



Unified Government of Wyandotte County and Kansas City, Kansas

**Neighborhood & Community Development
Standing Committee**

Fifth Floor Conference Room

701 N. 7th Street Trafficway, Kansas City, KS 66101

Chairman Andrew Davis,

Commissioner Melissa Bynum, Commissioner Gayle Townsend,

Commissioner Christian Ramirez, Commissioner Dr. Evelyn Hill

AGENDA

Monday, June 2, 2025

Immediately upon adjournment of the earlier committee, or 5:00 PM

- 1. Call to Order/Roll Call**
- 2. Revisions to June 2, 2025 Agenda**
- 3. Approval of standing committee minutes (no minutes available)**
- 4. Committee Agenda**
 - 4.1. PRESENTATION: 2025 SERVICE OPTIMIZATION TRANSPORTATION PLAN UPDATE
Synopsis: A presentation of the 2025 Service Optimization Plan for the Kansas City Kansas public transit system.

For Information Only

Tracking #: 21350

4.2. LAND BANK OPTIONS

Synopsis:

The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration.

Please visit the site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

23 Single Family Homes

4 Multi family

Tracking #: 21468

4.3. LAND BANK PROPERTY TRANSFERS

Synopsis:

The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration.

Please visit the site to review the applications below.

<https://gisapp.wycokck.org/Landbank.html>

32 Property Transfers:

29 Yard Extensions

3 Gardens

Tracking #: 21469

4.4 PRESENTATION: HOUSING OPPORTUNITIES

Synopsis: Presentation to discuss housing opportunities in Wyandotte County.

For Information Only

Tracking #: 21545

5. Public Agenda

6. Adjourn

The Unified Government of Wyandotte County and Kansas City, Kansas will provide necessary, reasonable auxiliary aids and services, such as ASL translators, machine-readable copies of meeting materials, or on-site language interpretation. Individuals requiring any auxiliary aids or services should contact the Unified Government Office of the Clerk by emailing or calling UGclerkrequest@wycokck.org or 913-573-5260 at least 48 hours in advance of the meeting.

Persons may address the Commission during the time set aside for Public Comment on each item scheduled or at any time by suspension of the rules. All persons must address the commission and state their name and address for the record. Comments shall be limited to three (3) minutes for each participant. Disruptive comments and behavior are not permitted and may result in removal from the meeting.

Some commissioners, staff, and the public may attend remotely via Zoom or by phone. All participants joining by phone should mute their phones when not speaking to avoid background noise. During the meeting, all speakers are asked to please announce yourself by name and title every time you speak so the public that is observing knows who is speaking. This is critical given the number of remote participants and is current guidance from the Kansas Attorney General.

El Gobierno Unificado del Condado de Wyandotte y Kansas City, Kansas, proporcionará ayudas y servicios auxiliares necesarios y razonables, como traductores de ASL, copias legibles por máquina de los materiales de la reunión o interpretación de idiomas en el lugar. Las personas que requieran ayuda o servicios auxiliares deben comunicarse con la Oficina del Secretario del Gobierno Unificado enviando un correo electrónico o llamando al UGclerkrequest@wycokck.org o al 913-573-5260 al menos 48 horas antes de la reunión.

Connect to Join from PC, Mac, iPad, or Android:

<https://wycokck.zoom.us/j/85972515364>

Webinar ID: 859 7251 5364

Phone one-tap:

+16694449171,84976354137# US

+16699009128,84976354137# US (San Jose)

Join via audio:

+1 669 444 9171 US, +1 669 900 9128 US (San Jose), +1 719 359 4580 US, +1 253 205 0468 US, +1 253 215 8782 US (Tacoma), +1 346 248 7799 US (Houston), +1 564 217 2000 US, +1 646 558 8656 US (New York), +1 646 931 3860 US, +1 689 278 1000 US, +1 301 715 8592 US (Washington DC), +1 305 224 1968 US, +1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 360 209 5623 US, +1 386 347 5053 US, +1 507 473 4847 US 888 475 4499 US (Toll Free) 877 853 5257 US (Toll Free)

International numbers available: <https://wycokck.zoom.us/j/85972515364>

Cell phones may mute and unmute by dialing *6.

