



Agenda

Finance, Governance and Public Safety Committee

Chairperson Andrea Bough

Vice Chair Quinton Lucas

Councilmember Crispin Rea

Councilmember Darrell Curls

Councilmember Wes Rogers

Wednesday, April 24, 2024

10:30 AM

26th Floor, Council Chamber

<https://us02web.zoom.us/j/84530222968>

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via video conference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the video conference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

***** PUBLIC TESTIMONY LIMITED TO TWO MINUTES *****

[240408](#) Sponsor: Mayor Quinton Lucas

Declaring certain real property located at 4520 Benton Boulevard, Kansas City, Missouri 64130 surplus to the City's needs; authorizing the Director of General Services to offer the sale of the City's interest in this real property in accordance with City regulations; and authorizing the City Manager or his designee to negotiate and execute sale and development agreements and other documents needed to effectuate this transaction while reserving easements, as necessary, for any existing City owned sewer, storm water, and water line infrastructure on the said property for the property located at 4520 Benton Boulevard.

Attachments: [Docket Memo 240408](#)

240413 Sponsor: Mayor Quinton Lucas

Amending Chapter 2, Code of Ordinances, by repealing Section 2-1693, "Housing trust fund" and replacing it with a new Section 2-1693 of like title, for the purpose of providing the Housing Trust Fund Board more flexibility in scheduling proposal rounds and allocating funds by certain categories.

Attachments: [Docket Memo 240413](#)

240415 Sponsors: Mayor Quinton Lucas and Councilmembers Andrea Bough, Melissa Patterson-Hazley and Melissa Robinson

RESOLUTION - Directing the City Manager to reject all proposals, cancel RFP EV3180 and reissue a similar RFP that shall remain open for 30 days; and directing the City Manager to conduct proposer workshops through the Housing and Community Development Department.

Attachments: [No Docket Memo 240415](#)

240416 Sponsor: Councilmember Melissa Robinson

RESOLUTION - Directing the City Manager to reclassify the executive director position at Bruce R. Watkins Cultural Heritage Center from Administrative Officer to Manager of Recreation and to coordinate with the Board of Parks and Recreation on an implementation plan for the Bruce R. Watkins Cultural Heritage Center & Museum Strategic Plan, including a funding plan.

Attachments: [No Docket Memo 240416](#)

HELD IN COMMITTEE

240046 Sponsor: Mayor Quinton Lucas

Authorizing the City Manager to negotiate and execute a \$7,137,610 contract with Hope Faith-Homeless Assistance Campus to provide a non-congregate, low-barrier shelter facility to assist unsheltered families and individuals using previously-appropriated HOME ARP funds.

- Attachments:** [Docket Memo - HOME ARP](#)
[Bill and Kortney Lovetinsky 240046](#)
[Christine Stephan Say NO to Ordinance 240046](#)
[Hayley Walters Columbus Park rejects Ordinance 240046](#)
[In regards to Jeff Albright Ordinance 240046 and the safety and well being of individuals and communities](#)
[Joe Fiorello Columbus Park is against Ordinance 240046](#)
[Kate Barsotti Columbus Park Reconsider Ordinance #240046](#)
[Kathryn Maggio Ordinance # 240046 - Columbus Park Rejects Ordinance- No Public Engagement](#)
[Kimberly Swiderski-Murphy 240046](#)
[Margie Valenti 240046](#)
[Maria Valenti Columbus Park Rejects Ordinance # 240046 Ordinance #240046](#)
[Shelby Herrick DEEP Concerns for ordinance 240046](#)
[Shon Hall As residents and homeowners within Columbus Park, we reject Ordinance #240046](#)

ADDITIONAL BUSINESS

1. Staff from the City Auditor's Office will present an audit, In-District PIAC Projects Took Longer Than Expected, Need Goals and Improved Reporting.
2. There may be a general discussion regarding current Finance, Governance, and Public Safety issues.
3. Closed Session
 - Pursuant to Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
 - Pursuant to Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
 - Pursuant to Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
 - Pursuant to Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
 - Pursuant to Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
 - Pursuant to Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or

- Pursuant to Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to public.testimony@kcmo.org. Comments received will be distributed to the committee and added to the public record by the clerk.

