



Legislation Text

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**File #: 260434**

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ORDINANCE NO. 260434

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$250,000.00 to the Blue Hills Townhomes project developed by Blue Hills Townhomes, LP, located at 5015 Garfield Avenue; reducing \$250,000.00 in existing appropriations in the Housing Trust Fund and appropriating the same; and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$250,000.00 from the funds appropriated in the Housing Trust Fund.

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 additional funds requested; and

WHEREAS, Fulson Housing proposed the development of Blue Hills Townhomes for the new construction of forty-five (45) total units, of which thirty-two (32) will be low-income, and thirteen (13) market units; and

WHEREAS, Fulson Housing was awarded \$600,000.00 through Ordinance No. 220642 under Round 1 of the Housing Trust Fund program to support the development of Blue Hills Townhomes; and

WHEREAS, the Developer identified a need for additional funding due to increases in construction labor and construction material and the Housing Trust Fund Board voted unanimously on April 28, 2025, to grant this additional funding request to the Developer; and

WHEREAS, on June 12, 2025, City Council passed Ordinance No. 250453, approving the recommendation for an additional \$300,000.00 in funding to offset the increased construction labor and material cost associated with the project; and

WHEREAS, the Blue Hills Townhomes project submitted a subsequent Budget Modification Request under the established Board policy to offset unforeseen and extensive costs associated with the project; and

WHEREAS, the Housing Trust Fund Board unanimously recommended the approval of the Budget Modification request, providing an additional \$250,000.00 for the project; and

WHEREAS, this second Budget Modification request will allow the project to be fully completed in a timely manner while supporting the goals and objectives of the Housing Trust Fund; 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, regarding the Blue Hills Townhomes project, that was issued April 27, 2026, is hereby accepted.

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

27-2490-552045-619080	Housing Trust Fund Bonds	\$250,000.00
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Section 3. That the following amount is hereby appropriated from the Kansas City Housing Trust Fund, Fund No. 2490, appropriating to the following account:

27-2490-555996-619080-55BLUEHTF	Blue Hills Townhomes	\$250,000.00
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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 \$250,000.00 from the funds appropriated in the Unappropriated Fund Balance of the Housing Trust Fund herein.

Section 5. That the Director of the Housing and Community Development Department is designated requisitioning authority for Account No. 27-2490-552045 and 27-2490-555996.

..end

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

*[Signature]*  
Quinton Lucas, Mayor

*[Signature]*  
Marilyn Sanders, City Clerk

MAY 21 2026  
Date Passed

*[Signature]*  
Brenton Siverly  
Director of Finance

Approved as to form:

*[Signature]*  
Joseph A. Guarino  
Senior Associate City Attorney