



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250631

Submitted Department/Preparer: Housing

Revised 6/10/24

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

Accepts the Round V Housing Trust Fund (HTF) award recommendations from the HTF Board and authorizes the Director of Housing and Community Development to execute funding agreements totaling \$6,980,346.00 to support affordable housing development, preservation, and transitional housing projects.

Discussion

This ordinance authorizes funding agreements for seven housing projects that were recommended for funding by the Housing Trust Fund Advisory Board on July 14, 2025. These projects were selected following a competitive proposal process and reflect HTF priorities such as deep affordability (at or below 30% AMI), transitional housing, and homeownership support.

Funding is provided from the Housing Trust Fund, which includes General Obligation Bond proceeds dedicated to affordable housing. This round includes conditional awards for three projects dependent upon securing Low-Income Housing Tax Credits (LIHTC) from the Missouri Housing Development Commission by December 31, 2025. Awards also include requirements to begin construction within 12 months and comply with City contracting and equity policies.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
26-2490-552045-619080
Kansas City Housing Trust Fund
3. How does the legislation affect the current fiscal year?
It authorizes the expenditure of \$6,980,346.00 in HTF bond funds for Round V projects in FY25.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

No recurring costs. The awards are one-time project-based allocations. If LIHTC-dependent projects fail to secure credits by 12/31/2025, funds will revert to the HTF balance.

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

Yes, several projects leverage external sources such as LIHTC and private financing, multiplying the impact of public investment.

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

Ordinance No. 180719
Ordinance No. 210392
Ordinance No. 210873
Ordinance No. 230371
Ordinance No. 240413

Service Level Impacts

This ordinance will increase the supply of deeply affordable housing, transitional housing, and homeownership support for low-income residents. It supports the City's housing goals through strategic investment, aligned with the HTF's scoring and prioritization framework.

Other Impacts

1. What will be the potential health impacts to any affected groups?
Access to safe, affordable, and stable housing improves public health outcomes, reduces stress, and lowers health-related costs for vulnerable populations.
2. How have those groups been engaged and involved in the development of this ordinance?
Applicants were required to demonstrate community engagement. The HTF Board includes diverse stakeholders who reviewed all proposals for community impact and inclusion.
3. How does this legislation contribute to a sustainable Kansas City?
Many projects involve preservation of existing housing stock, infill development, and prioritization of long-term affordability, contributing to sustainable and equitable neighborhood growth.
4. Does this legislation create or preserve new housing units?
Yes (Press tab after selecting)

Total Number of Units 478

Number of Affordable Units 420

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.

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.

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)
In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.