4. The city provides several ways for residents to watch City Council meetings:

- Live Stream on the city's website at www.kcmo.gov

- Live Stream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOublg4fok>

- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City) and Google Fiber on Channel 142.

- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned.

Adjournment



File #: 240408

ORDINANCE NO. 240408

Sponsor: Mayor Quinton Lucas

Declaring certain real property located at 4520 Benton Boulevard, Kansas City, Missouri 64130 surplus to the City's needs; authorizing the Director of General Services to offer the sale of the City's interest in this real property in accordance with City regulations; and authorizing the City Manager or his designee to negotiate and execute sale and development agreements and other documents needed to effectuate this transaction while reserving easements, as necessary, for any existing City owned sewer, storm water, and water line infrastructure on the said property for the property located at 4520 Benton Boulevard.

WHEREAS, all City departments have been notified and this property is not needed by the City and no interest has been expressed in retaining the land for future public use; and

WHEREAS, the City owns rights in certain real property generally located at 4520 Benton Boulevard (the "Property"), Kansas City, Missouri, Jackson County, Missouri; and

WHEREAS, the City Council in 2009 passed Ordinance No. 090869 declaring as surplus and authorizing the sale the Property; and

WHEREAS, since Ordinance No. 090869 was passed, the Property was surveyed and replatted to accommodate for portions of the real property not eligible for surplus; and

WHEREAS, all existing easements, right-of-way, and/or any other encumbrances affecting the real property, shall remain in effect as set forth in the Special Warranty Deed executed as a part of the subsequent transfer; and

WHEREAS, the City issued a public Request for Proposals ("RFP") on May 12, 2023, soliciting proposals for the purchase and development of the Property; and

WHEREAS, the City received one response to the RFP; and

WHEREAS, the City's selection committee reviewed the proposal submitted in response to the RFP and recommended the proposal submitted by Standard Communities; and

WHEREAS, the City and Standard Communities wish to enter into sale and development agreements to allow for the development of the Property; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the parcel described below, is hereby declared surplus to the City's needs.

Section 2. That the Director of General Services Department is hereby authorized to currently offer for sale in accordance with City regulations, as has been made available through an open and public competition, with such conditions determined appropriate by the Director of General Services, the City's rights in the property located 4520 Benton Boulevard, Kansas City, Missouri, Jackson County, Missouri, in one transaction, to a single purchaser, legally described as follows:

All of Lot 1 of the Minor Subdivision recorded with the Jackson County, Missouri Recorder of Deeds on March 27, 2024 as Instrument Number 2024E0018905. The above-described tract contains 1,019,395 square feet or 23.40 acres.

Subject to building lines, easements, reservation, restrictions, covenants and conditions of record.

Section 3. That the City Manager or his designee is hereby authorized to negotiate and execute sale and development agreements and other documents needed to effectuate this transaction while reserving easements, as necessary, for any existing City owned sewer, storm water, and water line infrastructure on the said property with Standard Communities or an affiliated entity for the sale and development of the above-described property.

..end

Approved as to form:

Abigail Judah
Assistant City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240408

Submitted Department/Preparer: General Services

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Declaring certain real property located at 4520 Benton Boulevard, Kansas City, Missouri 64130 surplus to the City's needs; authorizing the Director of General Services to offer the sale of the City's interest in this real property in accordance with City regulations; and authorizing the City Manager or his designee to negotiate and execute sale and development agreements and other documents needed to effectuate this transaction while reserving easements, as necessary, for any existing City owned sewer, storm water, and water line infrastructure on the said property for the property located at 4520 Benton Boulevard.

Discussion

2009 ordinance 090869 approved surplus. RFP issued for sale/development May 2023. One response received – development of 212 workforce/affordable housing multifamily dwellings

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
This ordinance has no direct fiscal impact.
3. How does the legislation affect the current fiscal year?
This ordinance has no direct fiscal impact.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This ordinance has no direct fiscal impact.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

This ordinance has no direct fiscal impact.

