



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 230962

Submitted Department/Preparer: Mayor/Council's Office

Revised 10/23/23

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 Advisory Board; authorizing the Director of the Housing and Community Development Department to execute various HTF Round III funding agreements and expend up to \$9,840,999.00 from funds appropriated in the Housing Trust Fund; and requiring certain contract provisions.

Discussion

This ordinance accepts the recommendations of the Housing Trust Fund Advisory Board for the Round III RFP issued on July 24, 2023 and allocates \$9 million from previously appropriated funds in the Housing Trust Fund to 10 approved projects.

Applicant	Project Name	Funding Award
Pedcor Investments, LLC	Trails at Bannister Apartment Homes	\$ 1,000,000.00
Taliaferro & Browne, Inc./Fulson Housing Group	Prospect Summit Townhomes	\$ 750,000.00
Metro Lutheran Ministry & Consolidated Housing Solutions	Prospect at 35th	\$ 1,000,000.00
McCormack Baron Salazar, Inc.	Jazz District III	\$ 1,850,000.00
By Purpose Productions	KC Urban Core Homeownership Fund	\$ 400,000.00
Jerusalem Farm	Northeast Community Land Trust	\$ 230,000.00
Arnold Development Group, LLC	Historic Northeast Lofts	\$ 1,575,000.00
Flaherty & Collins Development, LLC	Jazz Hill Homes	\$ 1,000,000.00
Synergy Services, Inc.	Forest Hill Village	\$ 800,000.00
KCPS	DeLano Youth Housing and Supportive Services Redevelopment	\$ 1,235,999.00
TOTAL		\$ 9,840,999.00

Fiscal Impact

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

2. What is the funding source?
2490 – Housing Trust Fund
3. How does the legislation affect the current fiscal year?
This ordinance allocates \$9 million of the Housing Trust Fund’s FY24 budget to the 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?
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)

Citywide Business Plan (CWBP) Impact

1. View the [FY23 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):
 - Maintain and increase affordable housing supply to meet the demands of a diverse population
 - Broaden the capacity and innovative use of funding sources for affordable housing
 - Invest in neighborhood stabilization and revitalization to reduce blight, ensure sustainable housing, and improve the wellbeing of residents while sustaining their diverse cultures

- Ensure all occupants of residences have quality, efficient, and healthy housing with minimal economic or regulatory barriers
- Address the various needs of the City's most vulnerable population
- Utilize planning approaches to improve the City's neighborhoods

Prior Legislation

Ordinance No. 180719, Ordinance No. 190022, Ordinance No. 210932, Ordinance No. 210873

Service Level Impacts

Each of the developments will have to meet the affordability standards of the Housing Trust Fund Program.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Click or tap here to enter text.
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?
Creates permanent affordable housing in the City of Kansas City, MO
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units Click or tap here to enter text.

Number of Affordable Units 776

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.

Please Select (Press tab after selecting)

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)?
Yes(Press tab after selecting)