa Parks, Registered Wetlands, and transparency.

Lenexa Parks & Registered Wetlands:

- As know, Lenexa Parks have been a key tenant of the city's direction and charter for years.
  - https://www.lenexa.com/Government/Plans-Studies/Parks-Recreation-Plans-Studies.
- Current Council Member Bill Nicks/Ward 2 was very instrumental in the development, growth, and acquisition of many of the current parks we have today. There have been many others that have been involved as well.
  - Why take a park away from their great work, and a key drawing point of our city?
- This is a registered Wetland, and an area has been a home to Monarch Butterflies, which are in decline and areas like this are needed for their long-term survival.
  - How does it make sense to zone this part of our park (and probably more) and affect our environment?

So why this area?

- There is no infrastructure to support this community.
  - No public transportation.
  - No retail stores close by this location.
  - The size, style and footprint of these houses don't fit this area.
- Is it due to the great price of $40,000 per acre?
  - In 2016 I paid $84,00 for my .22 of an acre lot.
  - Not even a quarter of an acre.
  - Even if the builder doubled the price on me, that is $42,000 for less than a quarter of an acre 10 years ago!
- Have other sites that Lenexa owns been evaluated?
  - 36+acres at the Justice Center Campus.
  - 10.32 acres across form the old City Hall.
  - These areas already have access to public transit, utilities, retail and other services.
  - Also, we don't lose valued green space.
- So please don't tell me there is no economic impact.....I just gave you and example.

On the question of transparency:

- Public record emails show senior City Leadership engaged in discussion with HFH in May of 2025.
  - In October of 2025, City Leadership was discussion when and how public disclosure would be made.
  - This indicates the proposal was substantially developed internally, prior to public notification.
  - Residents were not notified until November of 2025.
- We were told no traffic study was or needed to be done.
  - Then why does HFH have on their website that a turn land will be added at the intersection where you would enter the HFH development?
  - There has been an extensive study done on 83rd street between Gleason and Claire?
  - But there is no development on that road, just to help with traffic flow, which is needed.
  - This is confusing.....

I am sure you have heard a lot of this already, but I do have three final questions for you please.

1. Hearing this consistent information over and over again, gives it great validity in my opinion, does that concern you?
2. With that said, have you personally done more research into to this project and if so, what?
3. Voters approved a tax increase directly related to Lenexa Parks and this park specifically, why take our only park in this area away, when clearly....we want and need the park?

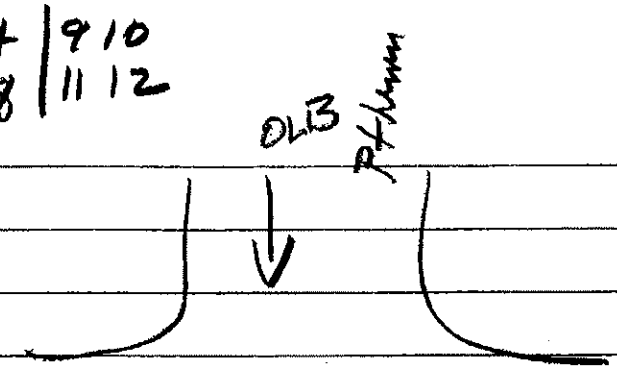
Thanks for your service to the community, time, and consideration. I hope to hear from you soon.

Have A Great Day!

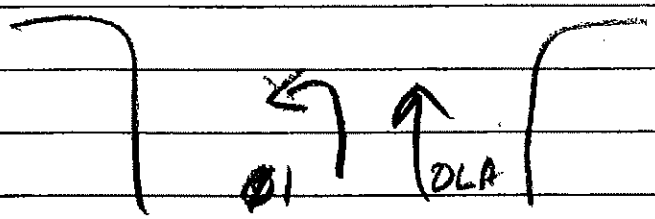
Jeff Potter
913-706-6516
potterjeff81@gmail.com

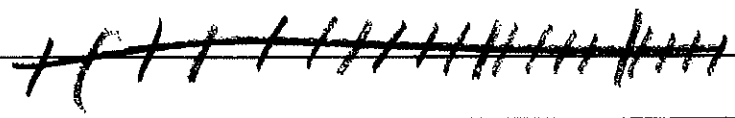
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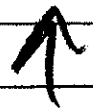
Plum 5FTD



Ø4 → ← Ø8 5FTD







Preemp 2→1

Ø2

DLA- Ø1 & Ø2

DLB- Ø2

Preempt 2 calls Ø9 = 1s
calls preempt1

DLA&B trail
3sec Green
w/ Ø2

Preempt 1 calls Ø1
track Clear = 21s

From: Dan Wilkus <danwilkus@gmail.com>
Sent: Saturday, January 17, 2026 3:25 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Fwd: RFP Bidding Process for Centennial Park/Proposed Habitat For Humanity Development at 8705 Clare Street

Stephanie, I meant to copy you. Can you please include this in the record for the planning commissions review packet?

Thanks,

Dan.
---------- Forwarded message ---------
From: **Dan Wilkus** <danwilkus@gmail.com>
Date: Sat, Jan 17, 2026 at 3:15 PM
Subject: RFP Bidding Process for Centennial Park/Proposed Habitat For Humanity Development at 8705 Clare Street
To: <byocham@lenexa.com>, Jennifer Martin <jmartin@lenexa.com>
Cc: <krista.tatschl@hearst.com>, Craig Denny <cdenny@lenexa.com>, <abell@lenexa.com>, <jhandley@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, <jsayers@lenexa.com>, <cwilliamson@lenexa.com>, <cherron@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>

Beccy and Jennifer, if the City refuses the will of the people of Lenexa to keep the entire Clear Creek Wetlands as a public park, as a citizen of Lenexa, Kansas, I am hereby requesting the proposal prepared and submitted for the purchase a portion of the Clear Creek Wetlands, by Habitat for Humanity of Kansas City, entitled "City of Lenexa - Clear Creek Acquisition Proposal" hereinafter referred to as the "Habitat proposal" be considered "non responsive" since it does not meet the conditions or specifications contained in the 2018 Request for Proposal (RFP) for the purchase of this property. A copy of the Habitat proposal is attached to this email. In addition, all potential bidders should be placing bids on the proposed property utilizing the same specific criteria to allow for a fair and equitable bid process.

Why should the RFP Submitted By Habitat for Humanity Be Considered Non Responsive?

The "Clear Creek Residential Housing Development Request for Proposals Lenexa, Kansas" hereinafter referred to as the "RFP" was issued in 2018 and is the only RFP ever issued for this proposed development. A copy of the RFP was sent in a separate email due to email size limitations. The RFP contains the following "Conditions Governing the Sale of the Property" beginning on page 16:

Condition A. Offer

" Proposer must offer to purchase the entire Property in cash at closing....No proposer shall be permitted to submit an offer for less than the entire Property." The entire property is 53.8 acres, not 16.8 acres as contained in the Habitat proposal.

Condition B. Purchase Price
"The minimum purchase price for the Property is $2,959,000."

The RFP also requires the development "which will be served by future 91st Street" to "be primarily funded by the adjacent property owners". The Habitat proposal does not include the costs or an agreement for the establishment of a benefit district to fund construction of 91st Street including a bridge to span Clear Creek. By allowing Habitat to potentially purchase only 16.8 acres of the 53.8 acres for sale with no requirement to establish a benefit district for 91st saddles the remaining portions of the property with the cost of completing 91st Street. This will make the remaining property less desirable for other potential developers. It will already be difficult enough to find a developer that will want to invest in the remaining two parcels since they will be located adjacent to this low income government subsidized housing development.

The RFP reiterates the goals and objectives of the City "that the property be developed as a high quality residential development which relates and complements the adjacent City amenities and stormwater features." The Habitat Proposal will neither be of high quality construction nor complement the surrounding park amenities. The City also envisions the development to a "included maintenance-provided product (preferred)".

This is by no means an exhaustive list of noncompliant items, as I am sure there are many other specific criteria the Habitat proposal fails to address.

Therefore, since the Habitat proposal does not meet specific conditions of the RFP or the vision of the City for the development of this property, the Habitat proposal must be classified as "non responsive" and be rejected from further consideration.

Have There Been Other Developers Interested In This Property?

The City of Lenexa continues to act like this property has just been sitting around for sale since 2018 with no interest from any developer until the Habitat proposal landed in their laps. This is the farthest thing from the truth. In fact, as recently as March 2024, one year prior to when the City started working with Habitat to develop only a portion of this land, a developer worked in good faith with the City to propose a housing development on the entire 53.8 acres (all three parcels). The developer did not receive the keys to the City like Habitat did and was run through the wringer eventually deciding to give up due to the cost prohibitive requests placed on him by the City. Interestly enough, the attached email and preliminary plat plan (attachments "2023-3-14_P2023-068 CP" and 2023-068 RE_Clear Creek Plan - Email 1") were not provided by the City as part of our Kansas Open Records Request (KORA) we made to the City which requested all emails related to this property. The developer emailed them to me as an example of

someone who was interested in developing this property. This could merrily be an oversight or someone may have wanted to keep this information from the public including us. We will continue to dig until we find the answer to this question and if the City is hiding other developer inquiries from us.

In November 2025, another developer approached the City regarding developing the entire property with a vision similar to the Prairie Village, Kansas development Meadow Brook Park. Meadow Brook Park is an incredible upscale development and would compliment the surrounding neighborhoods. This email inquiry was obtained through our KORA request and is attached as "November 2025 Developer Inquiry' The public record is incomplete and it is unknown whether or not this inquiry was pursued by the City. If it was not, then why not?

Should All Potential Bidders on this Property Be Bidding Based on the Same Criteria?

All potential bidders should be placing bids on the Clear Creek property based on the same set of criteria, however, as demonstrated in the Attachment entitled "P2023-068 RE_Clear Creek Plan - Email 1", Scott McCullough stated to the developer that the City would be willing to keep the discussion going and that the starting point for the City is contained in the Clear Creek RRP as follows:

"1. The minimum purchase price for the 53.8-acre property is $2,959,000. The purchase price must be paid at closing and the developer must purchase all of the development areas.
2. The development will be required to pay a fee-in-lieu of construction of stormwater facilities in the amount of $7,000/acre, but avoids paying excise taxes of over $9,000/acre on the 17 acres that house the regional facilities.
3. Internal, local streets and storm drainage facilities within the subdivision will be the responsibility of the Developer. In addition to Clare Road, which is already in place, the development will be served by future 91st Street, a minor collector, which must be primarily funded by the adjacent development property. The City is willing to consider the establishment of a special benefit district ("SBD") tofinance and construct 91st Street and will agree to participate in such SBD at 20% of the total cost.
The City has significant investment in the land and area and will be looking to recoup those costs, so I wanted you to have these numbers as you start to look at the pro-forma. Happy to review the development opportunities from your perspective."

As you can see this is a far cry from the starting point for Habitat for Humanity and the City reiterated their desire to recoup all the costs for this land. This developer is being held to the specific criteria in the RFP and Habitat is not, thus the reason the Habitat proposal is non responsive to the RFP and should be discounted. As a member of the public, you have to question why has the City's position changed so quickly over the span of a few months by requiring one developer to meet the strict requirements of the RFP while another gets to determine their own set of criteria. Why is the City placing their thumb on the scale to benefit one citizen over another?

Under Kansas principles for public procurement, all selection criteria and their relative importance should be shared with all prospective bidders. If the city changed the scope (e.g., from requiring the

purchase of 53.8 acres to allowing 16.8 acres) for one bidder but not all, this has the appearance of a potential violation of the requirement for a "competitively neutral and nondiscriminatory" process.

To recap, the Habitat proposal should be classified as non response and eliminated from future consideration. All bidders on the property must be required to follow the same specific criteria in their proposals. The City should be working aggressively with all potential developers to develop a housing development that the entire neighboring community could be proud of.

Thanks for your consideration of this matter.

Daniel R. Wilkus, P.E.

ATTACHMENTS:


November 2025 Developer Inquiry.pdf


2023-3-14_P2023-068 CP.pdf


P2023-068 RE_ Clear Creek Plan - Email 1.p


Habitat Proposal.pdf

MacKenzie Harvison

From: Beccy Yocham
Sent: Wednesday, November 5, 2025 11:17 AM
To: Mike Nolan; Todd Pelham; Sean McLaughlin; Scott McCullough
Subject: FW: Clear Creek Residential Project

When it rains...

Beccy Yocham
City Manager
City of Lenexa
913.477.7718
byocham@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: Alex Howe
Sent: Wednesday, November 5, 2025 10:57 AM
To: Beccy Yocham
Subject: Clear Creek Residential Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Beccy -
I hope you had a great summer and you are enjoying fall.
I recently reviewed the 2018 RFP for the Clear Creek Residential project and wanted to discuss whether it might qualify as a candidate for the RHID program focusing on smaller-lot, for-sale single-family homes. From our meeting with Korb back in April, my impression was that City Staff is open to RHID for the right project, one that is substantial in scale and offers public benefit. I believe this project has the potential to meet those criteria similar to Meadowbrook Park in Prairie Village.

I appreciate your thoughts and feedback on this. Particularly how you view the project's alignment with RHID and/or TIF eligibility requirements and any next steps you'd recommend.

Best,
Alex

--
Alex Howe
River Bend Land Co.
785.410.3159

Gmail

Dan Wilkus <danwilkus@gmail.com>

Fw: P2023-068 RE: Clear Creek Plan

Dan Wilkus <danwilkus@gmail.com> Fri, Jan 16, 2026 at 10:19 PM
Draft

----- Forwarded Message -----
From: Scott McCullough <smccullough@lenexa.com>
To: Doug Claussen <dcb1211@yahoo.com>
Sent: Friday, March 29, 2024 at 11:44:58 AM CDT
Subject: RE: P2023-068 RE: Clear Creek Plan

Doug, the plan is heading in the right direction so we would be willing to keep the discussion going. The starting point for the City is contained in the Clear Creek RFP as follows:

1. The minimum purchase price for the 53.8-acre property is $2,959,000. The purchase price must be paid at closing and the developer must purchase all of the development areas.
2. The development will be required to pay a fee-in-lieu of construction of stormwater facilities in the amount of $7,000/acre, but avoids paying excise taxes of over $9,000/acre on the 17 acres that house the regional facilities.
3. Internal, local streets and storm drainage facilities within the subdivision will be the responsibility of the Developer. In addition to Clare Road, which is already in place, the development will be served by future 91st Street, a minor collector, which must be primarily funded by the adjacent development property. The City is willing to consider the establishment of a special benefit district ("SBD") to finance and construct 91st Street and will agree to participate in such SBD at 20% of the total cost.

The City has significant investment in the land and area and will be looking to recoup those costs, so I wanted you to have these numbers as you start to look at the pro-forma. Happy to review the development opportunities from your perspective.

Scott McCullough, AICP

Community Development Director

City of Lenexa

Phone: 913.477.7532 | Fax: 913.477.7730

smccullough@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service.

From: Doug Claussen <dcb1211@yahoo.com>

Sent: Friday, March 15, 2024 3:23 PM

To: Scott McCullough <smccullough@lenexa.com>
Subject: Fw: P2023-068 RE: Clear Creek Plan

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Scott,

You might be on spring break, but wanted to pass this along. Hopefully we are getting closer to the cities vision with Clear Creek. I have not even started to try to proforma this to see about actual financial feasibility, but wanted to at least get your thoughts on this plan. If the city is interested in further discussing feasibility let me know.

thanks

Doug

----- Forwarded Message -----

From: Dan Foster <df@schlagelassociates.com>

To: Doug Claussen <dcb1211@yahoo.com>

Cc: Stephanie Bulcock <stephanie@thecollectivekc.house>; David Rinne <dr@schlagelassociates.com>

Sent: Thursday, March 14, 2024 at 04:09:39 PM CDT

Subject: P2023-068 RE: Clear Creek Plan

Attached is the revised site plan that incorporates some of the features (mini parks, park access focal points) into your preferred plan. The goal was to blend the two plans, have a design that met City requirements, and had a more efficient infrastructure layout. The following are items to consider when reviewing the plan.

NW corner

1. The access into this parcel terminates on a mini park focal point like the original City plan.
2. There is a park access on the east with a structure built and owned by the City.
3. There is a mini park on the north side internal to the parcel similar to the City plan
4. All roads meet the city horizontal curve requirements.
5. This plan includes an emergency access only road to Clare in the NW corner.
6. The City plan had too many streets/alleys. This plan has a simple loop street (similar to the City) and a central alley which eliminated two streets.

NE corner

1. The access into this parcel from the east terminates on an eyebrow and City Park access point like the original City plan.
2. There is a park access with a structure built and owned by the City.
3. All roads meet the city horizontal curve requirements.
4. The City plan had too many streets/alleys. This plan has a simple street layout which eliminated an alley and considerable amount of street with lots on one side. The shape and size of this parcel does not allow for two

parallel streets with an alley between that meet City requirements.

SE corner

1. The access into this parcel terminates on a mini park focal point like the original City plan.
2. There is a park access with a structure built and owned by the City.
3. All roads meet the city horizontal curve requirements.
4. The City plan had too many streets/alleys. This plan has a simple street layout which eliminated an alley and considerable amount of street.
5. This plan eliminated the lots that fronted the power easement on the City plan.

Sorry it took some time to get a design prepared that added the City plan features to your preferred plan. I believe this plan includes the features discussed in the City meeting. Let me know if you have any questions.