Office of Management and Budget Review

(OMB Staff will complete this section.)

- 1. This legislation is supported by the general fund. Yes No
- 2. This fund has a structural imbalance. Yes No
- 3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

This ordinance has no direct fiscal impact.

Citywide Business Plan (CWBP) Impact

- 1. View the [FY23 Citywide Business Plan](#)
- 2. Which CWBP goal is most impacted by this legislation?
Finance and Governance (Press tab after selecting.)
- 3. Which objectives are impacted by this legislation (select all that apply):
 - Ensure the resiliency of a responsive, representative, engaged, and transparent City government.
 - Engage in workforce planning including employee recruitment, development, retention, and engagement.
 - Foster a solutions-oriented, welcoming culture for employees and City Partners.
 -
 -
 -

Prior Legislation

Service Level Impacts

NA

Other Impacts

1. What will be the potential health impacts to any affected groups?
NA
2. How have those groups been engaged and involved in the development of this ordinance?
NA
3. How does this legislation contribute to a sustainable Kansas City?
NA
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 212 units per RFP response
Number of Affordable Units All 212 are affordable units either through vouchers or at 60% AMI

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.
[Click or tap here to enter text.](#)

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

[Click or tap here to enter text.](#)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)



File #: 240413

ORDINANCE NO. 240413

Sponsor: Mayor Quinton Lucas

Amending Chapter 2, Code of Ordinances, by repealing Section 2-1693, “Housing trust fund” and replacing it with a new Section 2-1693 of like title, for the purpose of providing the Housing Trust Fund Board more flexibility in scheduling proposal rounds and allocating funds by certain categories.

WHEREAS, the City Council established a Housing Trust Fund (“HTF”) through passage of Committee Substitute for Ordinance No. 180719 on December 20, 2018, to help implement neighborhood revitalization, housing development, and preservation projects; and

WHEREAS, on November 4, 2021, the City Council passed Committee Substitute for Ordinance No. 210873, As Amended, to establish procedures and policies for administering the HTF; and

WHEREAS, Section 2-1693(c)(1) requires a “bi-annual RFP process” for HTF applications/proposals; and

WHEREAS, the HTF Board believes it is not always in the best interests of the HTF to start another round of solicitation when the HTF balance is low between certain proposal rounds; and

WHEREAS, the HTF Board would like more flexibility through a requirement that the solicitation occurs “at least” once per year, as opposed to twice per year; and

WHEREAS, Section 2-1693(c)(3) mandates funding allocation minimum percentages to certain categories; and

WHEREAS, providing for a motion process for deviations will afford the HTF Board more discretion based on factors such as the number and quality of applications in a certain category; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 2, Code of Ordinances, is hereby amended by repealing Section 2-1693, “Housing trust fund” and replacing it with a new Section 2-1693 of like title and subject matter, said section to read as follows:

Sec. 2-1693. Housing Trust Fund.

(a) *Creation and Purpose.* The Housing Trust Fund (“HTF”), supported by a Housing Trust Fund Advisory Board appointed by the mayor, is created for the following purposes:

