



File #: 250453

ORDINANCE NO. 250453

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of \$300,000.00 to the Blue Hills Townhomes project developed by Blue Hills Townhomes, LP, located at 5015 Garfield Avenue; reducing \$300,000.00 in the Kansas City Housing Trust Fund in Account No. 26-2490-552045-619080; appropriating \$300,000.00 to Account No. 26-2490-555996-619080-55BLUEHTF; authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to \$300,000.00 from the funds appropriated in the Housing Trust Fund; and designating the Director of the Housing and Community Development Department as the requisitioning authority for Account No. 26-2490-552045.

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, the City Council passed Ordinance No. 210873 establishing the Housing Trust Fund Board to review applications, with reporting requirements, and funding allocation direction and prioritization of fund use; and

WHEREAS, on December 16, 2024, the Housing Trust Fund Board adopted a Budget Modification Policy in response to increases in construction costs and or supply chain disruptions, allowing previously awarded projects to make a one-time additional funds request; and

WHEREAS, Fulson Housing proposed the development of Blue Hills Townhomes for the rehabilitation of forty-five (45) total units, of which thirty-two (32) will be low-income, and thirteen (13) market units; and

WHEREAS, Fulson Housing was awarded \$600,000.00 through Ordinance No. 220642 under Round 1 of the Housing Trust Fund program to support the development of Blue Hills Townhomes; and

WHEREAS, the Developer subsequently identified a need for additional funding due to increases in construction labor and construction material and the Housing Trust Fund Board voted unanimously on April 28, 2025, to grant this additional funding request to the Developer; and

WHEREAS, the Housing Trust Fund Board desires to encourage the Developer to carry out the project; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the budget modification recommendation of the Housing Trust Fund Advisory Board, regarding Blue Hills Townhomes, that was issued April 28, 2025, is hereby accepted.

Section 2. That the following amount is hereby reduced from the Kansas City Housing Trust Fund, Fund No. 2490, from the following account:

26-2490-552045-619080	Housing Trust Fund Bonds	\$300,000.00
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Section 3. That the following amount is hereby appropriated from the Kansas City Housing Trust Fund, Fund No. 2490, to the following account:

26-2490-555996-619080-55BLUEHTF	Blue Hills Townhomes	\$300,000.00
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Section 4. That the Manager of Procurement Services is authorized to execute the necessary documents to amend the aforementioned funding agreements and expend up to \$300,000.00 from the funds appropriated in the Central City Economic Development Tax Fund herein.

Section 5. That the Director of the Housing and Community Development Department is designated requisitioning authority for Account No. 26-2490-552045.

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.



Authenticated as Passed

Quinton Lewis, Mayor

Marilyn Sanders, City Clerk

JUN 12 2025

Date Passed

Tammy L. Queen
Director of Finance

Approved as to form:

Joseph A. Guarino
Senior Associate City Attorney