Daniel G. Foster, PLA

Principal / Landscape Architect

Direct 913-322-7142

SCHLAGEL
ENGINEERS PLANNERS SURVEYORS LANDSCAPE ARCHITECTS

14920 W. 107th Street, Lenexa, Kansas 66215-4018

(913) 492-5158 Main

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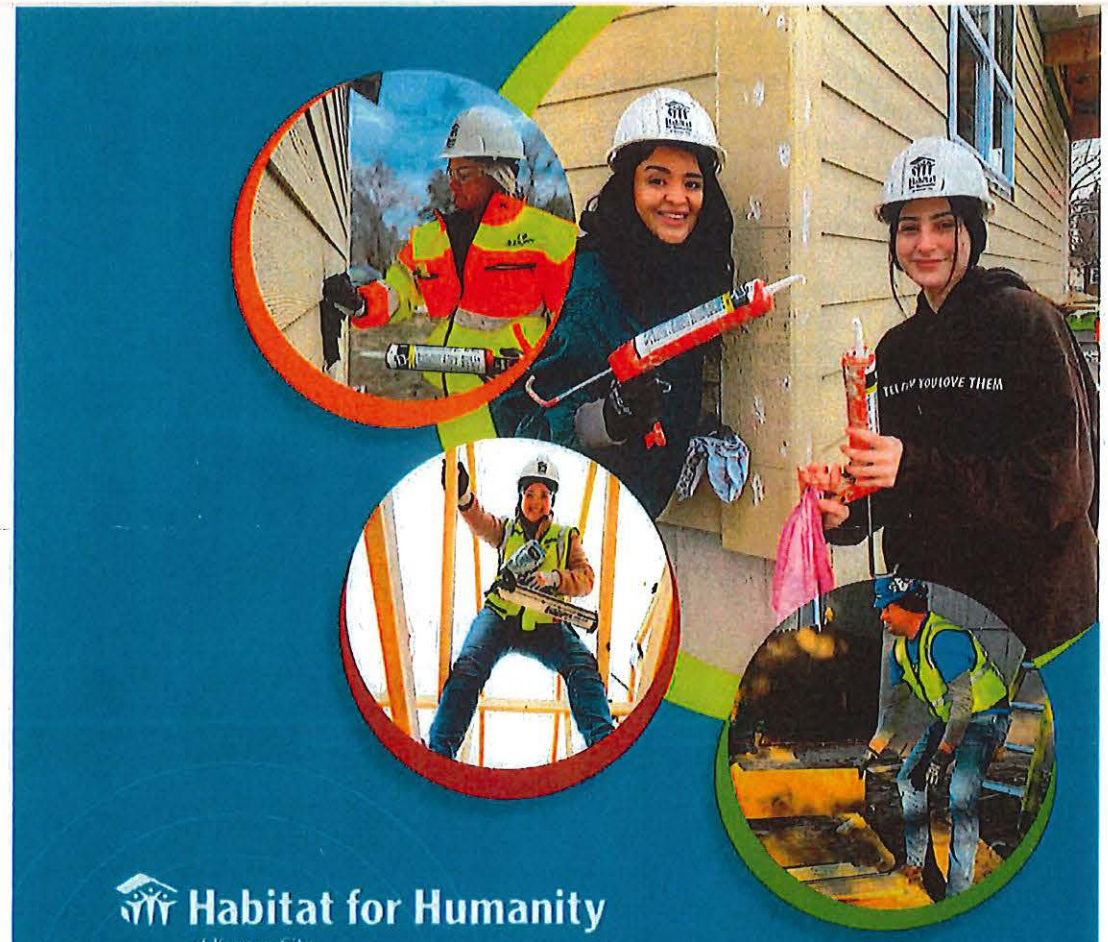
SCALE: 1" = 100'

SHEET OF	CITY CONCEPTUAL ROAD PLAN	DRAWN BY: DGF	CHECKED BY: DAR EGF	DATE PREPARED:	PROJ. NUMBER: P2023-068	REVISION DATE	DESCRIPTION
1							

CLEAR CREEK PARK PARCELS
CONCEPT PLANS

LENEXA, KANSAS

SCHLAGEL & ASSOCIATES, P.A.
Engineers • Planners • Surveyors • Landscape Architects
14920 West 107th Street • Lenexa, Kansas 66215
(913) 492-5158 • Fax: (913) 492-8400
WWW.SCHLAGELASSOCIATES.COM



Habitat for Humanity
of Kansas City

City of Lenexa - Clear Creek Acquisition Proposal

together we build 2025

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DRAFT

Section 1: ABOUT HABITAT FOR HUMANITY OF KANSAS CITY
Since 1979, Habitat for Humanity of Kansas City (Habitat KC) has been a cornerstone of our community, exemplifying the power of collaboration and the transformative impact of affordable homeownership. We bring people together to build and preserve affordable homes for Kansas City families. Habitat KC is the seventh oldest affiliate of Habitat for Humanity International and the largest nonprofit homebuilder in the Kansas City area.

Our mission: "Seeking to put God's love into action, Habitat KC brings people together to build homes, communities, and hope." Our vision is a world where everyone has a place to call home. For nearly half a century, our community-centric approach has united people in building not just houses, but also opportunity, equity, unity, and lasting legacies. As we look to the future, we remain committed to making affordable homeownership a cornerstone of Kansas City's future.

Section 2: OUR PROPOSAL
Habitat KC's goal for the Clear Creek project is to provide long-term, sustainable housing for families and increase the availability of affordable homes in Johnson County, Kansas. The project would be a partnership with private funders as well as Johnson County, Kansas, and the City of Lenexa governments to provide housing stability by building safe, affordable, and healthy housing. In partnership with the City of Lenexa, Habitat KC would complete plotting and pre-construction, and will complete full infrastructure development for the project, including grading and erosion control, storm sewer, sanitary sewer, utilities, streets, and streetlights.

Our objectives:

- Develop between 67 to 85 single family homes – final number will be determined by the final approved plat.
- Develop new green space.
- Assist with the construction of a neighborhood playground in Parcel A.
- Create connectivity to other parcels.
- Partner with for-profit builders to develop and build out the neighborhood as well as attract them to purchase and develop Parcels B and C.
- Maintain the permanent affordability for Habitat Homes through a community land trust model.

The desired outcomes are to keep families housed long term, increase our clients' sense of safety and stability, improve their economic mobility/wealth building, improve their health/wellness, and increase their access to community resources. Habitat KC homeowners experience lower housing costs (an average of $750-$1200 per month for a 30-year mortgage), with less than 30% of their income going to housing, allowing higher available income for health care and other basic needs.

Families/individuals who will live in the Clear Creek neighborhood will participate in Habitat KC's Homeownership program on their path to becoming homeowners, receiving 1:1 financial and homeownership guidance from HUD-certified housing counselors. Once they have completed their education requirements and met their goals, Habitat KC will assist selected families in becoming homeowners by purchasing a new construction home built by Habitat KC staff and volunteers in the Clear Creek neighborhood. Homes are sold to the family through an affordable mortgage (30% or less of monthly income) that Habitat KC provides and services.

Each family/homeowner must also participate in 100 partner hours, which includes building their home, working in a ReStore facility, and/or assisting Habitat KC staff with administrative tasks. To meet these hours, recipients also participate in Habitat KC's financial education services.

The project will offer families multiple housing plans that accommodate three- to six-bedroom homes on 40 to 60 feet wide lots. For option 1, Habitat KC will build single-family, detached homes that align with the current zoning requirements and range from 1,300 to 2,400 square feet in living space. For option 2, Habitat KC will build a combination of single-family detached and attached homes ranging from 1,300 to 2,400 square feet of living space. Habitat KC determines the type of home based on the homeowner's needs. All Habitat KC homes are built to Energy Star 3.0 standards, helping reduce the burden of costly utility bills.

The development would utilize a land trust model to ensure permanent affordability. This is a benefit to both the homeowner and community as it makes the home affordable for the homeowner and guarantees it remains affordable into perpetuity.

Habitat for Humanity of Kansas City has two confirmed for-profit builders that have agreed to partner with us on the development of the land. These builders bring more than thirty years' experience of design and building. Through these partnerships we will work together to design a beautiful affordable neighborhood with wonderful amenities to bring the community together.

Section 3: LAND PURCHASE PRICE
The purchase price shall be NINE HUNDRED AND TWENTY FOUR THOUSAND DOLLARS ($924,000).

Section 4: CLOSING DATE
Habitat KC proposes a closing date no later than June 30, 2026.

Section 5: TOTAL BUDGET

Option 1 – 67 Single-family detached homes.

Clear Creek Estimated Budget – Option 1			
Estimated Development Costs			
	QTY	$/Each	Total
Cost of Land	16.8	$55,000	$924,000
Stormwater Fee	16.8	$7,000	$117,600
Cost to Develop	67	$50,000	$3,350,000
Lots	67		
#3	22	$211,800	$4,659,600
Heartland	6	$221,850	$1,331,100
#4	20	$229,900	$4,598,000
#4MOD	13	$233,900	$3,040,700
#5	6	$247,000	$1,482,000

Cost of House Construction			$15,111,400
Total Development Cost			$19,503,000

Option 2 – 85 (40-fourplex, 16-duplex, and 20 single-family homes)

Clear Creek Estimated Budget - Option 2			
Estimated Development Costs			
	QTY	$/Each	Total
Cost of Land	16.8	$55,000	$924,000
Stormwater Fee	16.8	$7,000	$117,600
Cost to Develop	67	$50,000	$3,350,000
Site Plans			
#3	10	$211,800	$2,118,000
Heartland	1	$221,850	$221,850
#4	11	$229,900	$2,528,900
#4MOD	6	$233,900	$1,403,400
#5	1	$247,000	$247,000
4-3H	2	$451,750	$903,500
4-3	3	$441,700	$1,325,100
4M-4	3	$463,800	$1,391,400
4-6-6-4	5	$927,600	$4,638,000
6-6-6-6	5	$961,800	$4,809,000
Cost of House Construction			$19,586,150
Total Development Cost			$23,977,750

6: SITE USAGE/DESIGN and LAYOUT
Habitat KC would engage our partner engineering firm, a local architect and other builders to develop the site.

See Appendix A for potential site layouts.

Section 7: WHY HABITAT

The need for affordable and equitable housing in Johnson County, Kansas, is evident as housing costs continue to rise. Despite Johnson County being considered a wealthier county, 15% of residents are low-income, falling under 200% of the federal poverty level (U.S. Census Bureau, 2022). United Community Services of Johnson County (UCS) estimates that 40% of renters and 20% of homeowners in Johnson County are housing cost-burdened, paying more than 30% of their income on housing, with 45% of the workforce commuting into the county due to lack of housing.

When a family is cost-burdened by housing, they are forced to make impossible choices between a safe place to call home and healthcare, healthy food, and education. Being unable to afford these essentials greatly increases the risk of becoming homeless. Today in the U.S., only 37 affordable homes are available for every 100 extremely low-income renters. As a result, 70% of the lowest-wage households spend more than half their income on rent, placing them at high risk of homelessness when unexpected expenses (such as car repairs and medical bills) arise (National Low Income Housing Coalition, 2023).

Section 8: OUR EXPERIENCE

Habitat for Humanity of Kanas City has built, renovated or repaired more than 1200 homes in the Kansas City area. Most recently we have worked in the following neighborhoods:

1. Wendell Phillips – Habitat KC built 20 new construction homes in Wendell Phillips over the past three years. Additionally, we completed several home repair projects for existing homeowners providing them with the life safety critical repairs they needed to thrive. The homes we built ranged from three to six bedrooms, were ADA accessible, and built to Energy Star 3.0 Standards.
2. Lykins – Habitat KC will build more than fifteen homes in the Lykins neighborhood and provided several families with the critical home repairs they needed. We also partnered with the neighborhood to revitalize the community park, add a glass-art installation, and introduce a soccer program with more than 200 participants. While the crime rate has risen in most of Kansas City neighborhoods, Lykins has decreased nearly 27% in the past year.
3. Pathway at Heritage Park – Habitat KC has finished the infrastructure is installing foundations at our Olathe neighborhood, Pathway at Heritage Park. This fourteen-single family development will include a playground, sport court, and community housing center. This neighborhood is utilizing a Land Trust to ensure affordability into perpetuity.

Section 9: WHAT IS A COMMUNITY LAND TRUST

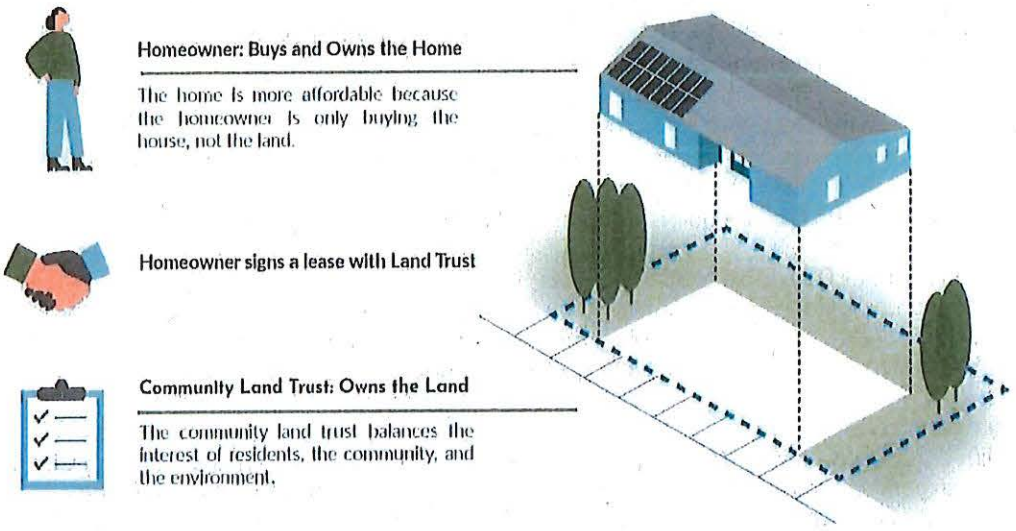
Community land trusts (CLTs) are nonprofit organizations governed by a board of CLT residents, community residents, and public representatives that provide lasting community assets and shared equity homeownership opportunities for families and communities. CLTs develop rural and urban agriculture projects, commercial spaces to serve local communities, affordable rental and cooperative housing projects, and conserve land for urban green spaces. However, the heart of their work is the creation of homes that remain permanently affordable, providing successful homeownership opportunities for generations of lower income families.

There are over 225 community land trusts in the United States.

A typical community land trust for affordable housing works like this:

- A family or individual purchases a house that sits on land owned by the community land trust.
- The purchase price is more affordable because the homeowner is only buying the house, not the land.
- The homeowners lease the land from the community land trust in a long-term (often 99-year), renewable lease.
- The homeowners agree to sell the home at a restricted price to keep it affordable in perpetuity, but they may be able to realize appreciation from improvements they make while they live in the house. In Habitat's case, we are currently using a formula capping 25% of appreciation going to the original homeowner.

A common question about community land trusts is how do homeowners build equity if it is capped at 25%?
Community land trust homeowners receive their equity back, just like in a market rate home. The difference is in market appreciation. Instead of being able to retain 100% of the market appreciation of the home, they retain 25% of the market appreciation. The remaining 75% of market appreciation stays with the home to keep the price affordable for the next buyer.



Section 10: COMMUNITY ENGAGEMENT
Habitat for Humanity of Greater Kansas City values the communities we build in and seeks to engage with them throughout our project approval, builds and beyond. Below are core pieces of our engagement strategy that we would bring to any Johnson County community where we build.

Purpose:
Coordinate with our community partners to ensure open and transparent information for residents, elected officials and community staff.

Phase I:

1) Identify key groups to talk with during the process
    a) Identify best method for communications with respective groups
    b) Coordinate with community staff on any other groups that should be engaged
2) Coordinate with community staff on best method of communications both on formal processes and community engagement sides
3) Establish series of "Getting to Know Habitat" & CLTs
4) Establish a timeline for community meetings on project specifics
5) Host "Getting to Know Habitat"
    a) Events include general information sessions and opportunities to visit the Olathe Pathways Project and Lenexa Restore
    b) What is a CLT - 101

Phase II:

1) Establish a project website (see Olathe Pathways as an example)
2) Establish a dedicated contact e-mail for the project that will be monitored by our Government Affairs Strategist with responses
3) Host community meetings and set key milestone check-in meetings
    a) Format methods may include:
        i) Presentation with written Q&A
        ii) Data walk and project design feedback forms
        iii) Visit community groups - Engage schools, churches and HOAs in area to meet them where they are
4) Project reports that are helpful from our community partner staff as needed

Section 11: PROJECT REFERENCES

1. Gregg Lombardi – Executive Director, Neighborhood Legal Support of Kansas City, Inc.
2. John James – President, Wendell Phillips Neighborhood Association
3. Kevin Schutte – Pastor, Pathways Christian Church

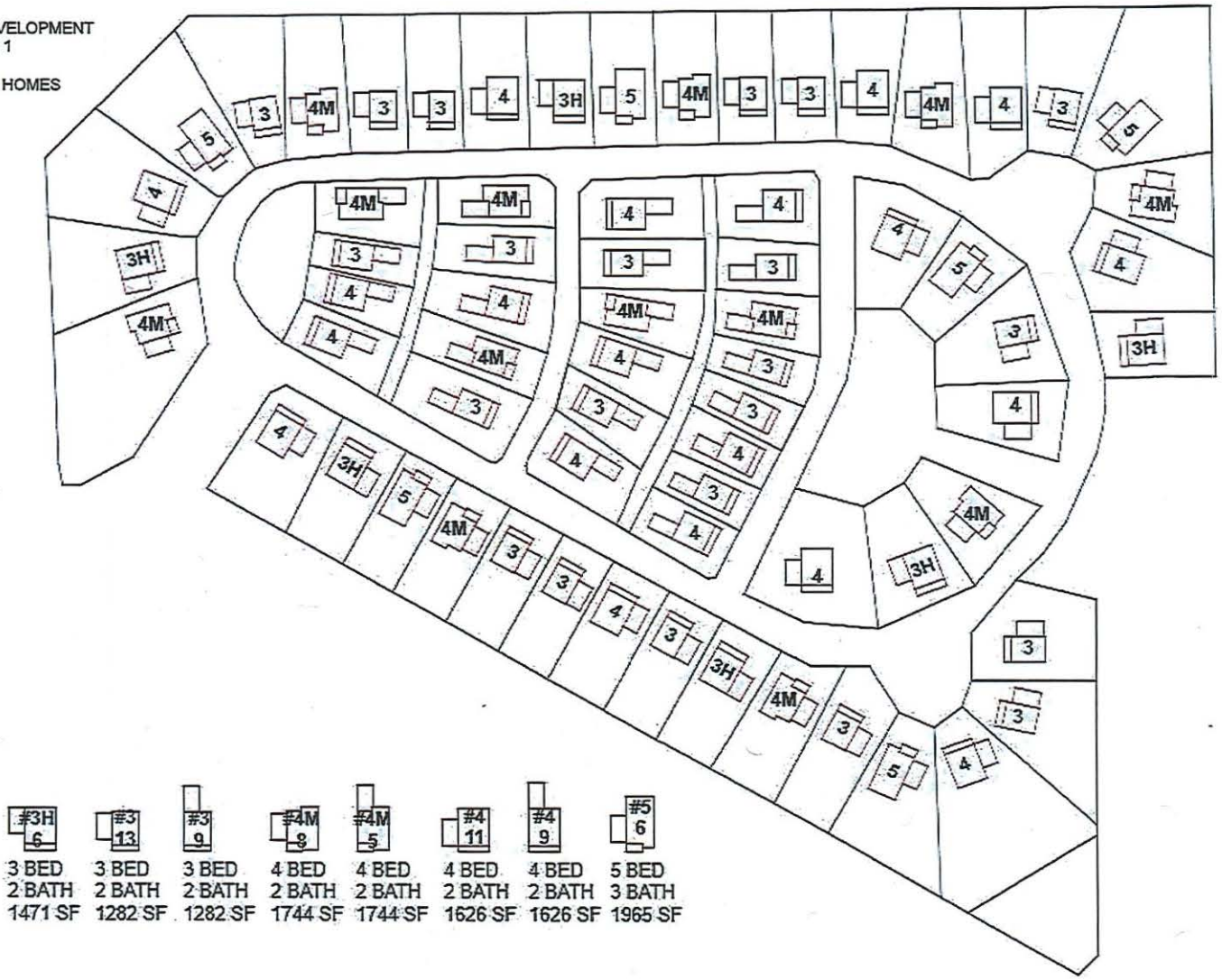
Section 12: CLOSING

We believe that by combining our shared commitment to inclusive communities with the City of Lenexa's expertise and resources, we can create meaningful, lasting impact through the development of quality, affordable housing. We welcome the opportunity to discuss this partnership further and explore how, together, we can address the critical need for housing that is both accessible and sustainable. Thank you for considering this opportunity—we look forward to the possibility of working together to build stronger, more inclusive neighborhoods.