- (1) To promote, preserve, and create long-term affordable housing for very low, low, and moderate-income households;
- (2) To abate large scale displacement of low-and moderate-income persons caused by gentrification, historical trends, or other development;
- (3) To provide opportunities for tenants and/or public entities to purchase rental housing in order to maintain perpetual affordability of that housing;
- (4) To provide broad opportunities for persons to transition from rental to ownership of housing;
- (5) To promote the rehabilitation and avoid, where possible, demolition of housing for low-and moderate-income persons;
- (6) To distribute grants or loans to organizations that promote, retain, or create long-term affordable housing;
- (7) To distribute "capacity grants" to community development corporations (CDC) and other nonprofit entities exempt from federal income tax obligations under 501(c)(3) of the Title 26 of the United States for the purpose of creating or preserving housing for very low, low, and moderate-income households;
- (8) To distribute grants or loans to nonprofit organizations that provide representation in court to the public in housing-related issues, including but not limited to matters involving evictions and the Abandoned Housing Act;
- (9) To promote the general welfare by providing a direct and immediate benefit to the public through aiding low- and moderate-income persons by offering methods to acquire safe and healthy affordable housing benefits as the need is ever present and the federal funding source on which the city has relied for several decades is depleting;
- (10) To promote the general welfare by removing, where possible, blighted, dilapidated and substandard properties from the city's inventory and offering rehabilitation opportunities, thus reducing the city's ongoing maintenance costs and adding additional tax revenue for the city;
- (11) To promote the general welfare by stabilizing and improving property values in those areas where property rehabilitation and occupancy of vacant housing occurs

and through the creation of jobs and job training through housing rehabilitation and expanding opportunities to leverage additional public and private investments; and

- (12) To aid in blight remediation through the rehabilitation and construction of safe and viable housing for low- and moderate-income persons and to reduce the number of dilapidated and substandard housing.

(b) *Administration by Housing and Community Development Department.* The Housing and Community Development Department shall be responsible for developing and updating an application and evaluation process for the use of the HTF. Up to 5% annually of the HTF may be utilized for administrative expenses to manage applications, reporting, and compliance, including the hiring of additional staff.

(c) *Applications and Award.*

- (1) Applications shall be accepted on at least annual basis, with projects reviewed as part of a competitive RFP process. All projects shall submit proposals to be reviewed during the annual window(s).
- (2) The application evaluation criteria shall prioritize projects that maximize the following:
 - (a) Total number of months of affordability, with longer periods of guaranteed affordability given higher priority; and
 - (b) Affordability threshold, with higher priority for projects at that serve very low income (50% of Area Median Family Income (AMFI) and extremely low income (30% of Area Median Family Income) households;
 - (c) Number of affordable units created per HTF dollar invested; and
 - (d) Projects which include a higher percentage of units suitable for families (2 or more bedrooms);
 - (e) Social housing opportunities such as cooperatives, community land trusts, and other options that allow for long-term community affordability.
- (3) *Funding Allocation Percentages by Category Minimums.* The following sets forth the funding allocation percentage by category that shall be followed by the City in determining awards to applicants:
 - (a) A minimum of 20% of awards shall be made for Affordable Rental Preservation, at or below 60% AMFI.

- (b) A minimum of 20% of awards shall be made for Affordable Rental Creation, at or below 60% AMFI;
 - (c) A minimum of 10% of awards shall be made to create/support Dedicated Transitional Housing and Permanent Supportive Housing for the Homeless; and
 - (d) A minimum of 10% of awards shall be made for Homeownership support programs and/or retention programs for residents at income levels below 60% AMFI. Programs that provide a path for resident tenants to transition to ownership shall be eligible.
 - (e) The Board may recommend deviating from the percentage minimums by motion and majority vote dependent on factors such as the number and quality of applications in specific categories in a given RFP application round.
- (4) *Maximum Awards.*
- (a) The maximum award given to for-profit developers is 20% of the development cost (loan) or 10% for a grant.
 - (b) The maximum award given to non-profit developers is 30% of the development cost (loan) or 15% for a grant.
- (5) *Affordability requirement.* All units using HTF funds to support, preserve, or create such units shall be kept affordable for at least 30 years in accordance with the following definition: “Affordable housing shall be defined as housing that a household having income at or below sixty percent (60%) of the HUD Area Median Family Income (“AMFI”) for all households within the Kansas City metropolitan area would be able to afford if it were to expend not more than thirty percent (30%) of such income for the mortgage or rent, including utilities.”
- (6) Funds may be deployed in projects that include market rate units, solely for an eligible use.
- (7) Awards may be made in the form of a grant, low or zero-interest loan.
- (8) All funded projects must be started within one year of when award recipient receives a fully executed funding contract agreement with the city; or else award recipient must promptly return all received HTF funds to City.
- (9) Federal affordable housing funds administered by the Housing and Community Development Department shall also be allocated through the HTF application and review process.

