



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250870

Submitted Department/Preparer: Housing

Revised 6/10/24

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

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; authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements in accordance with this Ordinance; and designating requisitioning authority.

Discussion

The Housing Trust Fund Advisory Board awarded funds to Flaherty & Collins Development, LLC under Round 3 of the Housing Trust Fund program to support the development of Jazz Hill Homes, an affordable housing development project providing 181 units of affordable housing.

This ordinance grants Jazz Hill Homes an additional \$1,000,000 of funding due to structural issues attributed to the historic nature of the buildings, which led to increased construction costs. The Housing Trust Fund Advisory Board voted to approve this additional funding on September 22, 2025.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
Housing Trust Fund
26-2490-555996-B-55BUDGET
3. How does the legislation affect the current fiscal year?

This legislation will allocate funding previously appropriated in the Housing Trust Fund to the Jazz Hill development project.

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

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 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

Ordinance No. 180719; Ordinance 210873; Ordinance No. 230962

Service Level Impacts

N/A

Other Impacts

1. What will be the potential health impacts to any affected groups?
No
2. How have those groups been engaged and involved in the development of this ordinance?
N/A

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

4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units This legislation will help complete a project to successfully preserve 181 units of affordable housing.

Number of Affordable Units [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.

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)