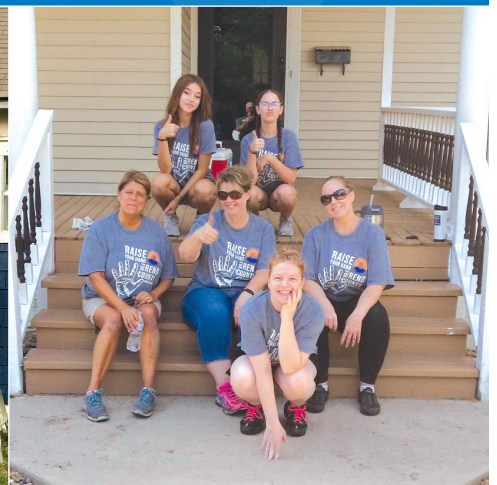




A COMMUNITY WE CAN ALL COME HOME TO

Creating Housing Solutions
for a Stronger Hutchinson and Reno County
A 3-Year Initiative



Hutchinson 
community
FOUNDATION

Hutchinson and Reno County are facing a quiet crisis:

we don't have enough homes for the people who want to live here.

You may have heard there's a housing shortage. But what you might not know is just how deep it goes—and how much it affects our future.

45% of renters in Hutchinson are cost-burdened, meaning they spend more than 30% of their income on rent.

More than 1,100 housing units—of all types and price points—are needed to meet current demand and projected growth through 2035.

Employers are losing interested potential workers because they can't find housing.

Young professionals and families are leaving or choosing not to come at all.



When people can't find homes, the whole community pays the price.



View the
Housing Needs
Assessment

▶ OUR OPPORTUNITY:

A Home for Every Neighbor

At Hutchinson Community Foundation, we believe a safe, affordable home is foundational—not just for individuals and families, but for the health of our entire community.

We've been listening closely to local leaders, housing providers, developers, employers, and residents. What's needed isn't one solution—it's a system of approaches.

That's why, in collaboration with the **City of Hutchinson, Reno County, Interfaith Housing and Community Services, New Beginnings, Hutchinson/Reno County Chamber of Commerce, SCKEDD, local contractors,** and **dozens of committed nonprofits,** we've designed a bold, flexible housing investment strategy that:

Sparks infill development and renovation of vacant properties	Creates new affordable housing for seniors, young professionals, and ALICE families	Strengthens trusted local nonprofit housing organizations	Removes common barriers to development	Preserves affordability for generations to come
				

▶▶▶ Who Are ALICE Families?

ALICE stands for **Asset-Limited, Income-Constrained, Employed**. These are hardworking individuals and families who earn above the federal poverty level, but not enough to afford the basic cost of living in their community.

They're our childcare workers, health aides, grocery clerks, and mechanics—essential to daily life in Reno County. Housing investments that support ALICE families ensure these vital members of our community can live where they work, build stability, and contribute fully to the local economy.

Our partners at the United Way of Reno County are doing important work with ALICE families. **Learn more at www.unitedforalice.org.**

▶ OUR COMMUNITY HAS ALREADY ACCOMPLISHED A LOT—TOGETHER

Through **\$5.1 million** in ARPA (American Rescue Plan Act) funds and the dedication of local partners, our community has already made powerful progress over the past few years.

217 homeowner renovations completed by Interfaith Housing & SCKEDD

224 Brush Up Hutch projects (up from 5), revitalizing homes across Reno County

Demolition of the former St. Elizabeth Hospital, led by Interfaith Housing, clearing land for 14–20 new homes

Small Homes Project by New Beginnings, building energy-efficient homes and providing job training

\$2.1 million injected into the local economy, paid to over 40 local contractors and vendors

These successes prove we're not starting from scratch. We're standing on strong ground.

Now it's time to build.



▶ MEGAN HAMBY: REBUILDING AFTER TWO FIRES



“

I'm thankful to be part of a community where there are resources, even though many people don't know about them. Now I feel led to do more myself to help others.”

– MEGAN HAMBY

After surviving two house fires in less than a year, Megan Hamby and her four children faced a daunting recovery. Their home, badly damaged and underinsured, seemed beyond repair. But thanks to support from **Interfaith Housing, the Hutchinson Housing Commission, and ARPA funds**, the family's home was not only restored—it became safer and more livable than ever.

Volunteers replaced siding, electrical wiring, windows, and doors, making it a haven once again.

Megan's story is more than a tale of recovery—it's a powerful example of how partnerships and community support can bring families through the unimaginable and inspire them to give back.

THE SCOTT FAMILY: TURNING SWEAT EQUITY INTO HOMEOWNERSHIP



“
Homeownership didn't seem to be in reach
without these programs. It would have taken
years of saving.”

– COURTNEY SCOTT

Courtney and Jairus Scott dreamed of owning a home for their growing family—but financial barriers made that dream seem out of reach. When Jairus began restoring a fixer-upper for work, he saw potential in it for their own future. With a toddler and another child on the way, they took a leap.

