



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: Resolution 250881

Submitted Department/Preparer: Mayor/Council's Office

Revised 6/10/24

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

Directing the City Manager to enter into negotiations with Neighborhood Legal Support of Kansas City to establish a pilot program providing legal services to neighborhoods to identify dangerous structures in the City that can be adequately repaired, spare such properties from demolition and other City abatement costs and convert the same to quality, affordable housing.

Discussion

Pursuant to Chapter 56, Article V, Kansas City Code of Ordinances, "Dangerous Buildings or Structures," the City may order dangerous buildings, *i.e.*, those detrimental to the life, health, property, safety or welfare of the public, to be vacated, demolished or repaired, and may abate such conditions at City's cost if the owner fails to do so; and

The City incurs substantial costs to abate such dangerous conditions, averaging between over \$8,000.00 and approximately \$16,000.00 per demolition during the last three fiscal years, with associated neglect at such properties often producing repeated calls for service for additional nuisance, property maintenance, illegal dumping and/or trespass violations, for which City regularly incurs separate enforcement and abatement costs.

A non-profit law firm, Neighborhood Legal Support of Kansas City ("NLS") proposed to the City Manager a pilot program for repair of 15 properties in the City with dangerous buildings, at a rate of approximately \$6,000.00 per property, whereby NLS would represent neighborhood associations in Missouri Abandoned Housing Act or other legal proceedings and assist neighborhood associations either to obtain repair by owner or reclaim control of such properties and connect them with a rehabilitation specialist who will repair their dangerous conditions and convert them to quality, owner-occupied, affordable housing.

It is in the best interest of the City to spur broader repair of dangerous buildings at a reasonable cost, thereby protecting the public from dangerous conditions and nuisances, reducing blight, minimizing City's enforcement and abatement costs and preserving affordable housing stock in the City.

Such a pilot program promises these public benefits at a lower overall cost than City typically expends to abate conditions on dangerous properties, and, if such program is successful, might serve as a model for City to expand those public benefits more broadly throughout the City.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No
2. What is the funding source?
This resolution does not have a fiscal impact
3. How does the legislation affect the current fiscal year?
This resolution does not have a fiscal impact
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Establishment of a Pilot Program may have one-time costs. If the program became permanent the costs would become permanent.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
no

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 resolution does not appropriate any city funds. The impacts of the program are unknown.

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 housing, and improve resident wellbeing and cultural diversity.
 - ☐ Maintain and increase affordable 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.
 - ☐ Foster an inclusive environment and regional approach to spur innovative solutions to housing challenges.
 - ☐ 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

Click or tap here to list prior, related ordinances/resolutions.

Service Level Impacts

n/a

Other Impacts

1. What will be the potential health impacts to any affected groups?
no
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?
No (Press tab after selecting)

Click or tap here to enter text.
Click or tap here to enter text.

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:
n/a

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

No(Press tab after selecting)

n/a

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
No(Press tab after selecting)