










A QUICK REFERENCE GUIDE TO FREQUENTLY-USED DEVELOPMENT/REDEVELOPMENT TOOLS IN KANSAS CITY, MISSOURI

Housing and Community Development Department (HCDD)
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This is intended as an over-simplified summary of the various programs only. Please consult the appropriate agency for more detailed information.

PROGRAM/AGENCY	MAIN INCENTIVE	GENERAL INFORMATION	ESTIMATED COSTS TO CREATE
 <p>CCED (Central City Economic Development)</p> <p>Contact the HCDD or via email at CentralCitySalesTax@kcmo.org</p>	<p>Economic Development Funds (1/8 percent to fund economic development projects in the Central City; \$10M per year for 10 years)</p>	<ol style="list-style-type: none"> The project must be located within the CCED boundaries to qualify; The area's boundaries are defined on the north by 9th Street, the south by Gregory Boulevard, the east at Indiana Avenue, and the west by Paseo Boulevard. CCED funds cannot be used for retail development projects, except for in historic districts. Your project must be approved by the CCED board. Your project is subject to the City's MBE/WBE, workforce, and prevailing wage requirements. There is a 1 – 2-month CCED application timeframe. There is a 45 – 60-day timeframe to get a project approved. 	<ol style="list-style-type: none"> CCED fees – 1% of development cost, up to \$2,500 (est. fee). Nonprofits are exempt. Your own attorney and consultant fees.
 <p>HTF (Housing Trust Fund)</p> <p>Contact the HCDD or via email at HousingTrustFund@kcmo.org</p>	<p>Affordable Housing Trust Funds (To fund to <i>promote, preserve and create long term affordable housing</i> for extremely low, very low and moderate-income households; \$75M budget)</p>	<ol style="list-style-type: none"> Application falls under the following category: <ul style="list-style-type: none"> Affordable Rental Housing Preservation Affordable Housing Creation Transitional Housing and Permanent Supportive Housing Homeownership Assistance and Retention The project must be located within the City of Kansas City, Missouri boundaries to qualify. AMFI of 30% to 60% Project readiness /site control Project priorities include: <ul style="list-style-type: none"> 30% - 50% AMFI Longer affordability Number of units created (suitable for families 2+ bedroom) Supportive housing opportunities, which includes land trust, co-ops, and social housing alternatives. Your project must be approved by the HTF board and KCMO Council Your project is subject to the City's MBE/WBE and workforce requirements. Application process is twice a year. There is a 45 – 60-day timeframe to get a project approved. 	<ol style="list-style-type: none"> Your own attorney and consultant fees.
 <p>The Land Bank of Kansas City, Missouri</p> <p>Contact the HCDD or via email at LandBank@kcmo.org</p>	<p>The Land Bank is established to acquire tax-delinquent properties, maintain them and to return non-tax producing properties to an effective utilization of being developed and bringing development, jobs and tax revenue to the City.</p>	<ol style="list-style-type: none"> Established in 2012, consists of properties that are tax delinquent and are not purchased at the Jackson County Property Sale Land Bank Staff works perspective buyers, processes applications, conducts public hearings, and works to clear property title to convey to the public. Applicants must pass a background check and be approved by the board and demonstrate the ability to make a down payment, to create and implement an improvement plan and must be consistent with the City's plan for the area. Properties are broken into improved lots, vacant lots, side yards and sliver lots. The existing Board encourages existing residents or those who wish to live in the area to obtain property and sets a time when improvements must be completed. A meeting of the Land Bank Occurs on the first Monday of each month from 10-12:00 The duration of the process is it is a 30 to 45 day process depending on when they in their completed application in relation to the deadline 	<ol style="list-style-type: none"> Payment of a \$25.00 non-refundable background check fee in the form of a cashier's check or money order) Payment of a \$85.00 non-refundable administrative processing fee. Payment of \$75 for the side lot disposition program.
 <p>KCMHA (Kansas City Missouri Homestead Authority)</p> <p>Contact the HCDD or via email at Homestead@kcmo.org</p>	<p>The Homesteading Authority strives to turn blighted properties into neighborhood assets by obtaining the properties and selling them at discounted prices to homeowners and investors who are committed to improving the community.</p>	<ol style="list-style-type: none"> Established in 2013, consists of properties that are tax delinquent and are not purchased at the Jackson County Property Sale Homestead Authority works perspective buyers, processes applications, conducts public hearings, and works to clear property title to convey to the public. Applicants must pass a background check and be approved by the board and demonstrate the ability to make a down payment, to create and implement an improvement plan and must be consistent with the City's plan for the area. Properties are broken into improved lots, vacant lots, side yards and sliver lots. The existing Board encourages existing residents or those who wish to live in the area to obtain property and sets a time when improvements must be completed. A meeting of the Land Bank Occurs on the second Tuesday of each month from 10-12:00. The duration of the process is it is a 30 to 45 day process depending on when they in their completed application in relation to the deadline 	<ol style="list-style-type: none"> Payment of \$75 for parcels of property less and 6,000 square feet. Parcels larger than 6,000 square feet may be purchased for \$.08 per square foot. A nonrefundable escrow deposit is required for all contracts for the disposition of rehabilitated property. It shall not be less than \$500 for a purchase price less than \$30,000, and \$1,000 for a purchase price greater than \$30,000.

