



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Resolution 260306

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

Directing the City Manager to require expedited permit approval in housing construction, with priority processing for projects meeting defined affordable housing eligibility metrics and structure to waive permit fees for qualifying affordable housing projects as defined by City Code § 88-810-058; and to designate an Affordable Housing Permit Navigator to assist qualifying applicants.

Discussion

In November 2017, the City Council passed unanimously Resolution No. 170825 that directed the City Manager to provide information on the overall state of housing policy at the federal, state and local levels; and in 2024, the City Council adopted Resolution No. 240997, directing the development of a Comprehensive Anti-Displacement Plan to address rising displacement risks across the City.

The Anti-Displacement Plan, adopted by Ordinance No. 250600, identified improvement of the development process as a critical strategy to create more affordable housing, finding that developers cite permit delays and that streamlining these processes is essential to meeting the City's affordable housing goals.

Kansas City continues to face a significant affordable housing shortage, with a substantial share of low- and moderate-income households experiencing cost burden, with an estimated shortage of 64,000 units as of October 2025.

Pursuant to Kansas City Code § 88-810-058, "Affordable Housing" is defined as housing that a household having income equal to or below seventy percent (70%) of the median income for all households within Kansas City, Missouri, as estimated and reported by the American Community Survey 5-Year Estimates, as updated from time-to-time, would be able to afford if it were to expend not more than thirty percent (30%) of such income for the mortgage or rent, including other housing expenses such as property taxes, insurance, and utilities.

Regulatory barriers and delays, such as delayed permitting, add unanticipated costs to housing construction with a deleterious effect on housing production, including the affordable supply.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
N/A
3. How does the legislation affect the current fiscal year?
To be determined
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)

This legislation does not appropriate funds

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

Ord 250600

Service Level Impacts

To be determined. Anticipate expediting permit applications for affordable housing.

Staff Recommendation

Click or tap here to enter department.

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?
Improve housing affordability.
2. How have those groups been engaged and involved in the development of this ordinance?
In process according to directive
3. How does this legislation contribute to a sustainable Kansas City?
Build more affordable housing
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units Improving the permitting timeliness can help reduce the cost to build affordable housing.

Number of Affordable Units [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)