APPENDIX A: Site Layouts

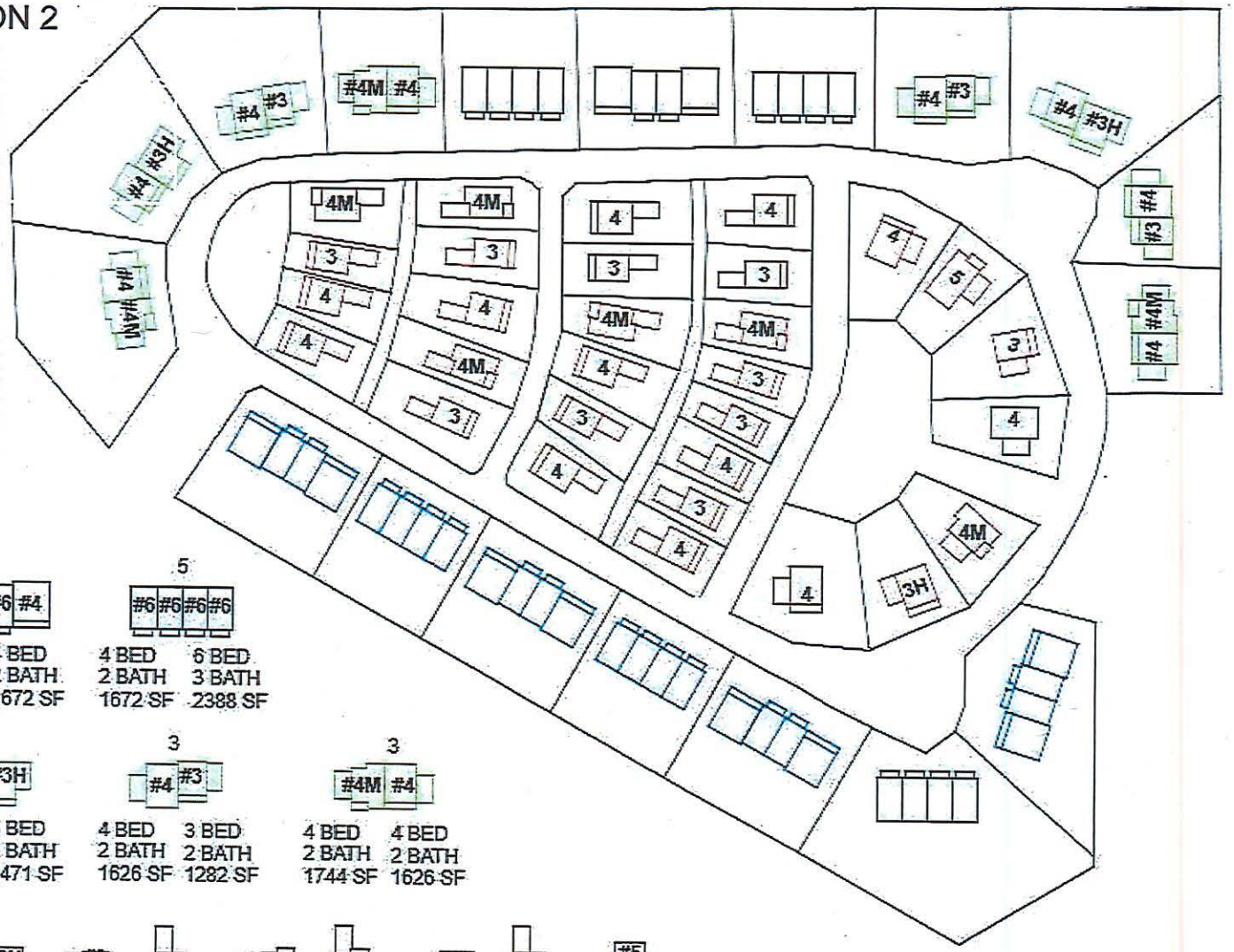
CLEAR CREEK DEVELOPMENT
OPTION 1

67 SINGLE FAMILY HOMES



CLEAR CREEK DEVELOPMENT
OPTION 2

85 TOTAL UNITS



40

5 — #4 #6 #6 #4
4 BED 2 BATH 1626 SF | 4 BED 2 BATH 1672 SF

5 — #6 #6 #6 #6
4 BED 2 BATH 1672 SF | 6 BED 3 BATH 2388 SF

16

2 — #4 #3H
4 BED 2 BATH 1626 SF | 3 BED 2 BATH 1471 SF

3 — #4 #3
4 BED 2 BATH 1626 SF | 3 BED 2 BATH 1282 SF

3 — #4M #4
4 BED 2 BATH 1744 SF | 4 BED 2 BATH 1626 SF

29

#3H 1	#3 1	#3 9	#4M 1	#4M 5	#4 2	#4 9	#5 1
3 BED 2 BATH 1471 SF	3 BED 2 BATH 1282 SF	3 BED 2 BATH 1282 SF	4 BED 2 BATH 1744 SF	4 BED 2 BATH 1744 SF	4 BED 2 BATH 1626 SF	4 BED 2 BATH 1626 SF	5 BED 3 BATH 1965 SF

From: Dan Wilkus <danwilkus@gmail.com>
Date: January 10, 2026 at 2:12:20 PM CST
To: Craig Denny <cdenny@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Julie Sayers <jsayers@lenexa.com>, John Handley <jhandley@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Avery Bell <abell@lenexa.com>, Chris Herron <cherron@lenexa.com>
Cc: Sharon Lab <sllab08@yahoo.com>
Subject: Fwd: Lenexa Habitat for Humanity Story omissions
CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Below is an email for our neighbor, Sharon Lab, who sent this to KMBC 9 regarding their HFH news story that aired yesterday. Her feelings sum up many of those in our neighborhood and the surrounding neighborhoods.

I have also attached a picture of the first home to go up for sale in our neighborhood as a result of this proposed project. The couple that lives there reached out to me when news broke about this proposed project in December and they were getting ready to invest $75,000 for a backyard outdoor entertainment area. They live directly across the street from Centennial Park. Since they assume the project is already pre approved they decided not to risk having to look at this development from their backyard. People need to understand their actions, no matter how noble they feel they are, have real world consequences. This project is beginning to destroy our neighborhood before it has even been officially approved. This is the first home to go up for sale and I am sure it will not be the last based on conversations I have had with multiple members of our community. Shame on all those who have tried to hide this from the Citizens of Lenexa to promote their own agenda.

Thanks,

Dan.

---------- Forwarded message ---------
From: Dan Wilkus <danwilkus@gmail.com>
Date: Sat, Jan 10, 2026 at 1:31 PM
Subject: Re: Lenexa Habitat for Humanity Story omissions
To: Sharon Lab <sllab08@yahoo.com>

On Sat, Jan 10, 2026 at 12:25 PM Sharon Lab <sllab08@yahoo.com> wrote:

Dear KMBC News,

I am a resident of western Lenexa and was dismayed to see your report about a proposed HFH project on the news January 9, 2026. It was very one sided in favor of HFH and failed to include ANY of the concerns voiced by current residents in the area. I know you have received many emails and I won't repeat what has already been stated. What I do want to do is add a few more comments that I will call "Transparency and Trickery" focused.

Transparency has been mentioned as an issue and there are many more examples of this. In emails sent by Lenexa city leadership, they "offered" Habitat the land at a price below market value months ago. In addition, Lenexa suggested they could help Habitat in crafting the proposal as well as timing to "avoid - to the extent we can- anything that would lead detractors from thinking this is prejudged in any way." These are blatant efforts by city leadership to help push this proposal forward.

Trickery comes in with the timing and content of announcements for the proposal and voting. Residents of Timbers at Clear Creek received a notice from HFH on December 8, 2025 about this and an invitation to attend an HFH open house on 12/10 and 12/11. Lots of notice! In addition we were told the proposal would be reviewed by the Lenexa Planning Commission on 1/5/2026 and voted on by the Lenexa on 1/20/2026. Habitat posted the rezoning notice required at the site on December 22, 2025. With two federal holidays between posting and hearing, how many members of the community would hear about this proposal? Fortunately, the posting DID NOT meet the requirements for a full 15 days and the Lenexa City had to postpone the proposal review until February 2, 2026.

As a resident of Lenexa, I had felt positive about the city and amenities. But, I have experienced frustration in how rezoning projects are reviewed. In the past I, and neighbors in my subdivision and surrounding neighborhoods, have felt that when we attended city planning commission hearing and voting our voices were not heard. The vote seemed a forgone conclusion. I feel this proposal is being handled the same way. I do not believe this is they way our elected government should work.

Your piece on the news was woefully one sided and I encourage you to revisit this story with the depth and balance it deserves.

Thank you,
Sharon Lab


SEEK

From: Dan Wilkus <danwilkus@gmail.com>
Sent: Thursday, January 8, 2026 10:10 AM
To: Mark Charlton <mcharlton@lenexa.com>
Cc: Dave Hoffman <dave1957hoffman@gmail.com>
Subject: Re: Opposition to Habitat for Humanity project

Perfect! See you there.

Dan

On Thu, Jan 8, 2026 at 10:01 AM Mark Charlton <mcharlton@lenexa.com> wrote:
Dan, 7:30 am works fine. How about we meet at Price Chopper food court at 101st and Woodland?

Respectfully,

Mark Charlton
Councilmember, Ward 2
City of Lenexa
913.706.7576
mcharlton@lenexa.com | http://www.lenexa.com/

-----Original Message-----
From: Dan Wilkus <danwilkus@gmail.com>
Sent: Thursday, January 8, 2026 9:31 AM
To: Mark Charlton <mcharlton@lenexa.com>
Cc: Dave Hoffman <dave1957hoffman@gmail.com>
Subject: Re: Opposition to Habitat for Humanity project

That would be great. Would 7:30 a.m. work for you or is that too early? My first meeting in the morning is not until 9 a.m. Dave does this work for you? Is there a coffee shop you would recommend where we could meet?

Thanks,

Dan.

On Thu, Jan 8, 2026 at 9:27 AM Mark Charlton <mcharlton@lenexa.com> wrote:

Dan,

My day job schedule is a bit more free with the completion of a project this week.

I apologize for not being available until now.
I can meet tomorrow in the morning if available. Let me know if that would work and what time you'd be available.

Respectfully,

Mark Charlton

Councilmember, Ward 2
City of Lenexa
913.706.7576
mcharlton@lenexa.com |
---Original Message-----
From: Dan Wilkus <danwilkus@gmail.com>
Sent: Thursday, January 8, 2026 9:21 AM
To: Dave Hoffman <dave1957hoffman@gmail.com>
Cc: Mark Charlton <mcharlton@lenexa.com>
Subject: Re: Opposition to Habitat for Humanity project

Mark, it was great visiting with you on Tuesday night. Just wanted to circle back and see if we could arrange a time to meet? Please let us know what might work for you.
Thanks,
Dan.
On Sun, Jan 4, 2026 at 5:42 PM Dave Hoffman <dave1957hoffman@gmail.com> wrote:
Hi Mark, hope you had a good holiday. You are probably aware we got the zoning meeting delayed to feb 2 due to city not posting signs with appropriate number of days. Have you had a chance to look into this? We would like to discuss soon. Thanks. Dave Hoffman

On Wed, Dec 17, 2025 at 3:27 PM Dan Wilkus <danwilkus@gmail.com> wrote:

Third time is the charm
Dan
On Wed, Dec 17, 2025 at 3:26 PM Dan Wilkus <danwilkus@gmail.com> wrote:
Attainable Homeownership in Lenexa - Habitat for Humanity KC
See if this works as a link.
Dan.
On Wed, Dec 17, 2025 at 3:24 PM Dan Wilkus <danwilkus@gmail.com> wrote:

Mark, if you haven't already you might take a look at their website.
Sounds like they are really confident they are coming to Lenexa.
This is the type of website (link below) that has the
neighborhoods so concerned (i.e. this project is well down the
road and it will be a challenge to stop it).
Thanks,
Dan.
Attainable Homeownership in Lenexa - Habitat for Humanity KC
On Wed, Dec 17, 2025 at 1:45 PM Dave Hoffman <dave1957hoffman@gmail.com> wrote:
Thanks Mark, Look forward to meeting after Christmas.
On Tue, Dec 16, 2025 at 9:12 PM Mark Charlton <mcharlton@lenexa.com> wrote:
Dave,
I need to do a bit more research myself on this project first but I am fine meeting up to discuss this project.
I'm busy completing a project prior to Christmas break but could meeting between Christmas and New Years.
If I've not gotten back with you please reach back out to me around then.
Respectfully,

Mark Charlton
Councilmember, Ward 2
City of Lenexa
913.706.7576
mcharlton@lenexa.com |
https://gcc02.safelinks.protection.outlook.com/?url=http%3A%25
From: Dave Hoffman <dave1957hoffman@gmail.com>
Sent: Tuesday, December 16, 2025 3:02 PM
To: Mark Charlton <mcharlton@lenexa.com>; Dan Wilku <danwilkus@gmail.com>
Subject: Opposition to Habitat for Humanity project

Hello Mark, My name is Dave Hoffman and I live in the Timber's at Clear Creek subdivision off Clare Road. Our HOA was recently informed of HFH plans to have 17

Acres of land at 87th and Clare currently zoned as agriculture rezoned for high density, low income single homes. We are opposed to this for many reasons, mainly we feel this is not the right location for a project like this. I am copying Dan Wilkus who is my neighbor and on the HOA board here. Kevin Kietzman I understand is your neighbor and he is aware of this and also opposes the project. We are asking for your opinion on this matter and would be willing to talk in person or by phone whichever works best for you. There is a planning meeting Jan 5 which we will have a strong representation there. Any other suggestions are welcome. Thanks and happy holidays!

From: Dan Wilkus <danwilkus@gmail.com>
Date: January 4, 2026 at 10:52:36 AM CST
To: Bill Nicks <bnicks@lenexa.com>
Cc: Craig Denny <cdenny@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>
Subject: Re: Proposed Clear Creek Subdivision

Just wanted to let you know we have made an additional post on the neighborhood website this morning. We are questioning if there was a quid pro quo proposed by Beccy Yocham to Lindsay Hicks of Habitat to give city employees first choice of housing over those disadvantaged folks that the housing is meant for. You will likely start to see emails from neighbors about this. We will be distributing flyers to the community tomorrow with the meeting dates in February for planning and for council and we will include the email I have attached and the one from my Thursday email. KSHB is working with our group on an interview time as well. LIke the previous email I sent you, there seems to be a total lack of impartiality and neutrality on this specific project and the City seems to be filling a marketing and advocate role for the project developer which is against the City of Lenexa Code of Ethics as well as state law.

Let me know if you would like to visit. Courtney has been kind enough to schedule a meeting with our neighborhood on Jan 21st. I do have a number of technical concerns with the proposal I would be happy to share with you. I also have a letter ready to go to the City Clerk to ask for a formal ethics investigation into the whole application development and approval process. I haven't decided on my submission time. I would normally send it to the City Attorney, however, he appears in many of the emails we have reviewed, so we are not sure of his involvement in these discussions.

Thx

Dan

On Sun, Jan 4, 2026 at 7:09 AM Bill Nicks <bnicks@lenexa.com> wrote:
Thank you, Dan.....Bill

Get Outlook for iOS

From: Dan Wilkus <danwilkus@gmail.com>
Sent: Thursday, January 1, 2026 9:57:03 PM
To: Bill Nicks <bnicks@lenexa.com>; Craig Denny <cdenny@lenexa.com>
Subject: Re: Proposed Clear Creek Subdivision

Bill and Craig, I want to share a Facebook link for our neighborhood website challenging the Habitat Project. Following is the link:

https://www.facebook.com/share/g/1bhyVxbtCw/?mibextid=wwXIfr

This evening your will find a post by one our neighbors that shows this project has been in the works for months at the City. You will also see a series of emails which demonstrate the City was anything but neutral in the process. They have been all along an active partner with Habitat for Humanity. This is very upsetting to many of us and raises serious ethical questions regarding the impartiality of the City as they review the application for rezoning. I have attached one of the emails that we just posted on the face

book page. In the email exchange between Beccy Yocham and Lindsay Hicks the CEO of Habitat, Beccy is assisting Habitat with the marketing of this development by word smithing the content on Habitat's website, providing input on when the website should go live and making sure the website doesn't give the appearance that "detractors" like us will think this project is prejudged even though when we review the emails posted on the Facebook page and others we obtained through our KORA request we know that it is. The processing of the project application should be halted until a thorough review of exactly what has transpired over the last year is clearly understood. We all thought our City was suppose to be working for its people not actively advocating for a certain developer over another or the interest of the people of our City. Please be aware that this information will likely end up in the hands of the local media in the coming days.

Let me know if you would like to discuss further. We all deserve better.

Thanks again for all your time on this matter.

Dan

On Tue, Dec 23, 2025 at 3:07 PM Dan Wilkus <danwilkus@gmail.com> wrote:
FYI. Please see the email chain below that explains why the hearing for Habitat has been delayed. I think the bigger concern is the city has not been following their own code for many other projects besides this one. They were calculating the 14 day period incorrectly.

Dan

---------- Forwarded message ---------
From: **Scott McCullough** <smccullough@lenexa.com>
Date: Tue, Dec 23, 2025 at 2:10 PM
Subject: RE: Proposed Clear Creek Subdivision
To: Dan Wilkus <danwilkus@gmail.com>, Stephanie Sullivan <ssullivan@lenexa.com>

Dan,
Thank you for this information. The application will be continued to the February 2, 2026, Planning Commission meeting.

Scott McCullough, AICP
Community Development Director
City of Lenexa
Phone: 913.477.7532 | Fax: 913.477.7730
smccullough@lenexa.com | https://www.lenexa.com/Home

The City of Lenexa: Leaders in the delivery of exceptional public service.

-----Original Message-----
From: Dan Wilkus <danwilkus@gmail.com>
Sent: Monday, December 22, 2025 11:53 PM
To: Scott McCullough <smccullough@lenexa.com>; Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Proposed Clear Creek Subdivision

Scott and Stephanie, as you are aware the applicant is responsible for posting signs, furnished by the City, 14 days prior to the Planning Commission meeting, on the property to be rezoned. The signs appeared this evening on the land proposed to be rezoned. However, posting the signs this evening only gives the public 13 days' notice prior to the public hearing that will take place at the Planning Commission on January 5, 2026. In Section 4-3-A-1, paragraph B of the City of Lenexa Unified Code it is clearly stated that "..in the computation of time for public hearing notice, both the first day (day of the advertisement) and the last day (day of the hearing) shall be excluded. Based on this definition, the first day of posting was
12/22/2025 and the last day is the day of the hearing, 01/05/2026.
When both of these dates are excluded, the public is only receiving 13 days notice prior to the public hearing for rezoning the land at 87th Street and Clare. Therefore, based on the failure of the applicant to post notice of the public hearing at least 14 days prior to the public hearing, I request the applicant's application be deemed incomplete and the planned public hearing on this matter be delayed to a later date beyond January 5, 2026. The current public notice period is already over two federal holidays where many people may be out of town and may not be aware of the proposed rezoning of this land. Each and everyday of the public notice period is critical. One less day of notice, may keep members of the public from attending. I was walking through the park land today and met several people who were not aware of the proposed rezoning and project, thus failure to follow the Unified Code and provide the proper notice has put the public at significant disadvantage to challenge this proposed rezoning.

Thanks for your attention to this matter.

Daniel R. Wilkus, P.E.

Attachment- Email (PDF document)



20251222120133290 (1).pdf

From: Scott McCullough <smccullough@lenexa.com>
Sent: Friday, May 23, 2025 2:24 PM
To: Beccy Yocham; Sean McLaughlin; Mike Nolan; Todd Pelham
Subject: RE: Thank you

That would be great! Here is how TTH in Lawrence does things. The info down the page shows the amount of reduced price and other things to fill out how such a program works.

Scott McCullough, AICP
Community Development Director
City of Lenexa
Phone: 913.477.7532 | Fax: 913.477.7730
smccullough@lenexa.com | https://www.lenexa.com/Home

The City of Lenexa: Leaders in the delivery of exceptional public service.

From: Beccy Yocham <byocham@lenexa.com>
Sent: Friday, May 23, 2025 12:18 PM
To: Scott McCullough <smccullough@lenexa.com>; Sean McLaughlin <smclaughlin@lenexa.com>; Mike Nolan <mnolan@lenexa.com>; Todd Pelham <tpelham@lenexa.com>
Subject: Fw: Thank you

FYI. I asked Habitat about how our employees could potentially benefit and her answer is below.

