

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 260634

Accepting recommendations of the Housing Trust Fund Board; reducing an existing appropriation by \$16,470,876.00 and appropriating \$16,470,876.00 from the 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 \$16,470,876.00 from funds appropriated in the Housing Trust Fund.

WHEREAS, on December 20, 2018, by Committee Substitute for Ordinance No. 180719, the City Council established the Housing Trust Fund to implement neighborhood revitalization, housing development, and preservation projects proposed by the City and in coordination with private developers that are undertaking projects in alignment with the City's Housing policy; and

WHEREAS, on November 4, 2021, by Committee Substitute for Ordinance No. 210873, As Amended, the City Council established the Housing Trust Fund Board to review Housing Trust Fund applications, with reporting requirements, funding allocation direction and prioritization of fund use; and

WHEREAS, Section 2-1693 (C)(3) sets forth following funding minimum allocations in determining awards to applicants:

- a) A minimum of 20% of awards shall be made for Affordable Rental Preservation, at or below 30% AMFI;
- b) A minimum of 20% of awards shall be made for Affordable Rental Creation, at or below AMFI;
- c) A minimum of 10% of awards shall be made to create/support Dedicated Transitional Housing and Permanent Supportive Housing for the Homeless; and
- d) A minimum of 10% of awards shall be made for Homeownership support programs and/or retention programs for residents at income levels below 60% AMFI. Programs that provide a path for resident tenants to transition to ownership shall be eligible; and

WHEREAS, Section 2-1693 (C) (4) sets forth the following maximum awards to each project based on percent of total development costs:

- a) The maximum award given to for-profit developers is 20% of the development costs (loan) or 10% for a grant.
- b) The maximum award given to non-profit developers is 30% of the development cost (loan) or 15% for a grant; and

WHEREAS, the Housing Trust Fund Advisory Board was to prioritize projects that maximize:

- a) Total number of months of affordability, with longer periods of guaranteed affordability given higher priority;

- b) Affordability threshold, with higher priority for projects that serve very low income 50% of Area Median Family Income (AMFI) and extremely low income (30% of Area Median Family Income) households;
- c) Number of affordable units created per HTF dollar invested;
- d) Projects which include a higher percentage of units suitable for families (2 or more bedrooms); and
- e) Social housing opportunities such as cooperatives, community land trusts, and other options that allow for long-term community affordability; and

WHEREAS, Ordinance No. 240413, passed April 25, 2024, amended Section 2-1693 of like title to provide the Housing Trust Fund Board more flexibility in scheduling proposal rounds and allocating funds by certain categories, allowing the Board to deviate from the funding minimum allocations; and

WHEREAS, in addition to the priorities named in the ordinance, the Housing Trust Fund Advisory Board considered project readiness, creativity, capacity of applicant, financial feasibility, household income requirements, affordability, and the overall impact on the housing stock in their review of applications; and

WHEREAS, the Low-Income Housing Tax Credit (LIHTC) is administered by the Missouri Housing Development Commission, which issues tax credits to enable developers to secure financing for the acquisition, rehabilitation, or new construction of affordable rental housing; and

WHEREAS, the Housing Trust Fund Board has recommended conditional funding awards for certain projects contingent upon the receipt of additional financing, including Low-Income Housing Tax Credits (LIHTC) by a specific time; and

WHEREAS, the Historic Preservation Tax Credit (HTC) program is administered by the Missouri Department of Economic Development, which issues tax credits to enable developers to preserve structures on the historic registry; and

WHEREAS, the Housing Trust Fund Board has recommended conditional funding awards for certain projects upon the receipt of additional financing, including HTC by a specific time; and

WHEREAS, conditioning a Housing Trust Fund award on the receipt of tax credits by a specific time provides the developer sufficient time to secure their credits while ensuring the City maintains prudent oversight of public funds; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations of the Housing Trust Fund Board that was issued on June 29, 2026, are hereby accepted.

Section 2. That the sum of \$16,470,876.00 is hereby reduced in the following account of the Housing Trust Fund:

27-2490-552045-B	Housing Trust Fund-Bonds	\$13,727,357.00
27-2490-555996-B-55BUDGET	Budget Integration Account	<u>\$2,743,519.00</u>
		\$16,470,876.00

Section 3. That the amount of \$16,470,876.00 is hereby appropriated from the unappropriated balance of the Kansas City Housing Trust Fund, Fund No. 2490, to the following accounts:

27-2490-555996-619080-55HAMPTONHTF	Hampton Cove	\$1,100,000
27-2490-555996-619080-55HOPECTRHTF	Hope Care Center	\$1,800,000
27-2490-555996-619080-5519VINEHTF	One Nine Vine	\$2,000,000
27-2490-555996-619080-55909WYDHTF	909 Wyandotte	\$2,000,000
27-2490-555996-619080-55INDMDHTF	Indian Mound	\$587,801
27-2490-555996-619080-55LINWOODHTF	Linwood Senior Comm	\$900,000
27-2490-555996-619080-55BELMONTHTF	The Belmont	\$1,600,000
27-2490-555996-619080-55SKCWORKHTF	SKC Workforce & Trans H.	\$240,000
27-2490-555996-619080-55URBAN38HTF	Urban 38	\$800,000
27-2490-555996-619080-55GRANDHTF	Grand on Beacon Hill	\$1,000,000
27-2490-555996-619080-55RESTARTHTF	Family Lodge Expansion	\$837,750
27-2490-555996-619080-55SYNERGYHTF	Youth Haven	\$1,985,917
27-2490-555996-619080-55HEROESHTF	Heroes Home Gate	\$457,408
27-2490-555996-619080-55AMETHTF	Prev. Displacement	\$300,000
27-2490-555996-619080-55OPBRKHTF	Operation Brk Harrison	\$700,000
27-2490-555996-619080-55BRIDGINGHTF	Bridging the Gap Housing	\$162,000

Section 4. That the Director of the Housing and Community Development Department is hereby authorized to expend up to \$16,470,876.00 from funds previously appropriated in the Housing Trust Fund, Fund No. 2490 and to negotiate and execute funding agreements with following contractors or other affiliated entities.

Developer	Project Name	Award Amount	Budget Account
Oakland Group	Hampton Cove Senior Living	\$1,100,000.00	2490-555996-B-55HAMPTONHTF
Hope Care Center, Inc.	Hope Care Center	\$1,800,000.00	2490-555996-B-55HOPECTRHTF
Vine Parking, LLC	One Nine Vine Phase II	\$2,000,000.00	2490-555996-B-5519VINEHTF
DW Development Group	909 Wyandotte	\$2,000,000.00	2490-555996-B-55909WYDHTF

Just Action Development Co.	Indian Mound Affordable Duplex Infill	\$587,801.00	2490-555996-B-55INDMDHTF
Riverstone Platform Partners	Linwood Senior Commons	\$900,000.00	2490-555996-B-55LINWOODHTF
Linwood Equity Investment LLC	The Belmont	\$1,600,000.00	2490-555996-B-55BELMONTHTF
Curry Development Group LLC	South Kansas City Workforce and Transitional Housing Development	\$240,000.00	2490-555996-B-55SKCWORKHTF
Community Builders of Kansas City	Urban 38	\$800,000.00	2490-555996-B-55URBAN38HTF
Grand Paseo, LP	The Grand on Beacon Hill	\$1,000,000.00	2490-555996-B-55GRANDHTF
ReStart, Inc.	Family Lodge Expansion Project	\$837,750.00	2490-555996-B-55RESTARTHTF
Synergy Services	Youth Haven	\$1,985,917.00	2490-555996-B-55SYNERGYHTF
Footprints, Inc.	Heroes Home Gate Supportive Stacked Duplex	\$457,408.00	2490-555996-B-55HEROESHTF
Amethyst Place	Preventing Displacement Through Ownership	\$300,000.00	2490-555996-B-55AMETHTF
Operation Breakthrough	Operation Breakthrough – Harrison Project	\$700,000.00	2490-555996-B-55OPBRKHTF
Bridging the Gap	Place Based Housing Preservation	\$162,000.00	2490-555996-B-55BRIDGINGHTF

Section 5. That the awards for Hampton Cove Senior Living, Hope Care Center, One Nine Vine Phase II, 909 Wyandotte, Linwood Senior Commons, are conditioned upon the project's receipt of a LIHTC award before December 31, 2026.

Section 6. That if the projects mentioned in Section 5 are not awarded LIHTC before December 31, 2026, the funds appropriated in Section 3 to these projects shall be appropriated back to the Kansas City Housing Trust Fund Balance.

Section 7. That the award to the Belmont project is conditioned upon the project's execution of a written agreement for the value of a HTC award before December 31, 2027.

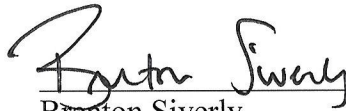
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Section 8. That if the Belmont project does not secure the value of a HTC award before December 31, 2027, the funds appropriated in Section 3 to these projects shall be appropriated back to the Kansas City Housing Trust Fund Balance.

Section 9. That all Housing Trust Fund contracts are to include a requirement that projects must start within 12 months of contract execution, or else the funds must be returned to the City to be used in future Housing Trust Fund allocations.

Section 10. That the Manager of Procurement Services is authorized to execute Funding Agreements for Projects set forth in Section 3 as negotiated by the Director of the Housing and Community Development Department that complies, when applicable, with 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 Funding Agreement shall prohibit 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 and must require the disclosure of total funding sources and projected costs and periodic reporting of project progresses.

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.



Brenton Siverly
Director of Finance



Authenticated as Passed


Quinton Lucas, Mayor


Marilyn Sanders, City Clerk

JUL 16 2026

Date Passed

Approved as to form:



Joseph A. Guarino
Senior Associate City Attorney