Legislation Text

File #: 250869, **Version:** 1

ORDINANCE NO. 250869

Sponsor: Director of Housing and Community Development Department

Accepting the recommendation of the Housing Trust Fund Advisory Board for additional funding in the amount of $292,186.00 to the 29th & Belleview Townhomes project developed by Hispanic Economic Development Corporation located at 2909 Belleview Avenue; reducing existing appropriations of the Housing Trust Fund, Fund No. 2490, by $292,186.00 and appropriating the same; authorizing the Manager of Procurement Services to execute the necessary documents to amend the funding agreements in accordance with this Ordinance; and designating requisitioning authority.

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, Hispanic Economic Development Corporation proposed the 29th & Belleview Townhomes project, an affordable housing development project at 2909 Belleview Avenue, creating nine new affordable townhomes for eligible homebuyers; and

WHEREAS, Hispanic Economic Development Corporation was awarded $360,000.00 through Ordinance No. 230084 under Round 2 of the Housing Trust Fund program; 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 September 22, 2025, to grant this additional funding request to the Developer; and

WHEREAS, the modified investment for the 29th & Belleview Townhomes project is $652,186.00, or 15% of the reported total development cost for the project; and

WHEREAS, pursuant to Ch. 2, Art. XI, Div. 4, §2-1693(4)(b) of the Municipal Code, the maximum award given to non-profit developers is 15% percent for a grant; and

powered by Legistar™

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, granting 29th & Belleview Townhomes an additional $292,186.00 due to increased construction costs and inflationary pressures that negatively impacted the project's feasibility, is hereby accepted.

Section 2. That the appropriation in the following account of the Housing Trust Fund, Fund No. 2490, is hereby reduced by the following amount:

26-2490-555996-B-55BUDGET	Budget Integration Account	$292,186.00

Section 3. That the sum of $292,186.00 is hereby appropriated from the Unappropriated Fund Balance of the Housing Trust Fund, Fund No. 2490, to the following account:

26-2490-555996-619080-55BELLEHTF	HEDC - 29th Belleview Townhomes	$292,186.00

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 $292,186.00 from the funds appropriated in the Housing Trust Fund herein.

Section 5. That the Director of the Housing and Community Development Department is designated requisitioning authority for Account No. 26-2490-555996.

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.

_____
William Choi
Interim Director of Finance

Approved as to form:

_____
Joseph A. Guarino
Senior Associate City Attorney