Beccy Yocham

City Manager

City of Lenexa

913.477.7718

byocham@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

From: Lindsay Hicks <lhicks@habitatkc.org>
Sent: Thursday, May 22, 2025 5:57 PM
To: Beccy Yocham <byocham@lenexa.com>
Subject: Re: Thank you

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Beccy,
First, I am noticing I spelled your name wrong in my initial email - so sorry about that!

To answer your questions:

1. They are a funding source as they afforded us dollars for acquisition, and we would ask them to fund vertical construction as well.
2. Great idea! Of course, with funding sources we will need to make sure there are not any limitations - although some of these homes will be built with private dollars which eliminates the complication. We could do marketing, information sessions, have a housing counselor assigned to support your employees, etc.

Hope this helps. Let me know if you need anything else.

Lindsay

From: Beccy Yocham <byocham@lenexa.com>
Sent: Thursday, May 22, 2025 3:42 PM
To: Lindsay Hicks <lhicks@habitatkc.org>
Subject: Re: Thank you

Lindsay:

Thanks for the meeting and for your interest in developing in Lenexa. I appreciated learning more about the proposed project. I will be in touch after I've had the opportunity to discuss the concept with a few other members of our team. The few discussions I have had so far have gone well.

A couple of questions have arisen since we met:

1. What is the County's role as mentioned in the proposal?
2. This might not be possible, but what is your reaction to the idea of establishing a way that we could allow City of Lenexa employees to benefit from this opportunity? It could take a number of forms - from just marketing your programs specifically to our employees, to giving them a small "bump" in scoring when it comes to qualifying for a home, to setting aside a small number of units that our qualifying employees could have a right of first refusal on to purchase and probably other ways we haven't thought of. Have you ever seen anything like this done and do you have any thoughts on the concept?

I appreciate your thoughts when you have time. Thanks again.

Beccy

Beccy Yocham

City Manager

City of Lenexa

913.477.7718

byocham@lenexa.com | www.lenexa.com

The City of Lenexa: Leaders in the delivery of exceptional public service

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From: Lindsay Hicks <lhicks@habitatkc.org>
Sent: Tuesday, May 20, 2025 1:40 PM
To: Scott McCullough <smccullough@lenexa.com>; Beccy Yocham <byocham@lenexa.com>; Mike Nolan <mnolan@lenexa.com>
Subject: Thank you

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Becky, Scott and Mike,
I just wanted to send over a quick thank you for our meeting last week. We left feeling excited about the potential project and the opportunity to bring affordable homeownership to Lenexa. Becky, as you are working through your preliminary conversations, please reach out if there is anything I can do to help.

We look forward to hearing from you all soon.

Gratefully,
Lindsay

Habitat for Humanity® of Kansas City

Building a Kansas City community

where everyone has a safe, decent and affordable place to call home.

Lindsay Hicks *she/her/hers*

President and CEO

913.475.9466

DONATE

habitatkc.org

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City of Lenexa - Public Comments for Clear Creek Subdivision (RZ26-01, PT26-01P)
(Comments received prior to 5:00 PM on 01/28/2026)

HOME PURCHASE PROGRAM ELIGIBILITY REQUIREMENTS

City of Lenexa - Public Comments for Clear Creek Subdivision (RZ26-01, PT26-01P)
(Comments received prior to 5:00 PM on 01/28/2026)

Eligibility Requirements

- Complete all program steps.
- Meet income guidelines at or below 80% of Lawrence median income.
- Qualify for a home loan from a LCHT lender. This means you must have stable verifiable income, good credit and a low debt-to-income ratio.
  - Have a credit score of 670 or higher (if your credit is not there now, we can help you work on it).
  - No bankruptcies in the last 2 years.
  - Good bill pay within the last 2 years.

Homes must be owner-occupied; LCHT does not subsidize landlords.

If you are unsure if you qualify or have questions about the program please call our office at 785-842-5494.

I'm eligible! What next?

Current Income Guidelines (Updated May 2025, Next Update June 2026)

Your total gross household income must not exceed the following income limits. Thresholds change annually in accordance with HUD guidelines. Income limits for Moderate Income Housing project in Baldwin City are different, click here to see limits listed on Baldwin City page.

Household Size	Max. Annual Gross Income
1	$58,000
2	$66,620
3	$74,550
4	$82,800
5	$89,450
6	$96,050
7	$102,700

Household Size	Max. Annual Gross Income
8	$109,300

Why buy through Tenants to Homeowners?

Everything about our Home Purchase Program is built to reduce barriers to homeownership. Homeowners who buy from us benefit from:

Affordable Price: We reduce purchase prices using Federal, State, and other grant funding or donations. The average price reduction (we call it subsidy) is $50,000.

Affordable Downpayment: Buyers only need 5% of their annual gross income down. Someone working full time for $15/hr and gross about $31K a year could purchase a home with under $2,000 down.

Closing Costs: We cover closing costs for all first-time homebuyers, this means an additional $4,500 in fees and pre-paid taxes and insurance that buyers don't have to pay at closing.

Free Homebuyer Education: We require all homebuyers to attend a homebuyer workshop to learn the basics of homeownership. We also require all homebuyers to get budget and/or credit counseling from Housing and Credit Counseling Inc. prior to making the decision to purchase.

No PMI: Costly Private Mortgage Insurance is commonly required when low downpayments are made to protect the lender's interest in a property from the market dropping. Our subsidy provides the cushion lenders need to feel secure, meaning no PMI is required.

Fixed Rate Loans: We work with local, reputable lenders to offer fixed rate, conventional loans. This means that the interest rate you have when you start your morgage will not increase and become unaffordable.

Foreclosure Protection: We have never had a foreclosure in our program because we will either buy your house back from you or find a buyer who wants it. This protects you from losing any equity you've built in paying off your mortgage and protects your credit from the damage foreclosure can do.

Required Maintenance Savings: We hold maintenance savings accounts for all homes in trust. These savings accounts stay with the home and are there to help with emergency maintenance, routine maintenance, and maintenance required at resale. All homeowners are required to put $25 a month in their homes savings account.

Maintenance Support: We have a General Contractor on staff as well as rental maintenance staff. While we don't provide free home maintenance to

homeowners, we can be a resource for maintenance questions and assistance.

Program Support: Our homebuyer program manager is available to help homeowners at times when extra support is needed by referring to community resources for senior support, utility assistance, credit counseling, food assistance, and more.

How we create & preserve affordable housing

What is a "Community Land Trust"?

HAVING TROUBLE WITH ANYTHING? REACH OUT TO US AT 785-842-5494.

We offer FOUR AFFORDABLE RENTAL PROGRAMS. Find out if you qualify.

Accessibility

Contact Us

Donate

2518 Ridge Court, Suite 103, Lawrence, KS 66046 Tenant to Homeowners is a 501(c)(3) organization | All rights reserved. copyright © 2025

From: Michelle WILKUS <dmwilkus@gmail.com>
Sent: Tuesday, December 9, 2025 2:59 PM
To: Julie Sayers <jsayers@lenexa.com>; John Handley <jhandley@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>
Subject: Proposed Clear Creek Subdivision

I am reaching out as a resident of the Timbers of Clear Creek to express my disappointment of the city's proposed plan to rezone a portion of city owned land in the 8700 block of Clare from Agriculatural to Residental and a approve a residental development for Habitat for Humanity. This is an outrage that a significant project with potentially very negative impacts on the surrounding neighborhoods is being proposed with little communications from our city beyond the standard ordance requirements. I am sure you have heard from some of our neighbors and you will hear from many more over the coming days. We are adamently opposed to this project. As a member of our HOA Board I would be happy to arrange a meeting with our residents if you would like to come and listen to our concerns way out here in western Lenexa.

Thanks,

Dan Wilkus

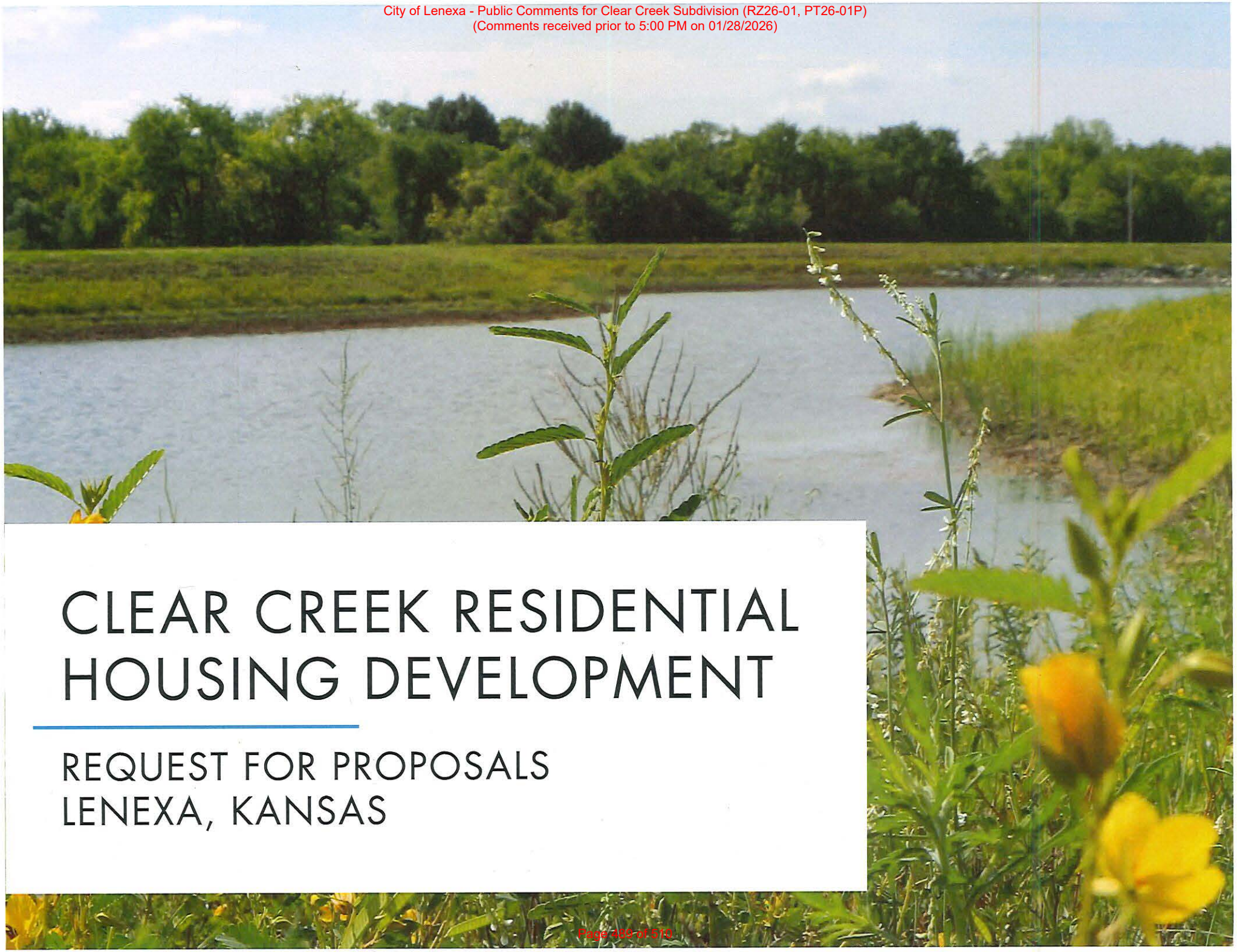
From: Dan Wilkus <danwilkus@gmail.com>
Sent: Saturday, January 17, 2026 3:19 PM
To: krista.tatschl@hearst.com; Craig Denny <cdenny@lenexa.com>; Avery Bell <abell@lenexa.com>; John Handley <jhandley@lenexa.com>; Julie Sayers <jsayers@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Beccy Yocham <byocham@lenexa.com>; Chris Herron <cherron@lenexa.com>; Jennifer Martin <jmartin@lenexa.com>
Subject: 2018 Clear Creek RFP Document

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ATTACHMENT:



RFP Clear Creek
Residental Housing D



CLEAR CREEK RESIDENTIAL HOUSING DEVELOPMENT

REQUEST FOR PROPOSALS
LENEXA, KANSAS

City of Lenexa - Public Comments for Clear Creek Subdivision (RZ26-01, PT26-01P)
(Comments received prior to 5:00 PM on 01/26/2026)

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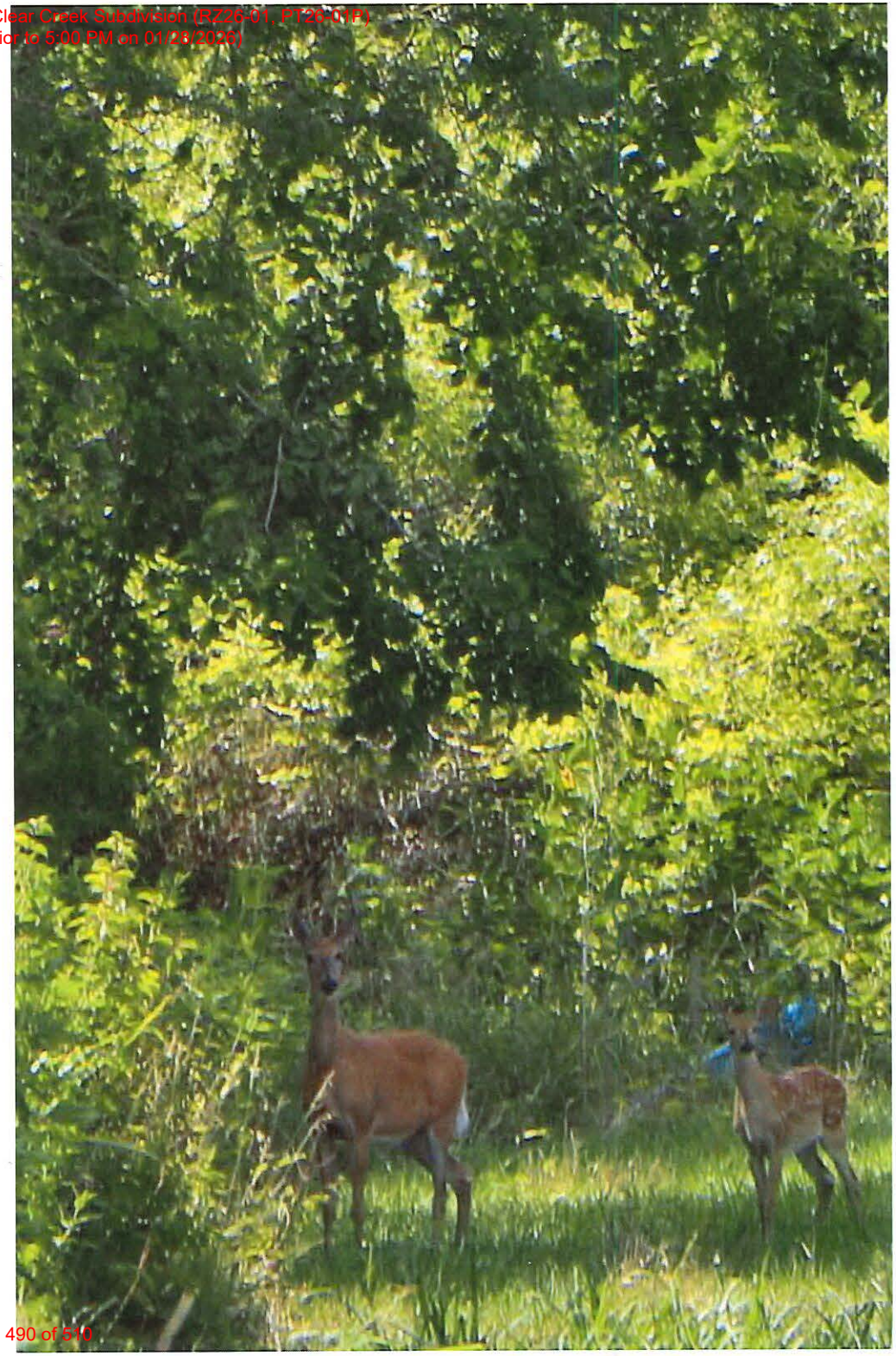
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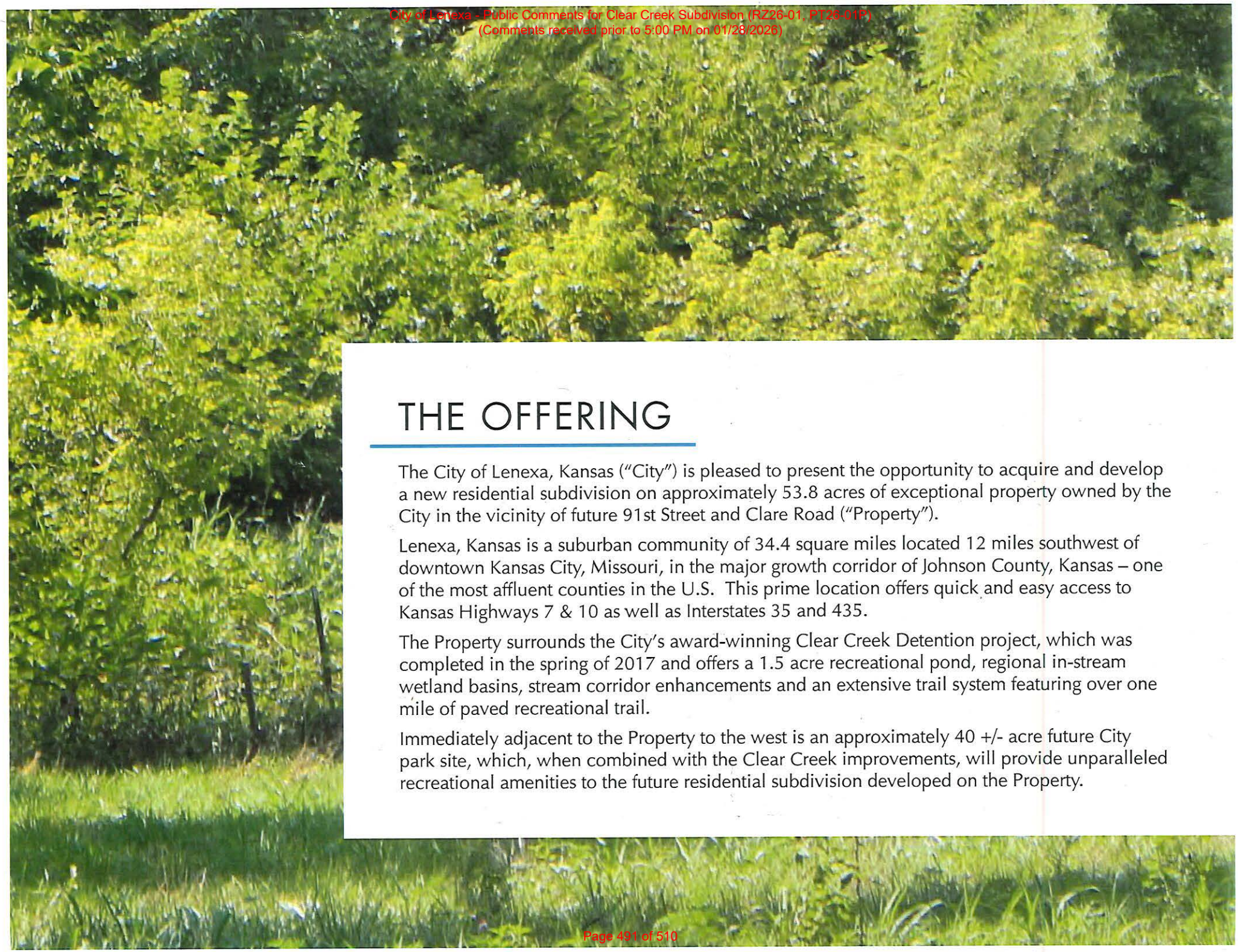
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Pictured: The Clear Creek wetlands offer many outdoor recreational amenities for nearby residents, including trails, fishing and opportunities to spot deer, birds and other native wildlife.





