

ORDINANCE NO. 180723

Amending Chapter 38, Zoning and Development Code, to authorize a reduction of certain density requirements for projects which are primarily residential, provide affordable housing for households at incomes at or below eighty (80) percent of the median income for all households within Kansas City, Missouri, and are in close proximity to high frequency transit stations and corridors.

WHEREAS, in November, 2017, the City Council passed unanimously Resolution No. 170825 that directed the City Manager to provide information on the overall state of housing policy at the federal, state and local levels; and

WHEREAS, Resolution No. 170825 also directed the development of a report on the overall state of housing resources, housing policy, programs and funding options for the City, including the role of affordable housing in the development of the City; and

WHEREAS, in May, 2017, the City Council passed Resolution No. 160361 adopting the Kansas City Transit Oriented Development (TOD) Policy as a guide for future development and public investments near transit stations and along transit corridors; and

WHEREAS, the City's TOD Policy identifies tools for development along transit corridors and transit station locations and corridors in the City; and

WHEREAS, the City Council continues to recognize the need for the creation of affordable housing units adjacent to transit station locations and corridors, particularly for households earning incomes below the median income for all households within Kansas City, Missouri, as estimated and reported by the American Community Survey 5-Year Estimates; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That Chapter 88 of the Code of Ordinances of Kansas City, Missouri, entitled "the Zoning and Development Code" be amended through the addition of a new subsection to read as follows:

Section 88-420-04 J. Exemptions, Reductions and Special Area Standards / Rapid Transit Stops.

The minimum parking requirement for multi-family residential buildings of more than 10 units is .5 spaces per residential unit where at least twenty (20) percent of units provide housing deemed affordable for households having incomes equal to or below eighty percent (80%) of the median income for all households within Kansas City, Missouri, as estimated and reported by the American Community Survey 5-Year Estimates.

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Section 2. Authorizing the City Manager to allow project developers of certain types of residential projects that provide affordable housing adjacent to transit stations and high frequency transit corridors where at least twenty (20) percent of units provide housing deemed affordable for households having incomes equal to or below eighty percent (80%) of the median income for all households within Kansas City, Missouri, as estimated and reported by the American Community Survey 5-Year Estimates, to have a “Density Bonus” permitting them to build no more than 25 percent more units than a property’s zoning would ordinarily allow.

Section 3. In exchange for the Density Bonus, the project developers must covenant with City and successors in interest that the units remain affordable for a period of not less than the entire duration of time during which the project developer or its successors in interest receive tax abatements or redirections from the City and related taxing jurisdictions if an incentive or redirection is utilized in addition to the Density Bonus or for 10 years if an incentive or concession or redirection is not utilized in addition to the density bonus.

Section 4. For purposes of this ordinance, affordable housing rules and procedures shall comply with those provided in Ordinance No. _____.

I hereby certify that as required by Chapter 88, Code of Ordinances, the foregoing ordinance was duly advertised and public hearings were held.

Secretary, City Plan Commission

Approved as to form and legality:

Sarah Baxter
Assistant City Attorney