Through **Interfaith Housing's Individual Development Account (IDA)** and first-time homebuyer programs funded by the **City of Hutchinson** and **ARPA**, the Scotts secured \$17,000 in down payment assistance.

Today, they're settled into their new home, proud of their journey and eager to inspire other young families. “It's the beginning of our life as a family,” Jairus added. “It's worth it.”



ST. ELIZABETH REDEVELOPMENT: FROM BLIGHT TO BRIGHT FUTURE

Once a crumbling symbol of the past, the former St. Elizabeth Hospital site is now a cornerstone of Hutchinson's housing future. Led by **Interfaith Housing** and made possible by **ARPA funds**, the site has been safely cleared and prepped for new workforce housing. Plans include 14–20 new homes for families and essential workers, designed in partnership with local builders and the City of Hutchinson. The project not only addresses the community's housing shortage but also strengthens efforts to attract and retain talent.

By recycling materials from the demolition and prioritizing long-term affordability, this effort is setting a new standard for community-driven development—breathing life into an empty lot and hope into Hutchinson's housing market.



“
This isn't charity—it's a shared investment in a
thriving community. When people have homes,
everything else works better: education, jobs,
safety, belonging.”

– CLINT NELSON

▶ HUTCHINSON COMMUNITY FOUNDATION'S ROLE: Laying the Foundation

We are not housing developers. But we are **strategic investors**, **conveners**, and **trusted community stewards**. And that makes our role essential.

Hutch CF is helping to build the housing ecosystem in Reno County by:

Creating a **3-Year Housing Initiative Fund** to provide capital where it's most needed

Administering flexible **grants and loans** to activate projects that align with our long-term vision

Supporting the creation of a **Community Land Trust** to preserve affordability over generations

Bringing together **private, public, nonprofit**, and **philanthropic leaders** to work in concert—not in silos

What Is a Community Land Trust?

A **Community Land Trust (CLT)** is a nonprofit organization that acquires and holds land to ensure it remains permanently affordable for housing. The CLT owns the land, while individuals or families own the home on it—creating long-term stability and reducing housing costs. When the home is sold, resale formulas keep it affordable for the next buyer. CLTs are a proven model used across the country to combat displacement, preserve affordability, and promote community ownership.



**Learn more
about the CLT**



▶ WHAT WE'RE FUNDING—AND WHY IT MATTERS

Our goal is to raise **\$1.37 million** and deploy **\$2.46 million** in grants and low-interest loans between now and 2028 to support existing programs and new ones implemented by our community partners.

GRANTS TO TRUSTED NONPROFIT PARTNERS

\$1,370,000



CAPACITY BUILDING FOR LOCAL HOUSING NONPROFITS

Supports staff, systems, and programs at Interfaith Housing, New Beginnings, and others.



HOUSING PROGRAMS & NEIGHBORHOOD INITIATIVES

Includes downpayment assistance for ALICE families and renovation of homes in targeted neighborhoods.



COMMUNITY LAND TRUST DEVELOPMENT

Establishes a permanent structure for maintaining affordability for working families.



Learn more
about the CLT

LOANS TO SMALL-SCALE DEVELOPERS

\$1,090,000



PRE-DEVELOPMENT COSTS

Covers architectural plans, soil studies, and permits for local developers.



DOWNTOWN CODE MITIGATION

Unlocks upper-floor living in at least 3–4 buildings by addressing costly fire, electrical and other code barriers.



WORKING CAPITAL FOR SMALL-SCALE BUILDERS

Up to \$50,000 per loan for infill housing developers.



AFFORDABLE HOUSING FINANCING (LIHTC PROJECTS)

Helps close funding gaps for up to 48 units of affordable housing.

▶ BE A PART OF THE SOLUTION

With your financial support, we can make Hutchinson a place where:

- Seniors can enjoy high-quality, affordable homes
- Young professionals can return and stay
- Builders can build
- Families can thrive

▶ WHAT YOU CAN GIVE

We'll work with you—and your advisors—to determine the most **tax-advantageous way** to make your gift. Many donors are surprised to learn that giving non-cash assets can increase their impact while reducing their tax burden.

Contribute to the
3-Year Housing
Initiative Fund:



Here are just a few of the options:



Cash



Grant from Donor Advised Fund



Appreciated stock or mutual funds



Qualified Charitable Distributions (QCDs) from IRAs (for those 70½+)



Grain or livestock



Real estate

DOUBLE YOUR IMPACT: MATCHING FUNDS

We're thrilled to announce a **\$650,000 matching opportunity through October 31** from the following generous donors:

▶ **Dee & David Dillon**

▶ **Walter E. & Velma G. Justice Foundation**

▶ **The Krause family**

For every dollar you give through October 31, this match will double the speed and scale of this critical work.

If you've ever considered making a high-impact gift to shape the future of Hutchinson, this is your moment.



To learn more or make your matched gift, contact **Aubrey Patterson, CEO, Hutchinson Community Foundation**

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hutchcf.org/housing