THE OFFERING

The City of Lenexa, Kansas ("City") is pleased to present the opportunity to acquire and develop a new residential subdivision on approximately 53.8 acres of exceptional property owned by the City in the vicinity of future 91st Street and Clare Road ("Property").

Lenexa, Kansas is a suburban community of 34.4 square miles located 12 miles southwest of downtown Kansas City, Missouri, in the major growth corridor of Johnson County, Kansas – one of the most affluent counties in the U.S. This prime location offers quick and easy access to Kansas Highways 7 & 10 as well as Interstates 35 and 435.

The Property surrounds the City's award-winning Clear Creek Detention project, which was completed in the spring of 2017 and offers a 1.5 acre recreational pond, regional in-stream wetland basins, stream corridor enhancements and an extensive trail system featuring over one mile of paved recreational trail.

Immediately adjacent to the Property to the west is an approximately 40 +/- acre future City park site, which, when combined with the Clear Creek improvements, will provide unparalleled recreational amenities to the future residential subdivision developed on the Property.

City of Lenexa - Public Comments for Clear Creek Subdivision (RZ26-01, PT26-01P)
(Comments received prior to 5:00 PM on 01/28/2026)



DEVELOPMENT DESCRIPTION

It is the intent of the City to select a developer with a shared vision for the Property that includes high quality residential development which maximizes the potential of the Property through smaller lots in a layout denser than a typical suburban neighborhood and complimentary to and coordinated with the amenities provided by the City.

Working with WLK Urban Design, LLC, the City has prepared a preliminary concept plan to illustrate its vision for the property, which features narrow lots in a city block street system with both front and rear access garages. The plan includes street frontages with generous open space connections to trails and the Clear Creek amenities and yields 187 lots averaging 4 dwelling units per acre.

The uniqueness of the property will be increased if the developer's concept plan engages and enhances the land, water, wildlife, and other natural resources of the City-owned property. These benefits are numerous, including the creation of a sense of community within the development; enhancement of natural areas for neighborhood residents and wildlife; and the conservation and protection of valuable local resources.

Proposers will be required to submit a concept plan of their proposed development, which provides a layout of the residential subdivision, as well as a description and conceptual elevations of the proposed residential product and a phasing plan ("Proposed Concept Plan"). The City is willing to consider "for sale" twin villas and/or townhomes on a portion of the Property. Preference will be given to proposals that include some or all "maintenance provided" product.

CITY'S CONCEPT PLAN



PARCEL SUMMARY

A 16.8 ACRES*
44 LOTS AT +- 60' x 120'
25 LOTS AT +- 40' x 120'
67 TOTAL SINGLE FAMILY LOTS
4.0 DUA

B 11.2 ACRES*
30 LOTS AT +- 60' x 120'
12 LOTS AT +- 40' x 120'
42 TOTAL SINGLE FAMILY LOTS
3.8 DUA

C 25.8 ACRES*
- 18.4 NORTH DEVELOPMENT AREA
- 4.5 AC POWER LINE EASEMENT
- 2.9 AC SOUTH DEVELOPABLE AREA

35 LOTS AT +- 60' x 120'
43 LOTS AT +- 40' x 120'
78 TOTAL SINGLE FAMILY LOTS
4.2 DUA (NET DENSITY NORTH AREA)

187 TOTAL SINGLE FAMILY DETACHED LOTS
46.4 ACRES (NET NORTH RESIDENTIAL ACRES)
4.1 DUA (NET DENSITY)

53.8 ACRES (TOTAL GROSS ACRES INCLUDED COMMUNITY CENTER, POOL & CHURCH PARCELS)

PLAN FEATURES

- 'CITY BLOCK' STREET SYSTEM WITH BOTH FRONT AND REAR ACCESS GARAGES
- STREET FRONTAGES WITH GENEROUS OPEN SPACE CONNECTIONS TO TRAILS AND CLEAR CREEK OPEN SPACE
- HIGHER DENSITY USING NARROW LOTS WITH REAR GARAGES

CLEAR CREEK DEVELOPMENT PARCELS - CITY OF LENEXA

PROPERTY STUDY 3 (PLAN VIEW - 4.19.18) SHEET 3

wlk urban design, LLC





SUMMARY INFORMATION

MINIMUM PRICE	$2,959,000
SIZE	53.8 acres in three pods
CURRENT ZONING	AG, Agricultural
PARCEL ID NUMBERS	Portions of IF231233-1001; IF231233-1004; and IF231233-1003. A legal description of the portions to be sold will be provided.
SANITARY SEWER	Johnson County Wastewater
ELECTRICITY	Westar Energy
WATER	WaterOne
GAS	Kansas Gas Service
COMMUNICATIONS	AT&T; Spectrum; & Google Fiber



STORMWATER	City of Lenexa. Both flood control and water quality infrastructure have been provided, and will be maintained, by the City of Lenexa in the Clear Creek Detention Facility and will not be required to be constructed on the development property. The development will be required to pay a fee-in-lieu of such construction in the amount of $7,000/acre, but avoids paying excise taxes of over $9,000/acre on the 17 acres that house the regional facilities. The overall stormwater management benefits are superior and more cost effective than the developer being required to pay for private stormwater improvements on the Property.
STREET NETWORK	Internal, local streets and storm drainage facilities within the subdivision will be the responsibility of the Developer. In addition to Clare Road, which is already in place, the development will be served by future 91st Street, a minor collector, which must be primarily funded by the adjacent development property. The City is willing to consider the establishment of a special benefit district ("SBD") to finance and construct 91st Street and will agree to participate in such SBD at 20% of the total cost.
SCHOOL DISTRICT	DeSoto USD 232 is the public school district serving the Property; St. James Academy, a private Catholic high school, is located at Prairie Star Parkway and Clare Road.
DUE DILIGENCE	The due diligence period must include, at a minimum, a requirement that the proposed development obtain preliminary plan approval from the City of Lenexa, with a mutual right to cancel for failure to do so.

REQUEST FOR PROPOSAL PROCEDURE

The purpose of this RFP is to solicit a person, firm or corporation to develop the Property as described herein. The City will assess the qualifications of any party submitting a proposal in accordance with its objectives and will select the proposal meeting the best interests of the City. The City will be the sole judge of its own best interest, the proposals and the resulting negotiated contract. In making this assessment, consideration will be given to a number of factors, including but not limited to:

- Previous experience and qualifications in developing similar projects;
- The ability of the proposer to meet the goals and objectives of the City that the property be developed as a high quality residential development which relates to and compliments the adjacent City amenities and stormwater features;
- Whether the proposal includes maintenance-provided product (preferred);
- Price;
- Results of a preliminary staff review of the Proposed Concept Plan;
- Timing of closing; and
- The perceived ability of the proposer to complete the transaction.

The City reserves the right to accept or reject any or all proposals, and to waive any technicalities or irregularities in any proposal and to negotiate any and all terms of any proposal, as well as the terms of a contract with the successful proposer. All proposers understand and agree that rejection shall create no liability on the part of the City because of such rejection, and the filing of any proposal in response to this RFP constitutes agreement of the proposer to these conditions. The City shall not be liable for expenses incurred in connection with any preparation of a response to this RFP.





SCHEDULE

Release Request for Proposal	October 1, 2018
Last day to submit Requests for Clarification	November 5, 2018
Proposals Due at 5:00 PM (CST)	December 7, 2018

All proposals submitted shall remain valid and be binding on the Proposer if accepted by the City within sixty (60) calendar days of the proposal submission date.



PROPOSAL ELEMENTS

Proposals should be submitted to the contact designated below and should, at a minimum, contain the following information:

- Experience in developing similar properties/projects;
- References;
- Offering Price;
- Due Diligence Requirements;
- Closing Period;
- Contingencies;
- Source of Funds (Equity and Debt, if applicable) and Lender Commitment letter;
- Proposed Concept Plan, as defined herein.

Proposers should submit five (5) copies of the proposal, along with an electronic copy on a standard jump drive to Beccy Yocham with "Clear Creek Residential Development RFP" marked on outside of the submittal.



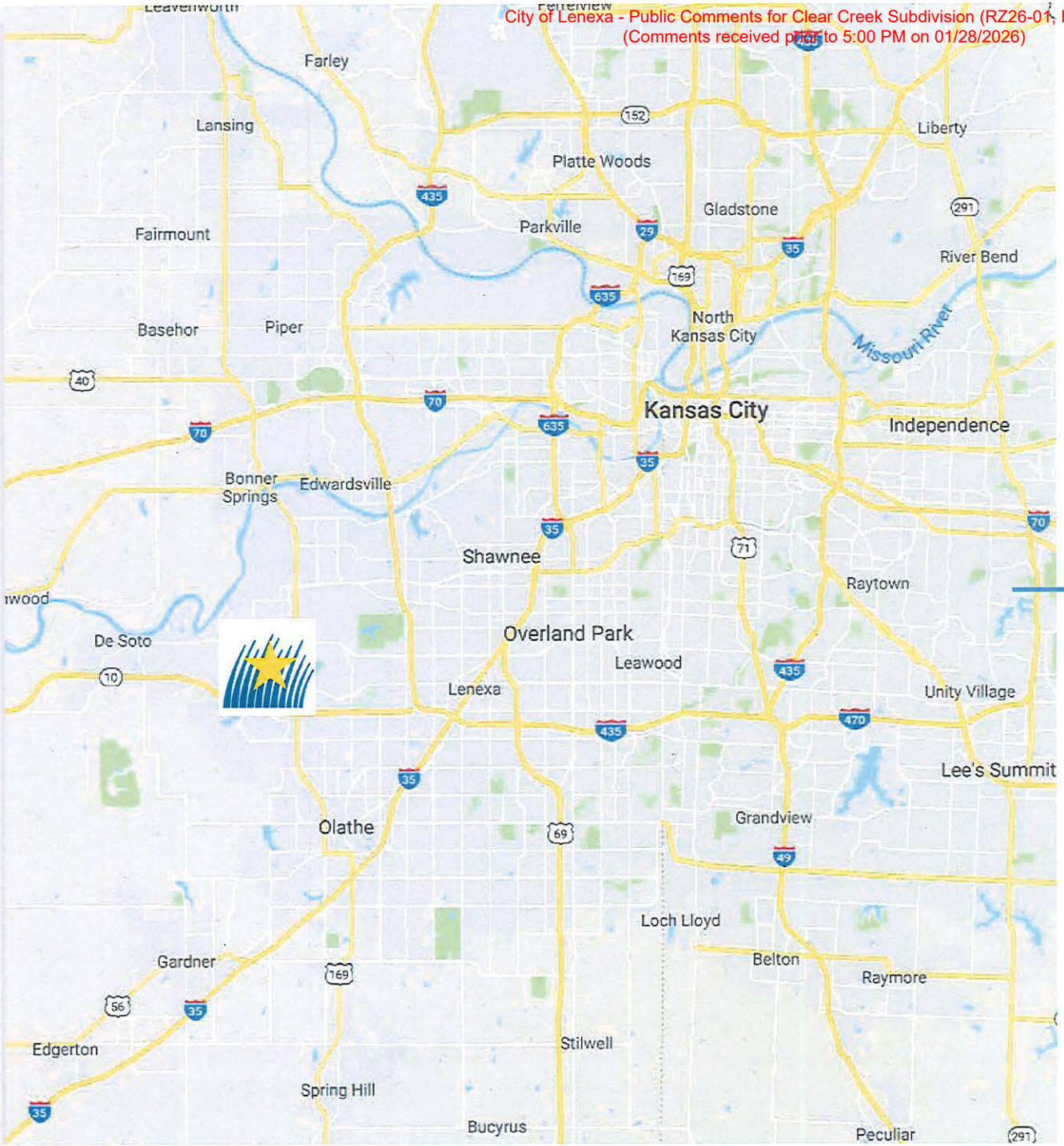
PRESUBMITTAL INQUIRIES

REQUESTS FOR CLARIFICATION: Interested parties may contact Beccy Yocham as indicated herein regarding questions about the RFP. The City, via Ms. Yocham, will also receive written requests for clarification concerning the meaning or interpretation of this RFP until Nov. 5, 2018. The City may record its responses to inquiries and any supplemental instructions in the form of written addenda. The City may issue written addenda before the date fixed for receiving proposals. Addenda will be posted at the Drexel website: http://planroom.drexeltech.com/. Failure to receive such notice will not relieve the proposer from its obligation to submit a responsive proposal.

INFORMAL PREAPPLICATION MEETINGS: Interested proposers wishing to hold an informal preapplication meeting to receive non-binding feedback from the City's professional staff on any Proposed Concept Plan may contact Development Planning Administrator Magi Tilton as indicated herein to schedule.

City staff involved in the selection of the successful proposal will not be involved in the preapplication process and no documents reviewed, nor discussed in such meeting will be retained by the City.

City of Lenexa - Public Comments for Clear Creek Subdivision (RZ26-01, PT26-01P)
(Comments received prior to 5:00 PM on 01/28/2026)



LOCATION MAP

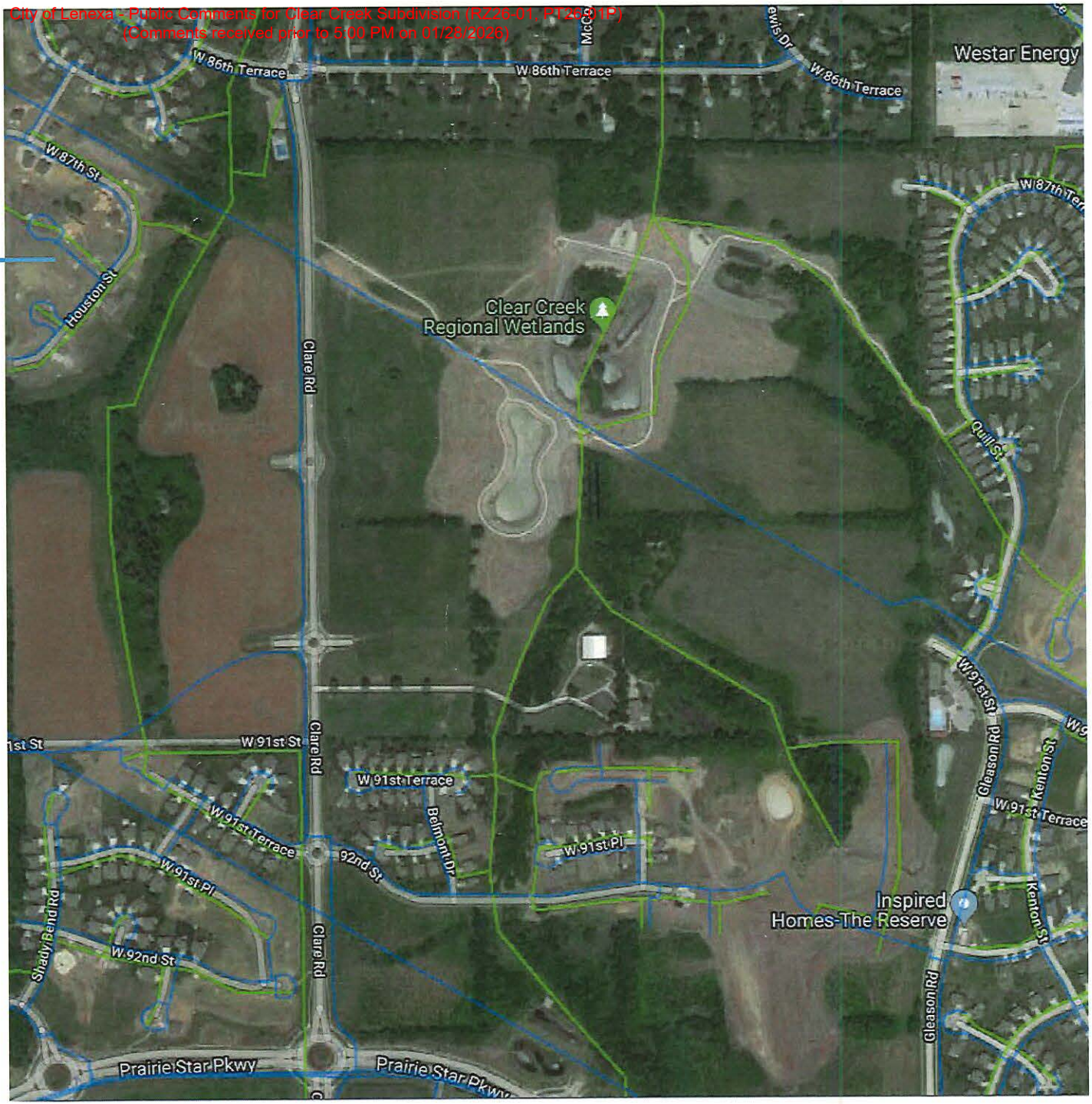
City of Lenexa - Public Comments for Clear Creek Subdivision (RZ26-01, PT26-01P)
(Comments received prior to 5:00 PM on 01/28/2026)

UTILITY MAP

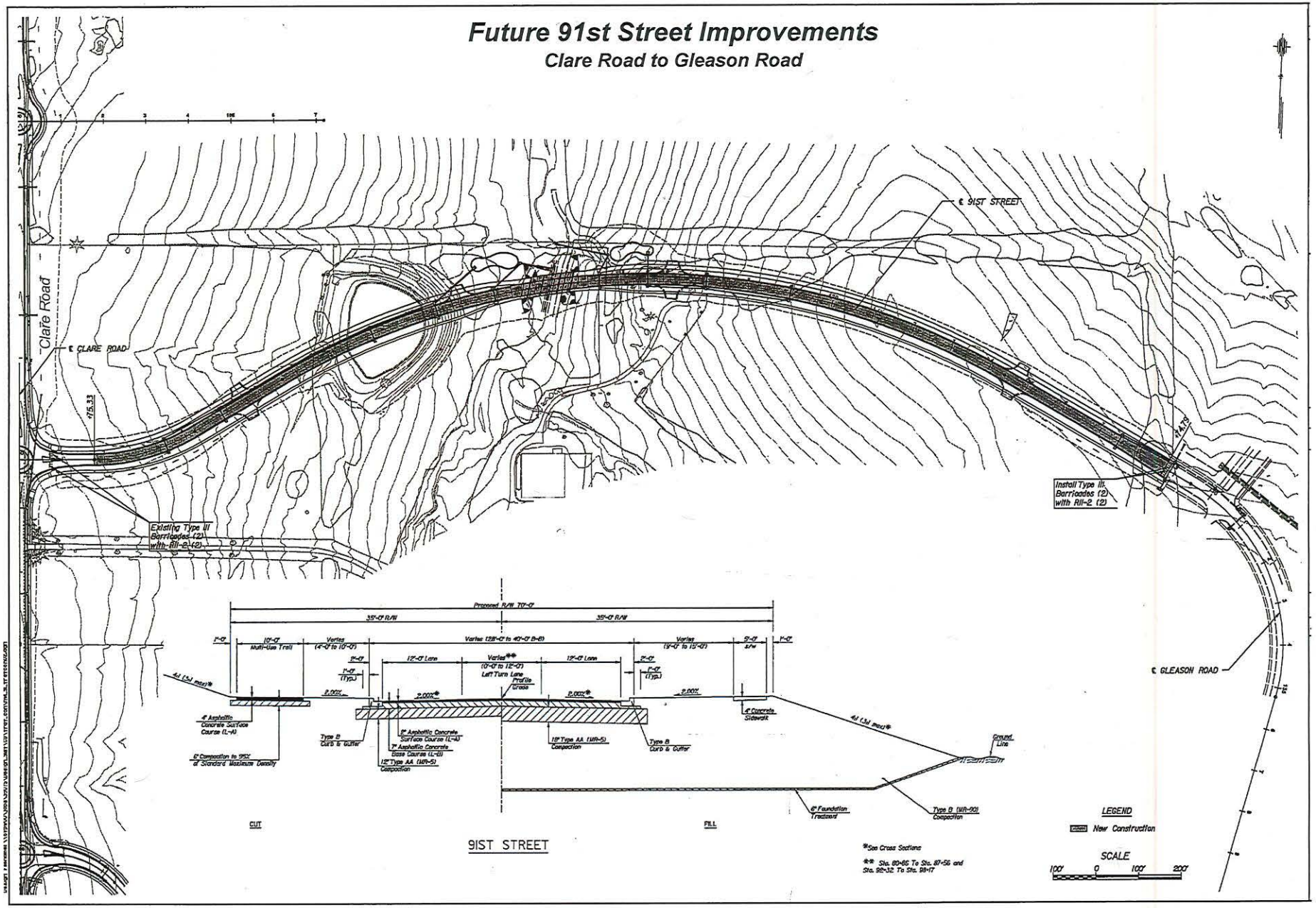
Sanitary sewer lines are shown in green. Service is provided by Johnson County Wastewater.

