City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 250396
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

Establishing the Kansas City Vacant Land Activation Initiative to develop coordinated, comprehensive strategies for transforming vacant land of all ownership types into community assets through administrative and legislative approaches.

Discussion

Kansas City faces significant challenges related to vacant and underutilized land, which negatively impacts neighborhood stability, economic development opportunities, and overall quality of life. For purposes of this resolution, "vacant land" means any parcel of property that is either undeveloped or developed but currently unused or significantly underutilized, including unoccupied residential structures, empty commercial buildings, abandoned industrial sites, undeveloped lots, and any other property lacking regular occupation, productive use, or proper maintenance regardless of zoning designation or improvement status.

Vacant land in Kansas City encompasses diverse categories with each presenting unique challenges in terms of environmental conditions, infrastructure needs, market potential, and neighborhood context, thus necessitating a comprehensive and coordinated approach rather than one-size-fits-all solutions. The City currently estimates over 17,000 vacant parcels across the city, with approximately 3,500 vacant properties owned by the Land Bank and Homesteading Authority, which represents both a challenge and an opportunity for community revitalization.

The diverse ownership patterns of vacant properties - including City-owned parcels, Land Bank holdings, properties owned by other governmental entities, and privately held abandoned properties - significantly influences the legal frameworks, administrative processes, and legislative tools available for redevelopment, requiring tailored strategies and interventions specific to each ownership category to maximize revitalization opportunities. Various City departments and external partners currently address vacant land issues through disconnected efforts, resulting in fragmented approaches and missed opportunities for strategic alignment.

A coordinated, focused, short-term initiative can develop specific policy recommendations that optimize the productive use of vacant land across Kansas City. Activating vacant land can address multiple City priorities including affordable housing, blight remediation, economic development, public safety, neighborhood stabilization, urban agriculture, green infrastructure, and public amenities. A focused policy approach with clear deliverables will provide actionable recommendations for both administrative and legislative solutions. Engaging community stakeholders and subject matter experts will ensure recommendations reflect neighborhood needs and implement best practices. The City Council recognizes that addressing vacant land challenges requires targeted attention and innovative approaches to transform Kansas City's vacant properties from liabilities into community assets;

Fiscal Impact

1. Is this legislation included in the adopted budget? ☐ Yes ☒ No

2. What is the funding source?
   This resolution has no direct fiscal impact.

3. How does the legislation affect the current fiscal year?
   This resolution has no direct fiscal impact.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
   This resolution has no direct fiscal impact.

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
   This resolution has no direct fiscal impact.

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)
This resolution has no direct fiscal impact.

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

Click or tap here to provide a description of how this ordinance will impact service levels. List any related key performance indicators and impact.

Other Impacts

1. What will be the potential health impacts to any affected groups?
   There will be no direct impact of the groups formation, but the work they will

2. How have those groups been engaged and involved in the development of this ordinance?
   NA

3. How does this legislation contribute to a sustainable Kansas City?

The creation of the group does not, but their work in transforming unused and often dangerous property will help to create a more environmental, economical, and safe environment for all stakeholders

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:

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

   No(Press tab after selecting)

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