



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: TMP-6813

Submitted Department/Preparer: Housing

Revised 12/03/25

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

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 Ave; reducing \$250,000 in existing appropriations 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; and designating requisitioning authority.

Discussion

The Housing Trust Fund Advisory Board recommended an additional \$250,000 budget modification for the Blue Hills Townhomes project, which has demonstrated unforeseen and burdensome increases in their construction costs. If approved, the total investment in this project from Housing Trust Fund will be \$1,150,000.00 This additional funding will allow the project to finish in a timely manner and achieve the goals of the Affordable Housing Trust Fund. This recommendation requires Council authorization.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No
2. What is the funding source?
27-2490-552045-619080 – Kansas City Housing Trust Fund
3. How does the legislation affect the current fiscal year?
There will be no impact on the current fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
This legislation will have no impact on future fiscal years.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

This legislation will ensure the timely completion of a keystone Housing Trust Fund project, bringing online 45 new units of housing located at 5000 Garfield Avenue. 32 of these units will be reserved for families making less than 60% AMI, a critical objective of the Housing Trust Fund.

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

Service Level Impacts

N/A

Staff Recommendation

Housing and Community Development Department

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

Select One: Recommend
 Do Not Recommend
 Not Applicable

The Blue Hills Townhomes development team has worked in good faith to ensure this project is completed efficiently, effectively, and in accordance to the Housing Trust Fund’s policies. This relatively small budget modification request was the result on on-going collaboration and communication between the Housing Trust Fund Staff, the Housing Trust Fund Board, and the development team. The Housing Trust Fund Board will continue to serve as a good public steward of the Trust Fund dollars, ensuring that intentional, reasonable investments are effectively utilized to activate capital from other private, public, and philanthropic sources.

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?
Yes (Press tab after selecting)

Total Number of Units 45

Number of Affordable Units 32

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)