(d) *City Council*. Once applications are evaluated, HTF recommendations shall be presented to the City Council, which may accept, reject or adjust recommendations. In no case shall HTF funding be provided to any project which did not submit an application through the designated application process.

(e) Annual Report to Council. The Housing and Community Development Department shall provide a written annual report to Council and the City Manager, which includes the following information:

- (1) Number of applications received and funded;
- (2) Descriptions of the funded projects; including location, rental rates of units, and percent of units at each AMFI level;
- (3) Number of units funded (total units and at various income levels) and unit sizes;
- (4) Total cost to residents based on subsidy, commuting time and utilities;
- (5) Cost per unit created/preserved;
- (6) Average timeline for the unit to become available once funded;
- (7) Remaining years of affordability for previously funded units (averages and totals);
- (8) Percentage of awards that go to non-profit/community organizations vs. commercial developers; and
- (9) Recommendations for change to future application processes, guidelines and program governance.

..end

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240413

Submitted Department/Preparer: Housing

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Amending Chapter 2, Code of Ordinances, by repealing Section 2-1693, "Housing trust fund" and replacing it with a new Section 2-1693 of like title, for the purpose of providing the Housing Trust Fund Board more flexibility in scheduling proposal rounds and allocating funds by certain categories.

Discussion

This ordinance accepts the HTF Board's interest of starting another round of solicitation when the HTF balance is low between certain proposal rounds through a requirement that the solicitation occurs "at least" once per year, as opposed to twice per year with funding allocation minimum percentages to certain categories.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
N/A
3. How does the legislation affect the current fiscal year?
No fiscal impact
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
No
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
No

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

No account string to verify as there is no fiscal impact.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Ord 180719: Created the Housing Trust Fund

CS Ord 210873: Established procedures for administering the Housing Trust Fund

See also; Ordinance No. 180719, Ordinance No. 190022, Ordinance No. 210932, Ordinance No. 210873

Service Level Impacts

The Affordable Housing Trust Fund (HTF) is a city-wide fund to promote, preserve and create long-term affordable housing for extremely low, very low and moderate-income households.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Safe and affordable housing connecting neighborhoods, tenant-led groups, school districts, social service agencies and other stakeholders.
2. How have those groups been engaged and involved in the development of this ordinance?
An advisory group worked cohesively to aide in drafting ideas of implementation to support neighborhood revitalization, housing development, and preservation projects in accordance with the City's housing policy.
3. How does this legislation contribute to a sustainable Kansas City?
HTF's ordinance focuses on (4) category funding requirements for single and multi-family developments benefiting thousands of KC citizens:
20% for Affordable Rental Creation (at or below 60% AMI)
20% for Affordable Rental Preservation (at or below 60% AMI)
10% for Transitional Housing and Permanent Supportive Housing for the Homeless
10% for Homeownership support and/or retention programs (at or below 60% AMI)
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units N/A
Number of Affordable Units N/A
5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

No - CREO's review is not applicable (Press tab after selecting)
Please provide reasoning why not:

Although HTF contracts may require workforce programming, M/WBE participation as well as CREO goals, this ordinance does not serve as a contract for project development.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

[Click or tap here to enter text.](#)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)



File #: 240415

RESOLUTION NO. 240415

Sponsors: Mayor Quinton Lucas and Councilmembers Andrea Bough, Melissa Patterson-Hazley and Melissa Robinson

RESOLUTION - Directing the City Manager to reject all proposals, cancel RFP EV3180 and reissue a similar RFP that shall remain open for 30 days; and directing the City Manager to conduct proposer workshops through the Housing and Community Development Department.

