City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260836
Submitted Department/Preparer: Housing
Revised 08/26/26

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 $1,345,000.00 to the Mohawk at 15th St. project developed by Grayson Capital, LLC., located at 1531 Holmes Rd. and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to $1,345,000.00 from the funds appropriated in the Housing Trust Fund and designates requisitioning authority.

Discussion

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of $1,345,000.00 to the Mohawk at 15th St. project developed by Grayson Capital, LLC., located at 1531 Holmes Rd. and authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements and expend up to $1,345,000.00 from the funds appropriated in the Housing Trust Fund and designates requisitioning authority.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   Unappropriated Fund Balance of the Housing Trust Fund;

   27-2490-555996-619080

3. How does the legislation affect the current fiscal year?
   It appropriates funds from the Unappropriated Fund Balance of the Housing Trust Fund

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 190 new units of housing located at 1531 Holmes Ave. 38 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)
The Housing Trust Fund has Unappropriated Fund Balance available to support the proposed amount. The unreserved fund balance of the Housing Trust Fund if $6.73 million, asof 9/4/2026.

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

240811

Service Level Impacts

N/A

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

The Mohawk at 15th development team is working in good faith to ensure this project is completed efficiently, effectively, and in accordance to the Housing Trust Fund's policies. This 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 activiate 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 Total Number id Units 190
   Number of Affordable Units Number if Afforadable Units 38NO

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)