Water lines are shown in blue. Service is provided by WaterOne.

Other utilities may exist on-site and are not shown. Proposer should contact individual utility companies for detailed plans.



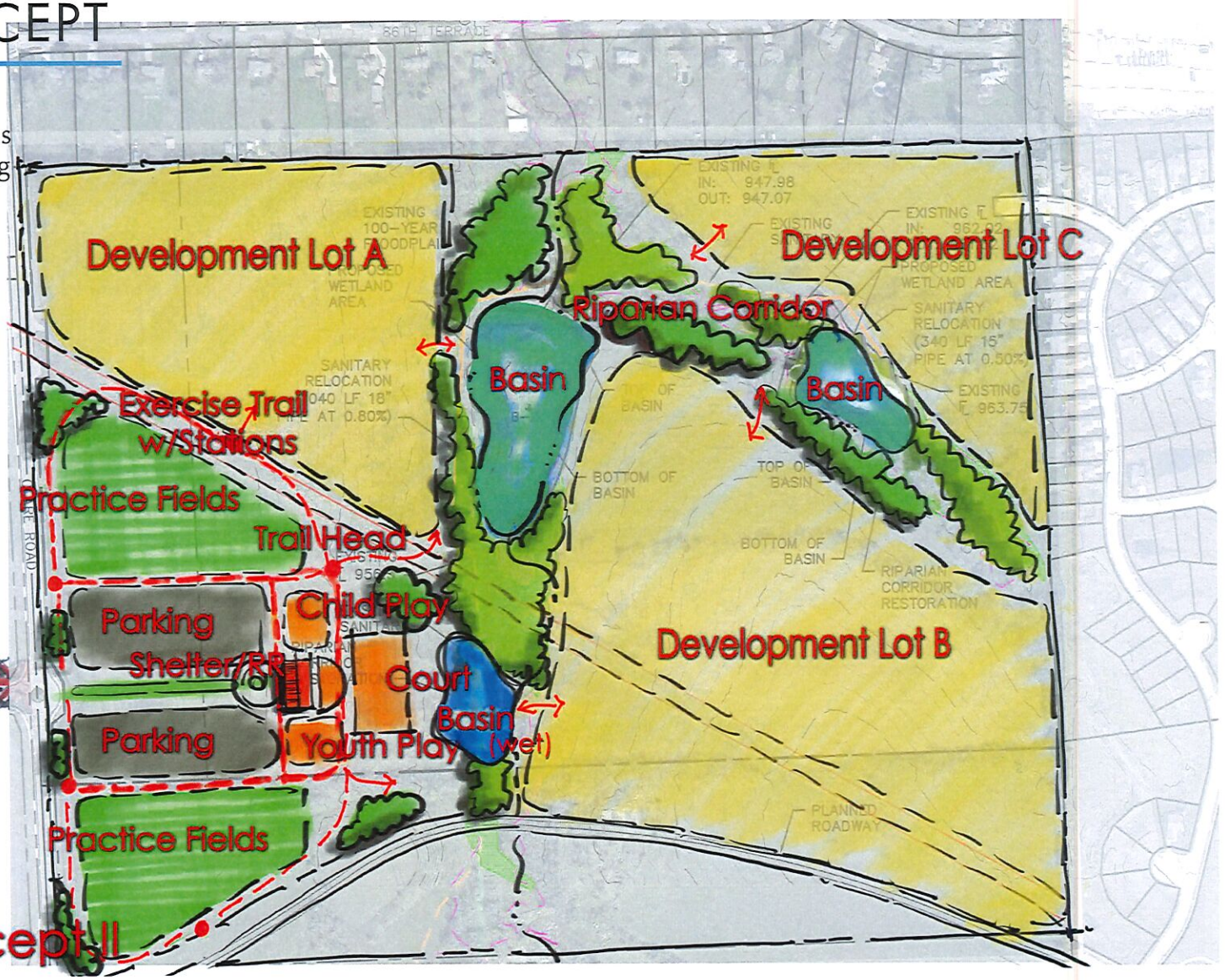
91ST STREET ALIGNMENT MAP



PARK CONCEPT

Please note: This is just one concept. No decisions have been made regarding park design or amenities.

Open Play Area



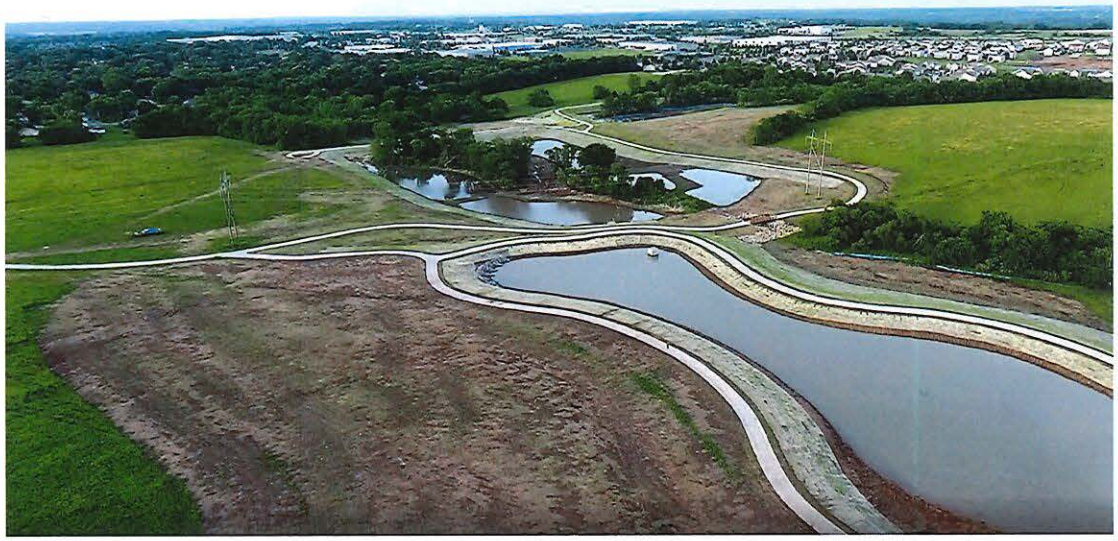
Revised Concept II

Clear Creek Park Bubble Diagrams
Lenexa, Kansas

OCHSNER HARE & HARE a design studio of OLSSON ASSOCIATES

OLSSON ASSOCIATES

not to scale



CLEAR CREEK PROJECT

The Clear Creek Wetlands were completed in 2017. They provide natural stormwater managment solutions, wildlife habitat and trails and other recreational amenities. Get a bird's-eye view of the Clear Creek Wetlands at https://bit.ly/2Q5IABu.

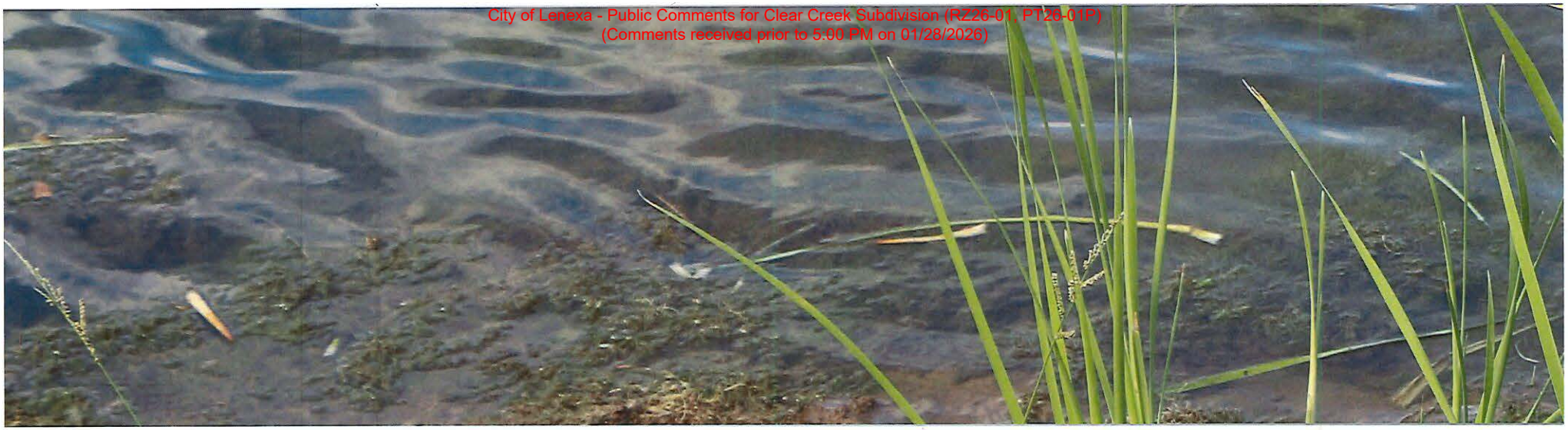


DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2018	2,010	16,258	53,425
2023	2,358	18,113	59,409
Male	48.4%	49.3%	49.5%
Female	51.6%	50.7%	50.5%
Median Age	36.5	40.4	36.7
HOUSEHOLDS			
2018	702	5,600	17,990
2023	822	6,226	19,974
Average Household Size	2.86	2.90	2.97
HOUSING			
Own	74.5%	86.8%	76.6%
Rent	21.5%	10.4%	17.6%
Vacant	4.0%	2.8%	5.8%
Median Home Value	$303,398	$381,983	$323,108
EDUCATION			
Graduate/Professional Degree	23.8%	27.2%	25.8%
Bachelor's Degree	32.7%	38.9%	39.0%
Associate Degree	11.4%	6.3%	6.9%
Some College/No Degree	14.9%	15.5%	15.2%
GED	0.9%	1.3%	1.2%
High School Diploma	14.1%	9.5%	10.4%
Non-Graduate	2.1%	1.3%	1.5%
EMPLOYMENT			
White Collar	86.0%	86.0%	82.0%
Blue Collar	9.0%	8.0%	10.0%
Services	5.0%	6.0%	9.0%
Unemployment Rate	4.3%	2.7%	2.6%
ECONOMICS			
Median Household Income	$100,703	$126,789	$112,104
Per Capita Income	$38,731	$57,000	$47,413
Median Net Worth	$292,233	$500,001	$393,002

City of Lenexa - Public Comments for Clear Creek Subdivision (RZ26-01, PT26-01P)
(Comments received prior to 5:00 PM on 01/28/2026)



CONDITIONS GOVERNING THE SALE OF THE PROPERTY

A. OFFER

Proposer must offer to purchase the entire Property in cash at closing. All proposals must indicate the amount offered for the entire Property. No proposer shall be permitted to submit an offer for less than the entire Property. All valid proposals submitted shall remain open for sixty (60) days from the Proposal due date and the City reserves the right to formally accept or reject any offer.

B. PURCHASE PRICE

The purchase price must be paid at closing. The minimum purchase price for the Property is $2,959,000.

C. AWARD

The City will select the proposal which meets the best interests of the City. The City shall be the sole judge of its own interests, the proposals and the resulting negotiated agreement. The sale of the Property is subject to approval of the Lenexa Governing Body. The City reserves the right to negotiate with the proposers, and to reject any and all offers.

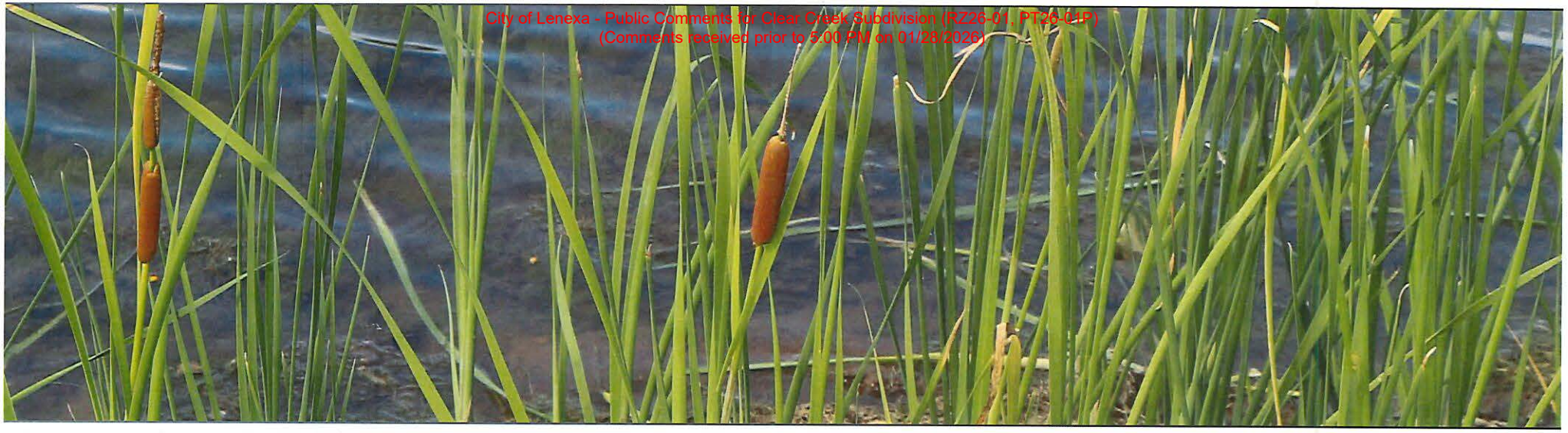
After completion of the selection process, staff will endeavor to negotiate an agreement with the successful proposer. The agreement will be approved in accordance with City ordinance. In the event that an agreement cannot be negotiated with said proposer, city staff may enter into negotiations with the next highest-rated respondent, and so on until an agreement can be negotiated.

Selection of a proposal by the City does not constitute planning, zoning or permit approval. Developer is still subject to all City development procedures including, but not limited, to those set forth in the Lenexa City Code.

D. AGREEMENT

The agreement to be executed by the parties shall be in substantially the same form as the City's standard real estate agreement. A copy of said agreement is available upon request. The agreement shall incorporate by reference the RFP and Proposer's successful proposal.

City of Lenexa - Public Comments for Clear Creek Subdivision (RZ26-01, PT26-01P)
(Comments received prior to 5:00 PM on 01/28/2026)



E. TITLE AND ESCROW COSTS

The successful proposer shall be responsible for paying all closing fees and costs, including, but not limited to, an ALTA survey, if desired by proposer, the cost of the owner's title policy and the escrow fees for the Property.

F. COMMISSION

The City agrees and acknowledges that it has not engaged the services of any agent or broker for the sale of this Property. In the event that the proposer has engaged an agent or broker, proposer shall be solely responsible for the payment of said agent or broker, and said fees shall not be deducted from the purchase price.

G. EARNEST MONEY DEPOSIT

Within five (5) business days after the execution of the agreement, the successful proposer shall be required to deposit 5% of the accepted offer amount, as earnest money with a mutually acceptable title company acting as escrow agent. The earnest money shall be non-refundable.

H. "AS IS" SALE

Proposer acknowledges the Property is being sold in "AS IS" condition, without any representations or warranties by City, including, without limitations, any representation or warranty of habitability; merchantability; fitness for a particular purpose; or concerning zoning; environmental matters; soil conditions; economic viability; traffic patterns; title; subdivision; survey matters; the existence of any nuisance or the use of adjacent properties. Proposer acknowledges that it has the opportunity and capability to retain the assistance of professionals to assist with all aspects of the investigation, acquisition and development of the Property. Proposer shall be solely responsible for conducting all investigations related to the condition, acquisition and development of the Property.

I. KANSAS OPEN RECORDS ACT

The proposer acknowledges that any proposal submitted, or correspondence, to members of the City staff are subject to the Kansas Open Records Act.



CONTACT INFORMATION

FOR PROPOSAL SUBMITTAL & REQUESTS FOR CLARIFICATION:

Beccy Yocham
Director of Community Development
17101 W. 87th Street Parkway
Lenexa, Kansas 66219
913.477.7718
byocham@lenexa.com

FOR INFORMAL PREAPPLICATION REVIEW OF PROPOSED CONCEPT PLAN **ONLY**:

Magi Tilton
Development Review Administrator
913.477.7712
mtilton@lenexa.com

From: Joel Young <power30jy@gmail.com>
Sent: Saturday, December 20, 2025 11:58 AM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Letter Opposing the Habitat for Humanity's Clear Creek Development

Ms. Sullivan,
I'm submitting this letter to the City Planning Commission for the 5 January 2026 meeting.

To the Honorable Members of the Lenexa City Council and Planning Commission
I am a resident of the Timbers at Clear Creek Neighborhood of Lenexa, and respectfully request that the City Council and/or Planning Commission deny rezoning and land-use approval for the Habitat for Humanity's (HFH) proposed 50-home development planned for the city-owned land located at West 87th St. and Clare Rd. My concerns relate not to the concept of affordable or income-restricted housing in Lenexa, but to the unsuitability of this specific site and deficiencies in the development process. Objections fall into two primary categories:

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1. SITE-RELATED ISSUES

a. Lack of access to transportation, services, and daily needs

The proposed site is 6 miles from the nearest public transportation stop and retail center, 5 miles from the nearest grocery store, and the top employers in Lenexa are all located along Renner Blvd or further east. The West 87th St. and Clare Rd. location does not provide reasonable access to essential services, employment centers, or transit options. Locating an income restricted housing development in an area without transportation connectivity, contradicts planning best practices and places additional transportation burdens and cost on the future low-income residents.

b. School capacity

The local school district, USD 232, is already operating very close to or at capacity, and some school officials have indicated that they were not aware and expressed concerns about this proposed development. Additionally, the City Council recently approved the Enclave at Twin Creeks development which already added 50 single family homes to USD 232 area. Given that the approval of the HFH request would add a couple hundred more students to this school district, an updated school capacity impact study should be conducted. Adding households without a school capacity plan adjustments may lead to overcrowding, increased class sizes, or unplanned expenditures for USD 232.

c. Traffic and safety concerns along Clare Rd

Clare Rd between 83rd St and Prairie Star Pkwy is classified as an Arterial Road in the 2019 Lenexa Complete Street Report. Since that time, housing developments have occurred that directly feed onto this road causing a significant increase in traffic on this section of Clare Rd. The addition of another 50-home development—without an updated traffic study or roadway upgrades—raises safety concerns for drivers, pedestrians, and cyclists.

d. Design inconsistency and impact to existing green space

The proposed design of the 87th and Clare development differs significantly from the existing suburban neighborhood character. Conceptual plans reflect narrow lots, high clustering, minimal yard space, and almost no transition buffer to adjacent homes. This does not match existing west-Lenexa development patterns and would not meet standards typically applied to other developers. Additionally, the proposal would reduce publicly funded green space and trails with unknown effects to the surrounding wetlands. Because of the locations of this proposed development, an updated Stormwater Study should be conducted.