WHEREAS, on August 1, 2023, the City issued RFP EV3180—Home ARP Non-Congregate Shelter, Supportive Services, Non-Profit Operating & Capacity Building Program; and RFP closed on September 11, 2023, with a deadline to evaluate proposals by December 31, 2023; and

WHEREAS, the City Council desires to reissue a similar RFP that clarifies that funding may be awarded to those who provide any of the four types of services--Non-Congregate Shelter, Supportive Services, Non-Profit Operating and Capacity Building — rather than award the entire amount to one party who may be able to provide all four services at one location; and

WHEREAS, a mixture of service providers and locations may prove beneficial to addressing the houselessness crisis; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to reject all proposals and cancel RFP EV3180.

Section 2. That the City Manager is directed to reissue an RFP using HOME ARP funds for Non-Congregate Shelter, Supportive Services, Non-Profit Operating and Capacity Building, said RFP to remain open for submittals for 30 days.

Section 3. That the City Manager is directed to conduct proposer workshops through the Housing and Community Development Department as part of the RFP process.

..end

No Docket

Memo

Provided

For

Ordinance

240415



File #: 240416

RESOLUTION NO. 240416

Sponsor: Councilmember Melissa Robinson

RESOLUTION - Directing the City Manager to reclassify the executive director position at Bruce R. Watkins Cultural Heritage Center from Administrative Officer to Manager of Recreation and to coordinate with the Board of Parks and Recreation on an implementation plan for the Bruce R. Watkins Cultural Heritage Center & Museum Strategic Plan, including a funding plan.

WHEREAS, the mission of the City’s Bruce R. Watkins Cultural Heritage Center (the “Center”) includes commemorating and interpreting the African-American diaspora particularly in the State of Missouri, the City of Kansas City, Missouri, and its surrounding areas through fostering educational and cultural programs regarding the past, present and contemporary contributions of African Americans who served to shape the city and state’s history and culture; and

WHEREAS, the Center serves as a showcase for the talents of local, regional and renowned visual and performing artists, and provides visitors with culturally rich entertainment and educational experiences in the form of exhibits and displays, films, classes and workshops, stage performances and special ceremonies; and

WHEREAS, The ROZ Group, Inc. was previously retained to produce an Organizational Assessment, Strategic Plan, and Business Plan (the “Strategic Plan”) for the Bruce R. Watkins Cultural and Heritage Center Museum; and

WHEREAS, on February 13, 2024, the Board of Parks and Recreation approved the Strategic Plan developed by The ROZ Group; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is directed to, within 30 days, reclassify the executive director position at Bruce R. Watkins Cultural Heritage Center from the job classification of Administrative Officer to the job classification of Manager of Recreation.

Section 2. That the City Manager is directed to coordinate with the Board of Parks and Recreation on an implementation plan for the Bruce R. Watkins Cultural Heritage Center & Museum Strategic Plan, including a funding plan, and to report back to the Council on the implementation plan within 45 days.

..end

No Docket

Memo

Provided

For

Ordinance

240416



File #: 240046

ORDINANCE NO. 240046

Sponsor: Mayor Quinton Lucas

Authorizing the City Manager to negotiate and execute a \$7,137,610 contract with Hope Faith-Homeless Assistance Campus to provide a non-congregate, low-barrier shelter facility to assist unsheltered families and individuals using previously-appropriated HOME ARP funds.

WHEREAS, the City, through the Housing and Community Development Department, requested proposals to provide a non-congregate, low-barrier shelter facility to assist unsheltered families and individuals within our community for qualified populations associated with the HOME ARP Allocation Plan as approved by the Department of Housing and Urban Development (HUD); and

WHEREAS, the City sought to provide non-profit operating and capacity building assistance, as well as supportive housing services, including homeless prevention and housing counseling, capacity building, eligible operating costs, and administration; and

WHEREAS, on December 7, 2023, the evaluation committee recommended the proposal of Hope Faith Ministries, Inc., dba Hope Faith-Homeless Assistance Campus; and

WHEREAS, any executed contract shall include 1) renovation of an existing homeless serving space so that portion of the building can be used as non-congregate, low-barrier shelter; 2) 24/7 operation of the shelter with case management/services; and 3) capacity expansion through a jobs program for homeless individuals and the addition of a fundraising professional for sustainability; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the City Manager is hereby authorized to negotiate and execute a contract with Hope Faith-Homeless Assistance Campus to provide a non-congregate, low-barrier shelter facility to assist unsheltered families and individuals using previously-appropriated HOME ARP funds.