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 <p>Unhoused Services and Funding</p> <p>Contact the HCDD or via email at Unhoused@kcmo.org</p>	<p>The Office of Unhoused Solutions is dedicated to reaching and maintaining functional zero through our strategic plan, Zero KC. Focused on developing a system to ensure sustainable solutions for all folks currently affected by homelessness and preventing future risk of homelessness. If homelessness does occur, the goal is for it to be rare, brief, and non-recurring.</p>	<ol style="list-style-type: none"> 1. Observe, plan, and coordinate services from a systems level. 2. Work with area nonprofits to expand capacity and collaboration. 3. Help develop long-term planning for reducing homelessness with intervention and prevention strategies. 4. Coordinate regional activities in efforts to reduce homelessness. 5. Seek funding resources for area nonprofits. 6. Partner with neighborhood associations, businesses, nonprofits, and stakeholders. 7. Lead conversations around homeless solutions with elected officials and department leaders. 8. Collaborate with other City Departments and providers to mitigate the impact of encampments on the broader community. 9. Provide leadership, development, and support to those participating in the Zero KC Strategic Plan. 	<p>Not Applicable</p>
 <p>Housing Assistance Unit</p> <p>Contact the HCDD or via email at Housing@kcmo.org, or submit a complaint here: https://www.cognitofirms.com/KansasCity2/RentalPropertyTenantComplaintForm</p>	<p>The Rental Housing Assistance Unit was created to assist renters with a variety of available services ensuring safe and affordable accommodations for all Kansas City residents.</p>	<ol style="list-style-type: none"> 1. Seek assistance on how to obtain resources for shelter/rental/utility assistance. 2. Mediation services between landlords and tenants. 3. Provide assistance in finding affordable housing through the Housing Locator. 4. Assist with filling out applications for rental resources. 5. Guidance on how to obtain legal counsel when facing eviction. 6. Work with other City Departments and providers to find resources and a resolution for those facing housing barriers or eviction. 	<p>Not Applicable</p>
 <p>HOME Partnership Program</p> <p>Contact the HCDD or via email at Housing@kcmo.org</p>	<p>The HOME Partnership Program assists eligible entities in the acquisition of land and/or provide reasonable and necessary development subsidy for the construction of affordable single family new construction housing units, affordable multifamily units or vacant, deteriorated single family dwelling units for rehabilitation. There is approximately \$1.5 million a year for acquisition, construction and rehabilitation. The program must serve 80% of median income households.</p>	<ol style="list-style-type: none"> 1. Must meet the eligibility requirements for HOME. 2. Maximum loan amount must not exceed the HUD maximum statutory limits on a per unit federally assisted project basis 3. Contractor must be approved by the City of Kansas City, Missouri through the competitive process and approved by HUD through its Annual and Consolidated Plans 4. All construction work must comply with City code requirements, quality standards and general conditions 5. All construction work shall be inspected by City staff or a contracted inspection service to insure quality control standards 	<p>Not Applicable</p>
 <p>Community Development Block Grant</p> <p>Contact the HCDD or via email at Housing@kcmo.org</p>	<p>The Community Development Block Grant (CDBG) Entitlement Program provides annual grants on a formula basis to entitled cities and counties to develop viable urban communities by providing decent housing and a suitable living environment, eliminating slum and blight, and by expanding economic opportunities, principally for low- and moderate-income persons. The City can provide a wide range of community development activities directed toward revitalizing neighborhoods, economic development, and providing improved community facilities and services. Priorities must be given to activities which benefit low- and moderate-income persons. CDBG funds may not be used for activities which do not meet one of these national objectives. Kansas City receives approximately \$7.5 million a year.</p>	<ol style="list-style-type: none"> 1. Acquisition of real property 2. Relocation and demolition 3. Rehabilitation of residential and non-residential structures 4. Construction of public facilities and improvements, neighborhood centers, and the conversion of school buildings for eligible purposes 5. Public services, within certain limits 6. Provision of assistance to profit-motivated businesses to carry out economic development and job creation/retention activities 	<p>Not Applicable</p>
 <p>Emergency Shelter Grant</p> <p>Contact the HCDD or via email at Housing@kcmo.org</p>	<p>The Emergency Shelter Grants Program is designed to assist homeless individuals and families, and subpopulations within this group, such as victims of domestic violence, youth, people with mental illness, families with children and veterans. Emergency Shelter Grants Program funds can also be used to aid people who are at imminent risk of becoming homeless. Kansas City receives approximately 650,000 a year.</p>	<ol style="list-style-type: none"> 1. Engage homeless individuals and families living on the street 2. Improve the number and quality of emergency shelters for homeless individuals and families 3. Help operate these shelters 4. Provide essential services to shelter residents 5. Rapidly rehouse homeless individuals and families 6. Prevent families/individuals from becoming homeless. 	<p>Not Applicable</p>