



Legislation Text

File #: 250870

ORDINANCE NO. 250870

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$1,000,000.00 to the Jazz Hill Homes project developed by Flaherty & Collins Development, LLC, located on the 900 and 1000 blocks of Paseo Boulevard; reducing existing appropriations of the Housing Trust Fund, Fund No. 2490 by \$1,000,000.00 and appropriating the same; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements in accordance with this Ordinance.

WHEREAS, on December 20, 2018, by Committee Substitute for Ordinance No. 180719, the City Council established the Housing Trust Fund to implement neighborhood revitalization, housing development, and preservation projects proposed by the City and in coordination with private developers that are undertaking projects in alignment with the City's Housing policy; and

WHEREAS, on November 4, 2021, the City Council passed Ordinance No. 210873 establishing the Housing Trust Fund Board to review applications, with reporting requirements, and funding allocation direction and prioritization of fund use; and

WHEREAS, on December 16, 2024, the Housing Trust Fund Board adopted a Budget Modification Policy in response to increases in construction costs and or supply chain disruptions, allowing previously awarded projects to make a one-time additional funds request; and

WHEREAS, Flaherty & Collins proposed Jazz Hill Homes, an affordable housing development project on the 900 and 1000 blocks of Paseo Boulevard, revitalizing ten historic buildings and providing 181 units of affordable housing; and

WHEREAS, Flaherty & Collins was awarded \$1,000,000.00 through Ordinance No. 230962 under Round 3 of the Housing Trust Fund program to support the development of Jazz Hill Homes; and

WHEREAS, the Developer subsequently identified a need for additional funding due to structural issues attributed to the historic nature of the buildings and adverse events that have negatively impacted the project, and the Housing Trust Fund Board voted unanimously on September 22, 2025, to grant this additional funding request to the Developer; and

WHEREAS, the Housing Trust Fund Board desires to encourage the Developer to carry out the project; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the budget modification recommendation of the Housing Trust Fund Advisory Board, granting Jazz Hill Homes an additional \$1,000,000.00 due to structural issues which led to increased construction costs, is hereby accepted.

Section 2. That the appropriation in the following account of the Kansas City Housing Trust Fund, Fund No. 2490, is hereby reduced by the following amount:

26-2490-555996-B-55BUDGET	Budget Integration Account	\$1,000,000.00
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Section 3. That the sum of \$1,000,000.00 is hereby appropriated from the Unappropriated Fund Balance of the Kansas City Housing Trust Fund, Fund No. 2490, to the following account:

26-2490-555996-619080-55JAZZHILLHTF	Jazz Hill Homes HTF	\$1,000,000.00
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Section 4. That the Manager of Procurement Services is authorized to execute the necessary documents to amend the aforementioned funding agreements and expend up to \$1,000,000.00 from the funds appropriated in the Kansas City Housing Trust Fund herein.

Section 5. That the Director of the Housing and Community Development Department is designated requisitioning authority for Account No. 26-2490-555996.

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.



Authenticated as Passed

Quinton L. Lewis, Mayor

Marilyn Sanders, City Clerk

OCT 16 2025

Date Passed

William Choi

William Choi

Interim Director of Finance

Approved as to form:

Joseph A. Guarino

Joseph A. Guarino

Senior Associate City Attorney