Section 2. That the maximum contract of \$7,137,610 includes up to \$4,797,892 for modification of the existing facility to expand services, and up to \$2,339,718 for operations, case management, capacity expansion through a jobs program for homeless individuals, and the addition of a fundraising professional for sustainability.

..end

The City has no financial obligation under both this Ordinance and Contract until the Manager of Procurement Services issues a purchase order which shall be signed by the City's Director of Finance certifying there is a balance, otherwise unencumbered, to the credit of the appropriation to which the expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment will be made, each sufficient to meet the obligated incurred in the purchase order.

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240046

Submitted Department/Preparer: Housing

Revised 11/01/23

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Authorizing the City Manager to negotiate and execute a \$7,137,610 contract with Hope Faith-Homeless Assistance Campus to provide a non-congregate, low-barrier shelter facility to assist unsheltered families and individuals using previously-appropriated HOME ARP funds.

Discussion

Emergency shelter and other crisis housing (shelters, interim housing, motel vouchers) play a critical role in our system's response to homelessness. Emergency shelters will always be necessary as there will be always be people dislodged from housing who will need temporary accommodation.

If every person regardless of circumstance needs a bed to sleep in, then every community needs some form of low-barrier shelter, especially when people are living in encampments, on the street or other places not meant for human habitation.

The lack of low-barrier emergency shelter leads individuals to create or seek "shelter" in encampments, which promote trafficking, public health concerns, violence, costly clean up efforts, and more. The current high barrier shelter system leaves a portion of the population to seek shelter outside. Low Barrier shelter fills that gap.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No

2. What is the funding source?
2940-555317-B-G55HOMEARP \$6,637,610
2940-555308-B-G55HOMEARP \$500,000

3. How does the legislation affect the current fiscal year?

Funding source is a federal grant for this specific purpose.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

One time.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

A chronically homeless person costs the taxpayer an average of \$35,578 per year. This cost can be reduced by 49.5% when people experiencing homelessness are connected to appropriate housing. Shelters provide an access point for chronically homeless folks to connect with necessary resources.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. Yes No
2. This fund has a structural imbalance. Yes No
3. Account string has been verified/confirmed. Yes No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [FY23 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Housing and Healthy Communities (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - Utilize planning approaches in neighborhoods to reduce blight, ensure sustainable housing, and improve resident wellbeing and cultural diversity.
 - Maintain and increase affordable housing supply to meet the demands of a diverse population.
 - Address the various needs of the City's most vulnerable population by working to reduce disparities.
 - Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - Ensure all residents have safe, accessible, quality housing by reducing barriers.
 - Protect and promote healthy, active amenities such as parks and trails, play spaces, and green spaces.

Prior Legislation

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

This legislation approves a contract that includes 1) renovation of an existing homeless serving space so that portion of the building can be used as non-congregate, low-barrier shelter; 2) 24/7 operation of the shelter with case management/services; and 3) capacity expansion through a jobs program for homeless individuals and the addition of a fundraising professional for sustainability.

Other Impacts

1. What will be the potential health impacts to any affected groups?

Living outside is dangerous. The lack of low-barrier emergency shelter leads individuals to create or seek “shelter” in encampments, which promote trafficking, public health concerns, violence, costly clean up efforts, and more.

