



# Housing for All

Create diverse housing opportunities Downtown, with a range of types for people at all income levels, life stages, and family circumstances.

## THE OPPORTUNITY

Downtown KC has a wide range of housing options for all incomes, and many neighborhoods retain older affordable single-family homes and apartment buildings. To keep Downtown healthy and diverse, the Downtown Council, the City, and partner organizations need to provide leadership to continue to preserve existing affordable housing and create additional rental and owner-occupied affordable housing.

## RECOMMENDATIONS

### **B1 DEVELOP NEW FUNDING SOURCES TO SUPPORT AFFORDABLE HOUSING, COMMUNITY WEALTH BUILDING, SHARED PROSPERITY, AND REDUCE DISPLACEMENT.**

- B1a** Work with civic partners to establish a Social Impact Fund to build workforce housing, with the financial support of local corporations, individuals, and foundations.
- B1b** Work with civic partners to develop a Community Impact Fund to provide investment capital to enable residents to invest and build equity via shared ownership in real estate.
- B1c** Partner with local non-profits to help low-income owners purchase existing affordable units to stabilize rents and enable owners to stay in their homes.
- B1d** Build a grant fund for emergency repairs and technical assistance to prevent low-income homeowners from losing their homes due to citations and fines for deficiencies they cannot afford to fix.
- B1e** Encourage the City to identify local women and minority contractors who could grow their businesses through performing emergency repair work for homeowners.



Increased opportunities for development and rehabilitation of quality affordable housing







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## RECOMMENDATIONS

- B1f** Identify displacement risks in Downtown neighborhoods, then work with the Land Bank, the City, and other community organizations to reserve sites for mixed-use/affordable housing.
- B1g** Focus on sustaining and improving the existing housing stock of affordable and extremely affordable housing to ensure it is well maintained and operated.
- B1h** Fund an Affordable Housing Trust Fund through a City Council appropriation as well as other sources.
- B1i** Pursue a companion Housing Trust Fund supported by the Kansas City's Philanthropic Community and privately administered.
- B1j** Pursue other creative financing tools like opportunity zones, Community Reinvestment Act and Community Development Financial Institutions funds to finance a broad-scale home rehab program.

## B2 IMPLEMENT REGULATORY CHANGES TO SUPPORT AFFORDABLE HOUSING.

- B2a** Build on the work of the prior City Council in *A Housing Policy for Kansas City (2019-2023)* to create a comprehensive housing policy for the City to further inform subsequent inclusionary housing ordinances.
- B2b** Propose regulatory changes to allow more flexibility for Accessory Dwelling Units (ADUs) on single-family parcels.
- B2c** Start a pilot project to allow and encourage ADU implementation in Downtown neighborhoods.

- B2d** Advocate for regulatory changes to permit commercial and mini manufacturing uses in strategic locations within single-family residential zones in close-in neighborhoods to allow homeowners to start home businesses.
- B2e** Partner with the City to fund a permit navigator to supplement the City's BizCare program and guide nonprofits, local women, and minority-owned companies, and individuals trying to develop housing projects in low-income neighborhoods to comply quickly and efficiently with City processes.
- B2f** Provide property tax relief for market-rate projects in exchange for affordable unit set-asides or a payment in lieu directed towards an Affordable Housing Fund.







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## RECOMMENDATIONS

**B2g** Develop regulatory tools to discourage or prevent teardowns of small homes to prevent displacement of existing residents and to retain neighborhood character.

**B2h** Create incentives to prioritize the creation of affordable housing along the Streetcar route.

### **B3 CREATE NEW PARTNERSHIPS TO DEVELOP CREATIVE SOLUTIONS.**

**B3a** Create a private/public sector task force to research and advocate for national best practice homeless solutions, such as the By-Name processes, coordinated case management, coordinated entry, and Housing First.

**B3b** Support the growth of non-profit affordable housing builders and develop connections between housing non-profits and the Downtown business community.

**B3c** Encourage partnerships between the housing authority and the private sector to develop mixed-income projects in Downtown.

**B3d** Work with the Housing Authority to ensure all units under its control are available for rent.

