



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Ord 260140

Submitted Department/Preparer: Mayor/Council's Office

Revised 01/30/25

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

Establishing the Kansas City Housing Gateway Program; reducing previously appropriated funds in the General Fund by \$1,000,000.00 and appropriating the same amount for the Kansas City Housing Gateway Program; directing the City Manager to establish an advisory board to provide strategic direction and ensure accountability for the implementation of the Kansas City Housing Gateway Program; directing the City Manager to report back to City Council within six (6) months with a comprehensive review of Kansas City's homeless responses system and recommendations; authorizing the City Manager, or designee, to enter into agreements necessary related to the Kansas City Housing Gateway Program; and recognizing this ordinance as having an accelerated effective date

Discussion

City Council passed Committee Substitute for Ordinance No. 231019 appropriating \$1,000,000.00 to establish a Landlord Risk Mitigation Pilot Program to incentivize landlord participation in the Housing Choice Voucher Program; and

City Council passed Resolution No. 220865 adopting the Zero KC strategic plan to address homelessness and passed Ordinance No. 220866 established the Houseless Advisory Commission to advise the City Council on houseless issues.

City Council passed Committee Substitute for Ordinance No. 250177 directing the City Manager to immediately and indefinitely pause the continuation of the Landlord Risk Mitigation Pilot Program or Property Owner Support Program until final resolution of the case *Kennedy F. Jones, et al. v. City of Kansas City Missouri*, Case No. 4:24-cv00649-RK.

Kansas City faces a worsening homelessness problem. Since 2018, unsheltered homelessness has increased by 168% with unsheltered homelessness accounting for 95.7% of chronic cases.

There is a current shortage of 64,000 affordable housing units in the Kansas City metropolitan area, with half of the renters in the region living in cost-burdened housing, paying more than 30% of their income towards housing. Kansas City's rents are rising at one of the fastest paces in the U.S., with a 7% year-

over-year increase in 2024. Rent growth has outpaced wage growth, making housing unaffordable for many residents.

Homeless encampments are scattered throughout Kansas City, appearing under bridges, trails and vacant lots, causing issues with public safety, sanitation and disruption to neighborhoods and commercial activity.

Kansas City should not rely solely on federal vouchers to house its residents and must dramatically expand its housing access infrastructure by engaging with landlords for and developing model lease protections; and

To rapidly advance the implementation of the Zero KC Plan and make reductions in homelessness, on December 15-18, 2025, the City, and the business community, convened two onsite workshops in partnership with the downtown business community facilitated by national homeless experts Mandy Semple Chapman from Clutch Consultants and Jim Mathy from Compass Consultants; and in partnership with business leaders, convened two onsite workshops facilitated by national homeless experts Mandy Semple Chapman from Clutch Consultants and Jim Mathy from Compass Consultants.

Both consultants recommended the City establish a public-private partnership for the purpose of creating and administering a flexible, locally funded housing program that could allow for faster placements, the ability to serve populations left out by federal rules, and the power to move people directly from encampments into housing.

The City Council recognizes that addressing unsheltered and chronic homelessness requires targeted attention and innovative approaches to transform Kansas City's homeless response system.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
26-1000-552518-619080 KC Housing Gateway Program \$1,000,000.00
3. How does the legislation affect the current fiscal year?
Reducing funds from
1000-552516-619850 Landlord Program (\$1,000,000.00)
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Unknown

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)

Reduces fund in the Landlord Program and moves to the KC Housing Gateway Program. These funds are available as of 1/30/26

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, affordable housing, and improve resident wellbeing and cultural diversity.
 - ☒ Maintain and increase 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.
 - ☐ Promote healthy residents by ensuring basic sanitation and living needs are met.
 - ☐ 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

N/A

Service Level Impacts

N/A

Staff Recommendation

Finance

Select One: ☐ Sponsored
☒ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☐ Recommend
☐ Do Not Recommend
☒ Not Applicable

[Click or tap here to provide reasoning.](#)

Other Impacts

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

No - CREO's review is not applicable (Press tab after selecting)

Please provide reasoning why not:

[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)