Low-barrier shelter provides the following impact:

- Focuses on respect in behaviour, not punishment for actions
- Understands trauma, and utilizes a trauma-informed approach
- Uses restrictions and barring sparingly, and connects people to alternative resources
- Does not impose values and beliefs on residents
- Serves and accepts people without judgment
- Treats belongings respectfully
- Encourages access to basic needs like hygiene with dignity
- Integrates housing and community
- Makes decisions in collaboration with residents
- Actively engages with guests, encourages housing and promotes hope

2. How have those groups been engaged and involved in the development of this ordinance?

City’s Office of Unhoused Solutions staff connect with folks experiencing homelessness daily and service providers. Building relationships with the unhoused community gives insight as to why some unhoused folks are less likely to access current available shelter resources.

3. How does this legislation contribute to a sustainable Kansas City?

Vulnerable populations need access to appropriate resources. Any agency chosen through the RFP process will have a fundraising, architecture, staffing, and programming plans in place. The agency will leverage HOME-ARP funds along with traditional fundraising efforts in order to create sustainability within the project.

4. Does this legislation create or preserve new housing units?

No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Please Select (Press tab after selecting)

Click or tap here to enter text.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

Click or tap here to enter text.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

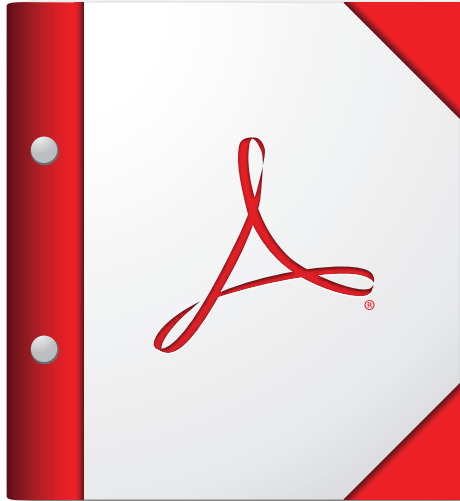
Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.



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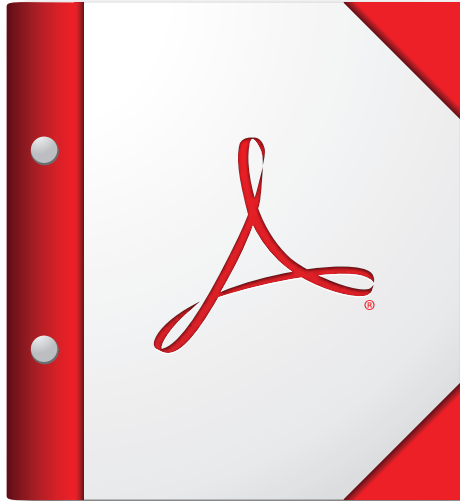
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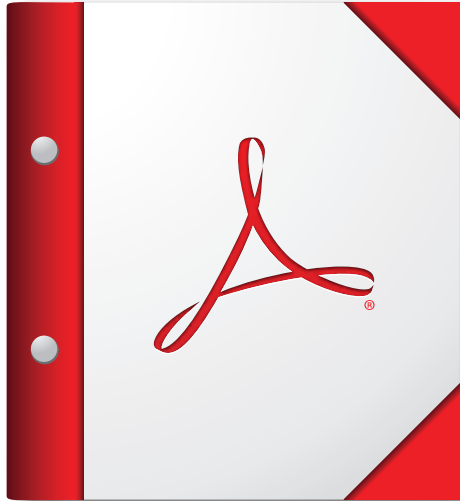
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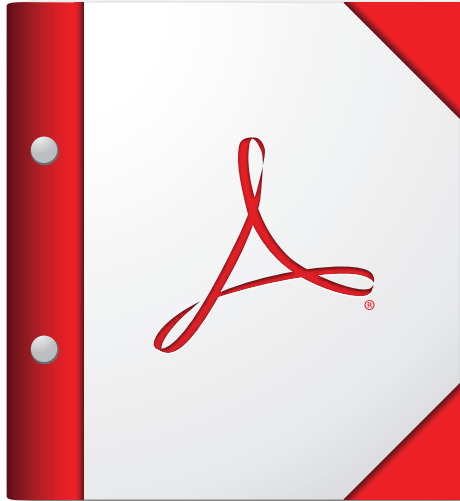
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