



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 240811

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 recommendations of the Housing Trust Fund Board; reducing an existing appropriation by \$6,762,549.55 and appropriating \$6,762,549.55 from previously appropriated fund balance in the Housing Trust Fund; authorizing the Manager of Procurement Services to execute various funding agreements in accordance with this Ordinance; and authorizing the Director of the Housing and Community Development Department to expend up to \$6,762,549.55 from funds appropriated in the Housing Trust Fund.

Discussion

The Director of the Housing and Community Development Department is hereby authorized to expend up to \$6,762,549.55 from funds previously appropriated to Account No. 25-2490-552045-619080 in the Housing Trust Fund and to negotiate and execute funding agreements with the following contractors:

Budget Account	Project Name	Project Type	Funding Award
25-2490-555996-619080-55PARADEPK	Parade Park Redevelopment	Affordable Housing Creation	\$ 1,700,120.00
25-2490-555996-619080-55BANNISTER	Trails at Bannister Apt Homes	Affordable Housing Creation	\$ 1,000,000.00
25-2490-555996-619080-55MOHAWK	Mohawk at 15th St	Affordable Housing Creation	\$ 925,000.00
25-2490-555996-619080-55TEACHER	The Teacher Village	Affordable Housing Creation	\$ 412,868.00
25-2490-555996-619080-55CARDINAL	Cardinal Ridge Apartments	Affordable Housing Creation	\$ 1,500,000.00
25-2490-555996-619080-55MAYFAIR	Mayfair Apartments	Affordable Housing Creation	\$ 600,000.00
25-2490-555996-619080-55LIONHOUSE	Our Spot KC Lion House	Transitional and Supportive Housing	\$ 198,938.55
25-2490-555996-619080-55HEROESHOME	Heroes Homegate	Transitional and Supportive Housing	\$ 425,623.00
Total			\$ 6,762,549.55

Fiscal Impact

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

2. What is the funding source?

25-2490-552045-619080 Housing Trust Fund-Bonds \$6,762,549.55
(Kansas City Housing Trust Fund)

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

This ordinance allocates \$6,762,549.55 of the Housing Trust Fund FY25 budget to approved projects.

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?

Np

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

NA

Service Level Impacts

That the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any HTF funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

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?

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directed to negotiate a funding agreement that provides for compliance with any applicable provisions of the Missouri Prevailing Wage Law and any applicable provisions of the City's Contracting Program Requirements set out in Article IV, Chapter 3, Code of Ordinances, including, but not limited to, the provisions concerning affirmative action, Minority and Women's Business Enterprises and the Small Local Business Enterprises program. Further, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that prohibits the use of any HTF funding for the repayment of any preexisting debt or repayment for services or work performed prior to the execution of the funding agreement. In addition, the Director of the Housing and Community Development Department is directed to negotiate a funding agreement that requires the disclosure of total project funding sources and projected costs and periodic reporting of project progress.

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

Total Number of Units Total number of units 1142
Number of Affordable Units Number of Affordable Units 1142

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:
NA

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

No(Press tab after selecting)

NA

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.