

ORDINANCE NO. 070062

Adopting the recommendations contained in the December 2006 *Report of the Housing Policy and Oversight Committee*.

WHEREAS, in March 2006, a performance audit was issued by the City Auditor which called for the Council, specifically the Neighborhood Development and Housing Committee, to set a firm housing policy and install a system for closely overseeing and measuring the performance of the housing program; and

WHEREAS, the Neighborhood Development and Housing Committee, with the endorsement of the City Manager and Mayor, established the Housing Policy and Oversight Committee (the Committee) to recommend a consolidated housing policy to guide the Council's oversight of the rebuilding of the City's housing programs; and

WHEREAS, the Committee met from May through November 2006 and prepared a Report which included several recommendations in five major policy areas including strength and stability of neighborhoods, workforce housing, predatory lending, leveraging, and accountability, measurement and transparency; NOW, THEREFORE,

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the recommendations contained in the December 2006 *Report of the Housing Policy and Oversight Committee* are hereby adopted and the Council shall implement these specific following procedures in each of the five policy areas of strength and stability of neighborhoods, workforce housing, predatory lending, leveraging, and accountability, measurement and transparency in order to rebuild the City's housing program:

1. The City shall strategically target its limited resources in a way that maximizes outcomes for neighborhoods and leverages investments.
2. CDBG funds shall be allocated to targeted neighborhoods.
3. The City Development Department shall assist in the development of neighborhood plans and require that developers coordinate with and involve the neighborhood in the planning process.
4. The City Development Department shall implement a competitive process for new construction and rehabilitation for workforce housing that includes the following threshold criteria: sustainability of the project, consistency with existing neighborhood/area plan, compliance with accepted design standards, contract performance measure, proven organizational capacity of subrecipient, compliance with Federal Section 3 requirements, leveraging of additional resources and maximize ongoing investment, access to public transportation and/or employment opportunities and need and demand for the housing as supported by an independent market study.

5. The Council shall annually set a per unit subsidy cap and shall be informed when any cap is exceeded.
6. The City's annual recommendations for allocating Low Income Housing Tax Credits (LIHTC) should be driven by the annual Consolidated Plan and be focused upon targeted neighborhoods.
7. An annual status report shall be made to the Council by the City Manager regarding the implementation of the housing policies, administrative actions taken and progress made toward the achievement of the success measures identified in the policy.
8. The HUD Consolidated Plan shall be developed with the aid of a citizen advisory committee appointed by the mayor and shall require a competitive process for selecting sub-recipients. The committee shall be comprised of no less than five members with broad representation including the public sector, the private sector and neighborhoods.
9. A citizen advisory committee shall be appointed by the Mayor to review and annually report on the effectiveness of this policy.
10. The City shall establish a process to review applications for available resources whereby evaluations shall use a point system based (at a minimum) upon these criteria: within target neighborhoods, community support of project, percentage of existing home ownership in the neighborhood, concentration/mix of income levels, availability/accessibility of transportation, availability/accessibility of jobs appropriate to neighborhood residents, neighborhood condition survey, capacity of neighborhood organization, public safety conditions, availability of private funding.
11. The City should comply with RSMo. Section 215.246 by establishing oversight procedures to review expenditures and development plans for all housing contracts in excess of \$100,000.00.

A copy of the report is on file in the office of the City Manager and is incorporated herein by reference.

Approved as to form and legality:

Nicole Rowlette
Assistance City Attorney