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2. PROCESS-RELATED PROBLEMS

a. Lack of early, meaningful resident engagement

The current residents of the surrounding neighborhoods were not provided with a city hosted information meeting. In fact, Habitat for Humanity and the City of Lenexa did not engage residents until the very end of the planning timeline, and this engagement occurred during the holiday season, when many residents were unavailable. This timing prevented effective participation, review, and public input, and does not meet the community-engagement standards typically expected for developments of this type.

b. Release of Feasibility and Impact studies

With respect to this development, no traffic study, school impact evaluation, or stormwater analysis has been released to the public. This lack of transparency has again denied the current residence the opportunity for public input or to alleviate their concerns.

c. Sale of city-owned land below market value

It appears that the City of Lenexa intends to sell this parcel at significantly below market value, resulting in a substantial public subsidy whose implications have not been publicly disclosed or evaluated. This raises questions about transparency and whether alternative uses or buyers could generate greater community benefit.

REQUEST FOR ACTION

Based on the site's limitations, transparency issues in the development process, infrastructure concerns, and fiscal questions, I respectfully request that the City Council:

1. Deny the proposal.

or at minimum

2. Delay approval until the following are completed and publicly presented:
    - All appropriate studies (Traffic, School Capacity, Stormwater, etc)
    - Fiscal impact and long-term city-cost analysis of the development
    - Alternative site evaluation
    - Meaningful community engagement sessions

I ask the City Council and Planning Commission to ensure that any development on this public parcel is transparent, well-studied, fiscally sound, and aligned with the long-term interests of all Lenexa residents.

Respectfully,

Joel Young
24791 W 90th Street
Lenexa KS, 66227

From: Stacy Vandemark <educators68@yahoo.com>
Sent: Saturday, December 20, 2025 2:41 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Jan. 5, 2026 Meeting

Ms. Sullivan,
I am submitting this letter in opposition to the Habitat for Humanity Project in Lenexa at 87th & Clare.

Stacy Young

To the Honorable Members of the Lenexa City Council and Planning Commission
I am a resident of the Timbers at Clear Creek Neighborhood of Lenexa, and respectfully request that the City Council and/or Planning Commission deny rezoning and land-use approval for the Habitat for Humanity's (HFH) proposed 50-home development planned for the city-owned land located at West 87th St. and Clare Rd. My concerns relate not to the concept of affordable or income-restricted housing in Lenexa, but to the unsuitability of this specific site and deficiencies in the development process.
My first objection to this project is site-related issues. The lack of access to transportation, services, and daily needs should be taken into consideration for the betterment of these families. On the HFH website under "Why was this location chosen" it says that it was chosen because "It is situated close to essential amenities such as schools, shops, and healthcare facilities making it ideal for families."
The proposed site is six miles from the nearest public transportation stop and retail center, five miles from the nearest grocery store, and the top employers in Lenexa are all located along Renner Blvd or further east. The West 87th St. and Clare Rd. location does not provide reasonable access to essential services, employment centers, or transit options. Locating an income restricted housing development in an area without transportation connectivity, contradicts planning best practices and places additional transportation burdens and cost on the future low-income residents. The only thing I could find that was correct in their advertisement as to why this was a suitable location was that healthcare is close, but insurance plans may not be excepted which means that information advertised is also not accurate information.
The local school district, USD 232, is already operating very close to or at capacity, and some school officials have indicated that they were not aware and expressed concerns about this proposed development. Additionally, the City Council recently approved the Enclave at Twin Creeks development which already added fifty single family homes to USD 232 area. Given that the approval of the HFH request would add a couple hundred more students to this school district, an updated school capacity impact study should be conducted. Adding households without school capacity plan adjustments may lead to overcrowding, increased class sizes, or unplanned expenditures for USD 232.
Clare Rd between 83rd St and Prairie Star Pkwy is classified as an Arterial Road in the 2019 Lenexa Complete Street Report. Since that time, housing developments have occurred that directly feed onto this road causing a significant increase in traffic on this section of Clare Rd. The addition of another 50-home development—without an updated traffic study or roadway upgrades—raises safety concerns for drivers, pedestrians, and cyclists.
The next set of objections is related to the process in which this was handled. The current residents of the surrounding neighborhoods were not provided with a city hosted information meeting. In fact, Habitat for Humanity and the City of Lenexa did not engage residents until the very end of the planning timeline, and this engagement occurred during the holiday season, when many residents were unavailable. This timing prevented effective participation, review, and public input, and does not meet the community-engagement standards typically expected for developments of this type.

With respect to this development, no traffic study, school impact evaluation, or stormwater analysis has been released to the public. This lack of transparency has again denied the current residence the opportunity for public input or to alleviate their concerns.

It appears that the City of Lenexa intends to sell this parcel at significantly below market value, resulting in a substantial public subsidy whose implications have not been publicly disclosed or evaluated. This raises questions about transparency and whether alternative uses or buyers could generate greater community benefit.

Based on all that I have laid out in the letter above I request that the proposal be denied.

I ask the City Council and Planning Commission to ensure that any development on this public parcel is transparent, well-studied, fiscally sound, and aligned with the long-term interests of all Lenexa residents.

Respectfully,

Stacy Young
24791 W 90th Street
Lenexa KS, 66227

Lenexa KANSAS

PLANNING COMMISSION

PUBLIC COMMENTS

RECEIVED BETWEEN
5:00 PM ON JANUARY 28, 2026
AND
10:00 AM ON FEBRUARY 2, 2026

APPLICATION:
CLEAR CREEK SUBDIVISION
RZ26-01, PT26-01P

From: Ash Barboza <ash.barboza@outlook.com>
Sent: Thursday, January 29, 2026 3:37 PM
To: CD Planning <Planning@lenexa.com>
Subject: A Vote of Confidence in the Habitat KC Lenexa Project

Hello, my name is Ashley Barboza. I am a current resident of Overland Park, Kansas, but my family lived in Lenexa, Kansas (approx around 84th and Swarner Drive) in the late 1980's.

I am writing in support of the proposed Habitat KC Lenexa Project. I've been actively following Habitat KC's Pathway Project in Olathe since its inception and have attended multiple meetings as the project made its way from concept to reality. The Lenexa project promises to be a way for 50 individuals or families to attain home ownership, a goal I find to be very admirable. As a resident of Johnson County, who has struggled for over 10 years and remained unsuccessful in finding a reasonably priced starter home, something like this project is a symbol of hope for myself and many others like me. Having it located in Lenexa only sweetens the pot, and being close to a walkable park is honestly amazing (from someone who absolutely adores Sar-Ko-Par Trails Park).

If this project is similar in scope to the Pathway Project in Olathe, there are some things that nearby homeowners can take solace in (as well as knowing that it will give up to 50 households a first real home of their own.) The Pathway Project homes are under a land-trust/land-bank model, so they cannot be used as comparable homes for real estate sales or to affect another home's property values. They also cannot become rented out as Airbnb's or homes to multiple families under one roof. If homeowners decide to sell their homes, they are sold back to the land bank to keep the homes affordable for new families to purchase and Habitat helps to bring another family/individual into them, under the same rules.

When I first started looking for houses back in 2015, I started my search in Lenexa, because we moved here in the 80s and it has both a small town feel and the excitement of a growing city. When news of the project came out, I drove past the planned site and it's a beautiful area. The houses and villas that are already there are lovely and I believe that this project can bring in even more families and individuals who will grow up loving Lenexa as much as I do.

I have hope that Lenexa, as a city, wants to welcome in new residents and continue to grow and realize that a project like Habitat's, can be the start of adding more of these types of housing to Lenexa as well as other Johnson County cities that desperately need this project's approval and success. And this encouragement can continue to bring hope to people like me, who want the opportunity to be a part of the wonderful community in Lenexa and other Johnson County cities.

Thank you for your time and attention and for the opportunity to share my viewpoint.

- Ashley Barboza, former Lenexa resident (who would like to be one again, one day!)

From: Courtney Denning <courtney.h.denning@gmail.com>
Sent: Sunday, February 1, 2026 3:48 PM
To: CD Planning <Planning@lenexa.com>
Subject: Habitat For Humanity Development

Members of the Lenexa Planning Commission,

My name is Courtney Denning, and as a Lenexa resident I am writing to submit a public comment in strong support of the proposed Habitat for Humanity development currently before the Commission.

I started off with partial/incorrect information about how the "park" would go away/be used fully if the proposal for HFH goes through -- it is clearly not a true statement.

Many residents seem fearful of this proposal, and after learning more about it and how HFH works, it seems like this fear is based in (uneducated) privilege. A privilege many of us have to look inward to recognize.

I would like to correct my ignorance of the entire situation by emailing you that I trust the Lenexa Planning Commission's expertise on this matter to move it forward.

Thank you for looking out for Lenexa, its citizens and continuing to put forth proposals that make us ALL better.

Warmly,

Courtney Denning

From: Sean Fuller <seanafuller@gmail.com>
Sent: Monday, February 2, 2026 7:37 AM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Proposed Habitat for Humanity

Hello,

The beautiful park area at 87th and Clare Rd. should be left alone and remain as the beautiful Clear Creek wetlannds. My family and I vehemently oppose this proposal.

Regards,

Sean Fuller
---
seanafuller@gmail.com

From: Denise Halvorsen <dhweezy@gmail.com>
Sent: Saturday, January 31, 2026 3:55 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Planning Commission Clear Creek Feb 2 meeting

I am writing to express my concern and disapproval regarding the proposed Clear Creek subdivision and the planned changes to the existing park land.

My home is located directly north of the proposed development, and my backyard would back up to the subdivision planned for HFH Homes. My family has deep roots in this neighborhood. I grew up here before the area became part of Lenexa, when it was known as Monticello Township, and my father helped establish the local volunteer fire department. My mother still resides in the same home, and over 23 years ago my family chose to move back to this neighborhood so our children could grow up here as well.

Prior to the park being developed, I contacted the City and spoke with the now council member Bill Nicks who was with the Parks Department to inquire about the future use of the land. At that time, I was told the area would remain a park, as Lenexa took **pride in preserving green space**. I was also assured that if any changes were ever made, landscaping and berms would be installed to protect neighboring properties and preserve views.

If the proposed development proceeds, I respectfully ask that the City honor those prior assurances by installing appropriate landscaping and buffering to shield adjacent homes from future development.

Thank you for your time and consideration. I appreciate the opportunity to share my concerns and hope they will be carefully reviewed as decisions are made regarding this property.

Sincerely,

Denise Halvorsen

24409 W 86th terr

Lenexa, KS 66227

From: Jennifer <jenhamilton62@gmail.com>
Date: February 1, 2026 at 4:23:39 PM CST
To: Stephanie Sullivan <ssullivan@lenexa.com>, Julie Sayers <jsayers@lenexa.com>, John Handley <jhandley@lenexa.com>
Subject: Proposed 50-Home Habitat for Humanity Development

To Whom It May Concern,

I am writing to strongly oppose the proposed 50-home Habitat for Humanity development near Clear Creek. This area is an important natural space that supports local wildlife, protects water quality, and contributes to the character of our neighborhood, and once it is developed, it cannot be restored. I am also concerned that increased density, traffic, and noise from this project will negatively impact nearby property values, including my own, and alter the community many of us chose to invest in. I urge you to reconsider this proposal and prioritize preservation of this land for the long-term benefit of residents and the environment.

Sincerely,

Jennifer Hamilton

8763 Houston St

Lenexa, KS 66227

Sent from my iPhone

From: Dave Hoffman <dave1957hoffman@gmail.com>
Sent: Tuesday, January 27, 2026 7:05 AM
To: Courtney Eiterich <ceiterich@lenexa.com>; John Handley <jhandley@lenexa.com>
Subject: Follow up from meeting at Monticello Library

Courtney and John,

Thanks again for both of you listening to our concerns regarding potential rezoning of land at 87th and Clare Road. I mentioned the confusion we have with statements made publicly regarding a CLT being exempt from realtors using their sales as comparables when listing a home to sell. I have talked with our local realtor in our addition and confirmed with another. The first part made by HFH is correct a realtor uses MLS sales in area which are not registered to any CLT's. The next step is what HFH does not mention. When a person list their home for sale and potential buyers visit and make offer, vast majority of them will be financing a large percentage. Once they do that, the lender will ask for a separate appraisal. Appraisers not only get the MLS listings but they also have more access to entities such as CLT's as the lender wants to make sure they are lending appropriate amounts. One last point realtors mention. The visual impact when selling a house. Example: If a person is trying to sell a home for $600k and they drive out and see homes across the street much smaller and more dense, it will affect the price the seller will be offered. Please feel free to check with any realtor or appraiser to confirm. Once again , thanks for listening to our concerns. Dave Hoffman. 24749 W 90th St. Lenexa.

From: Loye Kenny <loyekenny@gmail.com>
Sent: Monday, February 2, 2026 9:07 AM
To: CD Planning <Planning@lenexa.com>
Subject: Proposed Habitat Neighborhood in Western Lenexa (87th & Clare)

Lenexa City Planning Commission:

I am a resident of Lenexa and am writing to express my support for the proposed Habitat for Humanity project at 87th & Clare in western Lenexa. My husband and I live in the The Timbers at Clear Creek neighborhood at 8465 Shady Bend Rd.

When this project came to our attention, we went to Habitat's project that is in progress in southern Olathe. First and foremost, we were very impressed with the quality and style of homes being built there.

Second, for context, the youngest of our adult children was looking for a starter home in the Johnson County area 4 years ago. We went with him to many home showings. Our eyes were opened to the lack of starter-type homes available in Johnson County. To further complicate matters, when he would find a home for sale in his price range and made an offer, he would lose out to buyers who submitted all-cash, no-inspection offers. Further, most of these starter-type homes were built in the late 40s and early 50s, so in most cases, they needed a significant amount of work to update them. As I commented to the Habitat representatives, if our son could have found a home half as nice as the types of home they were building in Olathe, we would have been very happy for him.

Thank you for your time as you consider this project.

Best,

Loye Kenny

From: Joni Martin <martin.jonik@icloud.com>
Sent: Friday, January 30, 2026 3:42 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Lenexa HFH Development

The proposed HFH development at 87th and Claire will fill the view from all windows in my house at 86th Terr in The Timbers at Clear Creek. Currently we have a view of the grassy park area there and that is one reason our house sold for the price we paid. The trail wanders around an old silo and three lakes with pasture on each side. This new development will turn the open trail walk into a neighborhood sidewalk. Please don't take away the only trail within walking distance. I am also concerned that the planned homes have insufficient garages and parking, which will result in overflow to our pool parking lot, between my back yard and Claire. While the actual houses there will not be included in valuing my home for resale, the view of crowded property and the overflow will. The HFH plan shows a final project that turns a park that all local neighborhoods use into an isolated lake view for one new development there. Do not do this PLEASE. The city brags on providing accessible parks for all, don't sacrifice ours for housing. We have gladly accepted the Arise homes within our development to provide affordable housing. The plan proposed in our wetland is not affordable housing for all, it is housing targeting a limited market that may not be able financially or physically to maintain it.

Joni Martin.
Sent from my iPhone

From: Sara McAllister <mcgro@msn.com>
Sent: Sunday, February 1, 2026 9:08 PM
To: Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Clear Creek Subdivision

My name is Sara McAllister and I live in Lenexa near the Clear Creek area. I support the proposed Habitat for Humanity development that is currently before the Planning Commission. My residence is in the Reserve subdivision. I have often visited the property under consideration for rezoning. I can walk or ride my bike to the east entrance of the property, and I absolutely love riding on the paved trail.

When I first learned that some of the property could be sold and developed for housing, I thought "how can they take away our park?"

Since then, I have taken the time to review the facts and learn the history of the property. I understand now that I like so many, many other people incorrectly assumed that the entire area was a Lenexa city park.

The history that is detailed in the Project Summary clearly documents that the entire area was never intended to all be parkland. I am disappointed in my fellow Lenexans who continue to insist that the city officials have done something under-handed. I don't understand why they are unwilling to accept that everything has been above board, and that our city officials have followed the same procedures they would follow for any other rezoning proposal.

I support the sale of the land to Habitat for Humanity to construct affordable housing. Habitat for Humanity has a well established model for developing affordable housing through a Community Land Trust arrangement. Attainable housing is one of the biggest challenges facing Johnson County. The average sales price of homes in JoCo is over $500,000. This is out of reach for many first-time buyers.

As detailed in the Project Summary, attainably priced housing was an agreed upon vision in Lenexa's Vision 2040 Plan. For my fellow Lenexans who are so adamantly opposed to the rezoning, I would ask them "did you participate in the visioning process"?

Thank you for your commitment to the future of Lenexa. I have complete confidence in the Planning Commission's expertise and ability to fairly evaluate projects.

Sincerely,

Sara McAllister

From: Justin Nichols <jnichols1979@gmail.com>
Sent: Monday, February 2, 2026 9:13 AM
To: Avery Bell <abell@lenexa.com>; Bill Nicks <bnicks@lenexa.com>; Craig Denny <cdenny@lenexa.com>; Courtney Eiterich <ceiterich@lenexa.com>; Chris Herron <cherron@lenexa.com>; Chelsea Williamson <cwilliamson@lenexa.com>; John Handley <jhandley@lenexa.com>; Julie Sayers <jsayers@lenexa.com>; Mark Charlton <mcharlton@lenexa.com>; Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Clear Creek development proposal

Council members and Planning Manager Sullivan—

I wanted to write in full support of the proposed single family residential development proposed for Clear Creek near 86th and Clare. I have been engaged in trying to bring affordable housing and living wage jobs to Johnson County for nearly 20 years. This is exactly the type of project we've envisioned at various points in time and a perfect location for it and developer for it. I live probably a mile and a half away (9645 Zarda) in a single family home in Lenexa, so I am not coming to this from the perspective of an observer who has no skin in the game—this is just down the street from me—and I absolutely and fully support it. Unfortunately, I'm unable to attend the planning commission meeting tonight to voice my support there due to coaching obligations for my kid. But please feel free to share this email with any planning commissioners, if appropriate to do so. I know you'll hear a lot of negative commentary and get pushback from some residents who want to maintain the current appearance of that space, but you deserve to know there are people in the community who would welcome our new neighbors and applaud the council and planning commission for being proactive in addressing a need and taking decisive steps to do so.

Feel free to reach out if you want to discuss further. I am happy to talk to any of you at any time.

Thanks

Justin Nichols

From: Jeff Placek <jplacek@mccowngordon.com>
Sent: Friday, January 30, 2026 4:10 PM
To: Bill Nicks <bnicks@lenexa.com>
Cc: Todd Pelham <tpelham@lenexa.com>
Subject: Clear Creek Park/Wetlands and Habitat for Humanity development issue

Good afternoon, Mr. Nicks.

I just left you a voicemail and wanted to follow up with an email.

Approximately three weeks ago we put an offer on a house at 8793 Greeley St. in Lenexa and it has been accepted. The closing date is February 3rd. We are just now learning of the potential that the City of Lenexa has proposed the sale of a portion of the Clear Creek Park/Wetlands to Habitat for Humanity for the development of low-income housing. We are very much against this as it was told to us that the entire park site would remain a park. This house sits directly across Clare Rd from the park.

They can say all they want that this will not impact home values in the adjacent area, but it absolutely will lower the value. Maybe not from a property tax valuation but from a resale perspective, it most definitely will.

Please make note, that we do not support the sale of this park land for the development of low-income housing.

I appreciate your time.

Enjoy the weekend.

Jeff.

