



Statement of Qualification

Property Plus Construction

111 W. 10th St. Kansas City, MO 64105

Phone: 816-710-2062 Email: bids@propertyplusconstruction.com

NAICS CODES:

236116 - New Multifamily Housing Construction (except For-Sale Builders)

236210 - Industrial Building Construction

236220 - Commercial and Institutional Building Construction

COMPANY OVERVIEW

Property Plus Construction is a leading provider of affordable housing preservation, NOAH (Naturally Occurring Affordable Housing) modernization, and public housing solutions. We specialize in delivering high-quality, sustainable, and compliant construction services tailored to the unique needs of public housing authorities (PHAs), affordable housing developers, and NOAH property managers.

With decades of experience and industry-leading certifications, Property Plus Construction provides a full suite of services focused on maintaining affordability while enhancing the quality and sustainability of housing. Our work is rooted in our commitment to compliance with HUD standards and delivering cost-effective solutions that meet the long-term needs of our clients and their communities.

CORE COMPETENCIES

- NOAH Preservation and Modernization. Expertise in modernizing aging affordable housing properties without compromising affordability. Focus on extending the life of NOAH properties while maintaining tenant satisfaction and compliance with local regulations.
- Public Housing Maintenance and Renovation. Comprehensive maintenance and renovation services for public housing authorities, ensuring compliance with HUD standards (NSPIRE, REAC). Proven ability to manage complex, multi-million-dollar projects on time and within budget.
- Energy-Efficient Building Solutions. Green building solutions that reduce operating costs and improve environmental sustainability. Expertise in LEED-certified practices, Enterprise Green Communities standards, and energy-efficient retrofits for affordable housing.
- HUD Compliance (NSPIRE & REAC). Comprehensive services ensuring that properties meet HUD's NSPIRE and REAC compliance standards. Full pre-inspection preparation, inspection support, and post-inspection services to avoid penalties and ensure ongoing compliance.
- Capital Improvement Projects. Strategic capital improvement planning and execution to increase the value and longevity of affordable housing properties.
- Tailored solutions designed to meet the unique needs of PHAs and affordable housing developers.
- Lead-Safe and Asbestos Abatement Services
- Certified lead-safe renovation and asbestos abatement services to protect tenant safety and meet environmental safety standards.
- Experience in addressing environmental hazards in older affordable housing units.
- Funding and Incentive Consultation (LIHTC, Tax Credits)
- Guidance on leveraging Low-Income Housing Tax Credit (LIHTC) funding and other state/federal incentives.
- Expertise in maximizing funding opportunities for affordable housing modernization projects.

CERTIFICATIONS



- LEED Certification (Leadership in Energy and Environmental Design)
- EPA Lead-Safe Certification
- Certified Green Professional (CGP)
- Enterprise Green Communities Certification
- LIHTC Compliance Professional Certification
- HUD Certified Renovator



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RECENT PROJECTS

2600 Independence Ave. Project – Kansas City

Client: B&A Architecture

Scope: New construction of a mixed-use affordable housing project, including 7 retail spaces on the main level and 20 apartment units on the second level. The project incorporates sustainable building practices, energy-efficient systems, and compliance with local affordable housing regulations.

Outcome: Successfully completed a modern, energy-efficient mixed-use development that provides affordable housing for residents and high-quality commercial space for local businesses. The project achieved 20% energy savings through advanced efficiency measures and ensured long-term affordability for residential tenants.

Public Housing Renovation – Kansas City

Client: Housing Authority of Kansas City (HAKC)

Scope: Comprehensive renovation of 150 public housing units, ensuring compliance with HUD REAC standards and upgrading facilities to modern living standards.

Outcome: Improved tenant satisfaction, 100% compliance with HUD REAC standards, completed on-time and under budget.

WHY CHOOSE PROPERTY PLUS CONSTRUCTION?

Expertise in Affordable Housing: Decades of experience working with PHAs, NOAH property managers, and affordable housing developers, ensuring projects meet all regulatory requirements and maintain affordability.

Commitment to Compliance: Certified in HUD standards (NSPIRE, REAC) and environmental safety (lead-safe, asbestos abatement), ensuring projects meet the highest safety and regulatory standards.

Proven Track Record: Demonstrated success in delivering high-quality, large-scale projects on time and within budget.

Focus on Sustainability: Green building practices that reduce long-term operating costs and improve environmental sustainability, aligning with the future of affordable housing.

CLIENT TESTIMONIALS

“Property Plus Construction exceeded our expectations in both professionalism and execution. Their expertise in public housing modernization allowed us to complete our projects under budget while maintaining compliance with HUD standards. We look forward to continuing our partnership.”

— HAKC, Asst. Dir. of Facilities Angel Centeres

“Their ability to navigate the complexities of NOAH preservation, funding incentives, and compliance made Property Plus Construction a key partner in our affordable housing strategy. They delivered on-time and within budget, all while maintaining tenant satisfaction.”

— Kay Wilson, NOAH Property Manager

COMPANY PROFILE

Registered Business Name:

PROPERTY PLUS

CONSTRUCTION LLC

CAGE Code: 9GK02

SAM UEID: K78RJLLJQLW8

Contact: STACY LANDIS, CEO

LinkedIn:

[@propertyplusconstruction](https://www.linkedin.com/company/propertyplusconstruction)

Facebook:

[@PropertyPlusConstructionKC](https://www.facebook.com/PropertyPlusConstructionKC)

Website:

<https://propertyplusconstruction.com>