Jeff Placek

Chief Financial Officer

McCOWNGORDON

850 main st kansas city, mo 64105

D 816.877.0625 **M** 816.918.0267

100% employee owned

From: Jen Poppe <jenfetter@gmail.com>
Sent: Monday, February 2, 2026 9:37 AM
To: CD Planning <Planning@lenexa.com>
Subject: Support for Habitat for Humanity project

I am writing to you today in support of the proposed Habitat for Humanity project in Western Lenexa.

I am a Johnson County resident and member of the Overland Park Community Development Block Grant committee who supports expanding access to affordable housing.

Johnson County's housing data show that home affordability is a strain for many neighbors. Roughly 40 percent of renters and 18 percent of homeowners are housing cost burdened. (Source: Johnson County)

The market is producing fewer affordable options. Our region has lost many of its rentals under $750 a month, while gaining more units priced over $2,000 a month. And Johnson County has seen the largest median gross rent increase in the region. (+$292. Source: MARC)

You couldn't ask for a better neighbor than Habitat for Humanity. They provide stability for families, which leads to improved health, better child development, safety and security. When we remove ownership barriers, we see families save for their futures and invest in educational opportunities which leads to long term career growth and family stability, and less reliance on government assistance. (Source: Habitat for Humanity)

I have volunteered on several Habitat housing projects and have learned first-hand the stories of many of the Habitat homeowners. Many Habitat for Humanity homes provide affordable and safe homes for single moms, the elderly and disabled. Surveys of Habitat homeowners and their families show an improvement in their financial health, and even improved grades for their children.

The leadership of Johnson County has been actively working on housing options and has identified housing affordability as a County priority. This project meets that criteria.

Supporting a Habitat for Humanity project is a practical, community strengthening step to add attainable home ownership options for working households and helps maintain a stable, diverse Lenexa.

Thank you!
Jen Poppe
Johnson County resident

From: ericsatterfield@gmail.com
Date: February 1, 2026 at 7:53:28 AM CST
To: Julie Sayers <jsayers@lenexa.com>
Subject: Habit for Humanity

Hello,

My name is Eric satterfield and I live in The Timbers subdivision across from the proposed Habitat for Humanity subdivision. There are many Lenexa residents that plan on attending both the planning commission meeting and the city council meeting. It has become clear that outside groups that are not Lenexa residents plan on attending these meetings to crowd the rooms and keep Lenexa residents from entering. I would like to request that you make these meetings either available only for the next residents to attend or allow Lenexa residents to enter these meetings first as it is our community and our tax dollars.

My family has lived within a mile and a half of my current home since 1953 and I'm very concerned of some of the shady emails and politics I've seen about this proposed Neighborhood. I grew up out this way when my mother could afford to own a home and be a single mother and raised two kids so I'm all for providing those opportunities for people, but this is not the answer. Every elected politician within the city of Lenexa that refuses to listen to their constituents or act so arrogant that they don't need to listen will most definitely be challenged on the ballot during the next election cycle.

Sincerely,

Eric Satterfield
Sent from my iPhone

From: Mike Schaefer <mikedschaefer@hotmail.com>
Date: February 1, 2026 at 9:12:21 AM CST
To: John Handley <jhandley@lenexa.com>, Stephanie Sullivan <ssullivan@lenexa.com>, Julie Sayers <jsayers@lenexa.com>, John Handley <jhandley@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Avery Bell <abell@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>
Subject: In opposition of the proposed development at 87th and Clare

I am writing as a concerned Lenexa resident in opposition to the proposed 50-home Habitat for Humanity development at 87th Street and Clare Road.

When my family chose to buy our home, one of the most important reasons was the park. It provides peace, open walkability, wildlife, and improves my quality of life. It's been part of representing the Timbers neighborhood as the neighborhood was developed. It's also part of why Lenexa is special and one of the main reasons I built a house here. The idea that this land could be quietly converted into dense residential development without broad public notice or meaningful resident involvement is a betrayal of my trust.

I found that around 2018 the city apparently changed the land-use intent of this wetlands park following a limited RFP (request for proposal) process that was sent to a small select group of developers. Residents weren't notified as far as I can see. There appears to be no easily accessible public documentation explaining this change in the land use. That lack of transparency alone raises concerns. Decisions of this magnitude shouldn't happen quietly, and certainly not without a neighborhood and city resident engagement.

Another troubling item that I've seen is the city's willingness to sell the land below the market value while at the same time stating that Lenexa needs more parks and green space. It's amazing to have contradictory statements. Obviously, our city can't claim to prioritize parks while actively removing one from an established neighborhood.

I am also extremely concerned by reports of correspondence between the city manager and Habitat for Humanity leadership regarding considerations or preferential opportunities for city employees. Regardless of intent, this creates an appearance of favoritism and reduces public confidence in the fairness and integrity of this type of process. Of course, residents shouldn't be left wondering whether a developer was selected impartially. If legal or ethical reviews have been performed, they should be publicly disclosed. And if not, they should be performed.

This project will permanently alter our neighborhood through:

- Increased traffic and congestion
- Loss of wildlife habitat and natural space
- Remove the beloved neighborhood park

- Decreased property resale for surrounding homeowners since the park was a big catch for homeowners who bought their houses in this area
- Loss in trust with city leadership

I already found that Google Maps shows a label for this site as "Clear Creek Wetlands (Future Site of Centennial Park)" even though the project hasn't beenng approved. Well, not approved formally... I understand that city leadership may have already made the decision behind closed doors. It seems like the outcome has been predetermined and the public meetings are simply procedural theater.

Please be clear that I support affordable housing. Lenexa can and should pursue compassionate solutions. But it shouldn't come at the expense of destroying an existing park, stepping on Lenexa residents' trust in leadership, and affecting an established neighborhood- especially when alternative locations exist that wouldn't alter this public green space.

I respectfully request that city leadership:

1. Stop moving forward with this development.
2. Publicly release and provide direct links of all the documentation related to the 2018 RFP and land-use change.
3. Publicly disclose and provide direct links of all communications with developers regarding this project.
4. Conduct an honest, open, transparent, and resident-driven evaluation of alternatives.
5. Commit to preserving this land as park space.

I'll really miss walking across the street to enjoy the park's nature, watching wildlife, and experiencing the quiet beauty that drew my family and I here. Please do not take it away.

Please side with, and represent, the residents. Protect our park. Protect this community. Try and restore some faith in transparent ethical city leadership.

Of course, I'm paying attention to how this is handled, and everyone will remember it when voting in future elections.

Respectfully,

Michael Schaefer - P.E.*, LEED AP

***Licensed in AL, CA, CO, DE, IA, FL, GA, KS, MD, MO, MS, NH, OR, TX, and UT**

From: MARK SISK <msisk916@comcast.net>
Date: January 30, 2026 at 4:09:13 PM CST
To: Julie Sayers <jsayers@lenexa.com>, John Handley <jhandley@lenexa.com>, Stephanie Sullivan <ssullivan@lenexa.com>
Subject: Resident Input to Proposed Habitat for Humanity (HFH) Project

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon:

My wife and I live just across the street (Timbers at Clear Creek) from the proposed HFH project.

We would like to submit the following to become part of the official public record and read prior to any vote on this effort:

- Currently there is no low-income housing anywhere close to the proposed location. This is the equivalent of trying to jam a square peg into a large board with nothing but round holes in it.
- The median home price in Lenexa is $460K
- Homes in the proposed project area are in the $600K-$900+K price range. Orders of magnitude different than the $80K-$130K planned HFH homes.
- Will these HFH homes be regulated by a HOA/Covenants? (We expect not)
- First (and potentially lasting) impressions for potential Timbers home buyers in the future may/will be impacted by an unregulated low-income community directly across the street from their future home.
- As in every important decision in life, first impressions are/mean everything and will impact their decision-making process, potentially in a very negative way. Therefore, current homeowners may/will be negatively impacted by potential buyers turned off by the surrounding community.
- We were never told that this effort was in the planning stages before we purchased our home here in the Timbers in 2022. Obviously, it was well underway by then.
- Anyone not directly affected by this project (i.e. Faith Leaders and their followers who do not live anywhere near this location) should not have any say or input to this decision. Do not do something unto others that you would not want to have done to you!

We support the idea and concept behind HFH; however, we recommend that HFH homes be placed in a like (price wise/size wise/unregulated) area/community. Not in a drastically different environment. It is not a logical fit or decision to approve this project. We strongly recommend that this project be disapproved.

Respectfully Submitted,

Marc and Carol Sisk

Timbers at Clear Creek Residents

From: C <cecilia.mt@sbcglobal.net>
Date: January 31, 2026 at 7:55:25 PM CST
To: Stephanie Sullivan <ssullivan@lenexa.com>, Julie Sayers <jsayers@lenexa.com>, John Handley <jhandley@lenexa.com>, john.alcala@house.ks.gov, adam.thomas@senate.ks.gov, Constituent@governor.wpo.state.ks.us
Subject: Conflict of interest by City Officials on Proposed 50-Home Habitat for Humanity Development at 87th & Clare

Email Opposing Development at Clear Creek Wetlands

Subject: Concerns Regarding Proposed Development at Clear Creek Wetlands Park

Dear Mayor, Councilmembers, and City Staff,

My name is Cecilia, and I reside at **8976 Greeley Street in Lenexa**. I am writing to formally oppose the proposal to convert the **Clear Creek Wetlands neighborhood park** into a residential development of approximately 50 Habitat for Humanity homes, including units reportedly reserved for city employees.

This project raises several serious concerns related to **conflict of interest, loss of dedicated parkland, environmental impacts on a designated wetland, and the absence of a required traffic impact analysis**. I respectfully request that the City halt any advancement of this proposal until these issues are addressed transparently and in compliance with Kansas law and Lenexa municipal code.

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1. Conflict of Interest Concerns

Kansas law requires public officials to avoid even the appearance of using their position to influence decisions for personal or organizational benefit.

Relevant statute:

- **K.S.A. 75-4304** – prohibits local government officials from participating in matters where they have a "substantial interest" and requires disclosure to avoid conflicts.
- **K.S.A. 75-4301a** – defines "substantial interest," including financial or organizational benefit.

If city employees are intended to receive preferential access to housing within this development, or if staff communications appear to discourage public input or "prejudgment," this raises legitimate concerns under Kansas conflict-of-interest standards.

I request full disclosure of any staff or elected-official involvement that could constitute a substantial interest under Kansas law.

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2. Removal of Public Parkland Without Public Vote

Clear Creek Wetlands is a **public park and natural resource** used by surrounding neighborhoods. Kansas statutes and Lenexa code require specific procedures before parkland can be sold, repurposed, or disposed of.

Relevant provisions:

- **K.S.A. 12-1301** – cities must hold park property "in trust for the public."
- **K.S.A. 12-1302** – disposal of parkland requires governing-body action and must serve the public interest.
- Many Kansas municipalities, including Lenexa, require **public hearings** and often a **supermajority vote** before converting dedicated parkland.

Given the significance of this park, the community deserves a transparent process, including public notice, hearings, and an opportunity for residents to vote or formally comment before any change of use is considered.

---

3. Environmental Concerns: Development in a Wetland Area

Clear Creek Wetlands is not just a park—it is an environmentally sensitive area. Development in or near wetlands typically triggers federal, state, and local review.

Relevant standards:

- **Section 404 of the Clean Water Act** (federal) – requires a U.S. Army Corps of Engineers permit for any filling or dredging of wetlands.
- **Kansas Department of Health and Environment (KDHE)** – regulates stormwater, water quality, and wetland impacts.
- **Lenexa Unified Development Code (UDC)** – includes protections for floodplains, riparian corridors, and natural resources.

Before any development can proceed, the City must demonstrate:

- A verified wetlands delineation
- Environmental impact review
- Stormwater and floodplain analysis
- Compliance with federal and state permitting

To date, no such documentation has been shared with the public.

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4. Traffic Impact Study Requirements

A development of 50 homes would significantly increase traffic on Clare Road and surrounding residential streets.

Lenexa's UDC typically requires a **Traffic Impact Study (TIS)** for developments generating more than a minimal number of peak-hour trips. A project of this scale clearly meets that threshold.

Proceeding without a TIS would be inconsistent with standard planning practice and could create long-term safety and congestion issues for the neighborhood.

Request for Action

Given the concerns above, I respectfully request:

1. A pause on all planning activity related to this proposal.
2. Full public disclosure of any conflicts of interest under **K.S.A. 75-4301a and 75-4304**.
3. A clear explanation of the legal basis for converting dedicated parkland without a public vote.
4. Release of all environmental and wetlands assessments conducted to date.
5. A formal Traffic Impact Study before any further consideration.

Clear Creek Wetlands is a valued community asset. Decisions affecting it must be made transparently, lawfully, and with full public participation.

Attached are emails documenting the conflict of interest which as a voter and taxpayer I find disturbing and a loss of public trust.

Thank you for your attention to this matter. I look forward to your response.

Sincerely,

Cecilia Tapia
8976 Greeley St.

Lenexa, KS

816-288-0534

ATTACHMENT:



conflict of interest
email documentation.

Cecilia Tapia
email attachment

From: Scott McCullough <smccullough@lenexa.com>
Sent: Friday, May 23, 2025 2:24 PM
To: Beccy Yocham; Sean McLaughlin; Mike Nolan; Todd Pelham
Subject: RE: Thank you

That would be great! Here is how TTH in Lawrence does things. The info down the page shows the amount of reduced price and other things to fill out how such a program works.

Scott McCullough, AICP
Community Development Director
City of Lenexa
Phone: 913.477.7532 | Fax: 913.477.7730
smccullough@lenexa.com | https://www.lenexa.com/Home

The City of Lenexa: Leaders in the delivery of exceptional public service.

From: Beccy Yocham <byocham@lenexa.com>
Sent: Friday, May 23, 2025 12:18 PM
To: Scott McCullough <smccullough@lenexa.com>; Sean McLaughlin <smclaughlin@lenexa.com>; Mike Nolan <mnolan@lenexa.com>; Todd Pelham <tpelham@lenexa.com>
Subject: Fw: Thank you

FYI. I asked Habitat about how our employees could potentially benefit and her answer is below.

Beccy Yocham

City Manager

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From: Lindsay Hicks <lhicks@habitatkc.org>
Sent: Thursday, May 22, 2025 5:57 PM
To: Beccy Yocham <byocham@lenexa.com>
Subject: Re: Thank you

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Beccy,
First, I am noticing I spelled your name wrong in my initial email - so sorry about that!

To answer your questions:

1. They are a funding source as they afforded us dollars for acquisition, and we would ask them to fund vertical construction as well.
2. Great idea! Of course, with funding sources we will need to make sure there are not any limitations - although some of these homes will be built with private dollars which eliminates the complication. We could do marketing, information sessions, have a housing counselor assigned to support your employees, etc.

Hope this helps. Let me know if you need anything else.

Lindsay

From: Beccy Yocham <byocham@lenexa.com>
Sent: Thursday, May 22, 2025 3:42 PM
To: Lindsay Hicks <lhicks@habitatkc.org>
Subject: Re: Thank you

Lindsay:

Thanks for the meeting and for your interest in developing in Lenexa. I appreciated learning more about the proposed project. I will be in touch after I've had the opportunity to discuss the concept with a few other members of our team. The few discussions I have had so far have gone well.

A couple of questions have arisen since we met:

1. What is the County's role as mentioned in the proposal?
2. This might not be possible, but what is your reaction to the idea of establishing a way that we could allow City of Lenexa employees to benefit from this opportunity? It could take a number of forms - from just marketing your programs specifically to our employees, to giving them a small "bump" in scoring when it comes to qualifying for a home, to setting aside a small number of units that our qualifying employees could have a right of first refusal on to purchase and probably other ways we haven't thought of. Have you ever seen anything like this done and do you have any thoughts on the concept?

I appreciate your thoughts when you have time. Thanks again.

2

From: Beccy Yocham <byocham@lenexa.com>
Sent: Thursday, October 23, 2025 3:42 PM
To: Lindsay Hicks
Cc: Katie Killen; Mike Nolan; Scott McCullough; Sean McLaughlin
Subject: RE: Habitat KC - Clear Creek Update

Lindsay:

Thanks for reaching out and for the update. Can you share the list of people you are already planning to reach out to? I think that would be a helpful starting point for me. I plan to speak with the Mayor about this in the next few days to get her input on the list and will get back to you with any additions thereafter. (One thing to keep in mind is that we have a city election on November 4, with 4 councilmembers up for election.)

Do you envision that the in-person event the week of November 10 would be a project "announcement" of sorts or just an educational opportunity to learn more about Habitat?

I would appreciate seeing the website before it goes live as well if that would be possible. Because this project involves purchasing property from the City, I think it is best if we workshop the way that is described carefully and that the Council is made aware of the website and what is says before it goes live. I do not want them to be caught off guard by anything. I'm also thinking through the timing of making the website information public and whether it is a good idea before the project is submitted to the City? And perhaps the verbiage you have planned for the website will help me to get comfortable with that. We want to avoid – to the extent we can – anything that would lead detractors from thinking this is prejudged in any way. I know you have experience and lessons learned from the Olathe project that informs your plan here and I certainly don't want to derail that. Can you provide any more insight into the timing of this?

Thanks.

Beccy

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From: Mike Wood <mswood3financial@gmail.com>
Date: January 28, 2026 at 5:39:57 PM CST
To: Julie Sayers <jsayers@lenexa.com>
Subject: Opposition to Land Rezoning Proposal

Dear Mayor Sayers,

I am writing to express my strong opposition to the proposed zoning change of land at 87th and Clare shifting from agriculture to residential use that would allow high-density housing on existing park land.

Public parks are essential community assets, not surplus land. Converting them into permanent housing development undermines environmental health, recreational access, and the community vote to use 3/8 sales tax to fund this common area. Affordable housing is an important goal, but it should not be pursued by eliminating one of the only large green spaces in west Lenexa.

As a resident that voted for you to be in office, I urge you to vote **against** this proposal and to seek housing solutions that do not require the loss of park land.

Thank you for your consideration.

Respectfully,

Mike Wood

8337 Shady Bend Road

Lenexa KS 66227

From: Shelly Wood <woodyoudance@gmail.com>
Date: January 29, 2026 at 5:48:07 PM CST
To: Julie Sayers <jsayers@lenexa.com>, Courtney Eiterich <ceiterich@lenexa.com>, Bill Nicks <bnicks@lenexa.com>, John Handley <jhandley@lenexa.com>, Mark Charlton <mcharlton@lenexa.com>, Chelsea Williamson <cwilliamson@lenexa.com>, Avery Bell <abell@lenexa.com>, Craig Denny <cdenny@lenexa.com>, Chris Herron <cherron@lenexa.com>
Subject: Request to Vote Against Proposed Park Zoning Changes

Hello Mayor Sayers & Council Members,

I'm writing as a resident of Lenexa to respectfully urge you to vote against the proposed zoning change at 83rd and Clare Road. I have lived in the neighborhood across the street from the proposed change for over 15 years and believe it is a poor fit for this area of our community.

Our green space is limited in the western side of Lenexa. This area currently provides open space, nature benefits, and areas for recreation that serve residents, and I would hate to see it taken away.

While I support efforts to address affordable housing needs, which I understand is the reason this land is being proposed, I believe this land use shift places an unfair burden on one of the few shared spaces our community has. Housing solutions should not come at the expense of green spaces that contributes to public enjoyment and overall quality of life. Protecting existing parks demonstrates a long-term commitment to thoughtful planning and to the well-being of current and future residents.

I encourage you to explore alternative locations and strategies that meet housing goals without permanently reducing park land and placing higher-end neighborhoods at investment risk when bringing in lower valued housing.

Thank you for your time, service to our community, and consideration. I respectfully ask that you vote no on this zoning change.

Sincerely,

Rochelle Wood

8337 Shady Bend Road, Lenexa