Raise and lower your hand to be acknowledged by dialing *9.

To raise your digital hand from your PC or Mac, click the button labeled "Raise Hand" at the bottom of the window on the right side of the screen.

View the meeting live on our website at: [UGTV Live Stream](#) or via [YouTube](#).



Report to Neighborhood & Community Development

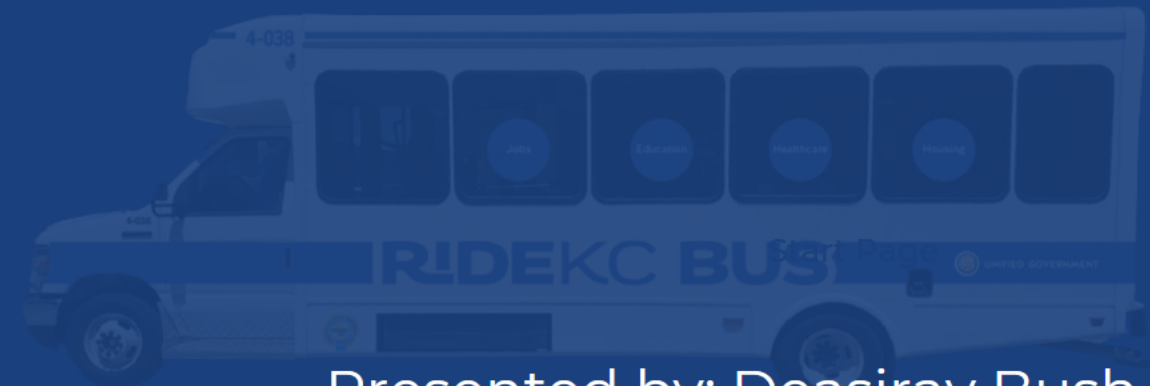
| MEETING DATE | PRESENTER | DEPARTMENT |
|--|--|----------------|
| | <div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;">Deasiray Bush, Director of Transportation</div> dbush@wycokck.org x8312 | Transportation |
| AGENDA ITEM #4.1. | | |
| PRESENTATION: 2025 SERVICE OPTIMIZATION TRANSPORTATION PLAN UPDATE | | |
| BACKGROUND | | |
| <p>This presentation is aimed at providing an update on the 2025 Service Optimization Plan for the KCK public transit system. The purpose of the presentation is to outline the adjustments being made to routes due to last year's revenue-neutral decision, which resulted in significant funding cuts. These cuts have required UGT to make difficult decisions, including the elimination of certain routes, in order to maintain service within the available budget.</p> <p>The presentation will focus on the following key elements:</p> <ol style="list-style-type: none"> 1. Route Redesign: An overview of the changes to the current route network, including the prioritization of high-demand areas while eliminating less-used routes to align with budget constraints. 2. Coverage and Budget Constraints: A discussion on how the adjustments aim to optimize coverage within the limits of the current budget, acknowledging that these changes will not result in increased frequency or expanded service but will preserve critical connections to essential destinations. 3. Public Engagement: Information on upcoming public informational sessions, which will allow residents to learn more about the changes and provide feedback. | | |
| RECOMMENDATION | | |
| For information only | | |
| BUDGET IMPACTS / FINANCIAL CONSIDERATIONS | | |
| | | |
| LEGAL CONSIDERATIONS | | |
| | | |
| ATTACHMENTS | | |
| 2025 Service Optimization Plan Update (1) | | |

Approved by Administrator to add to agenda.



UNIFIED GOVERNMENT TRANSPORTATION DEPARTMENT

2025 Service Optimization Plan Update



Presented by: Deasiray Bush

ABOUT US

The Unified Government Transportation (UGT) Department provides vital transportation services across Wyandotte County and Kansas City, Kansas. Services include local fixed-route buses, paratransit, microtransit in dedicated zones, non-emergency medical transportation, bikeshare in select areas, and more.

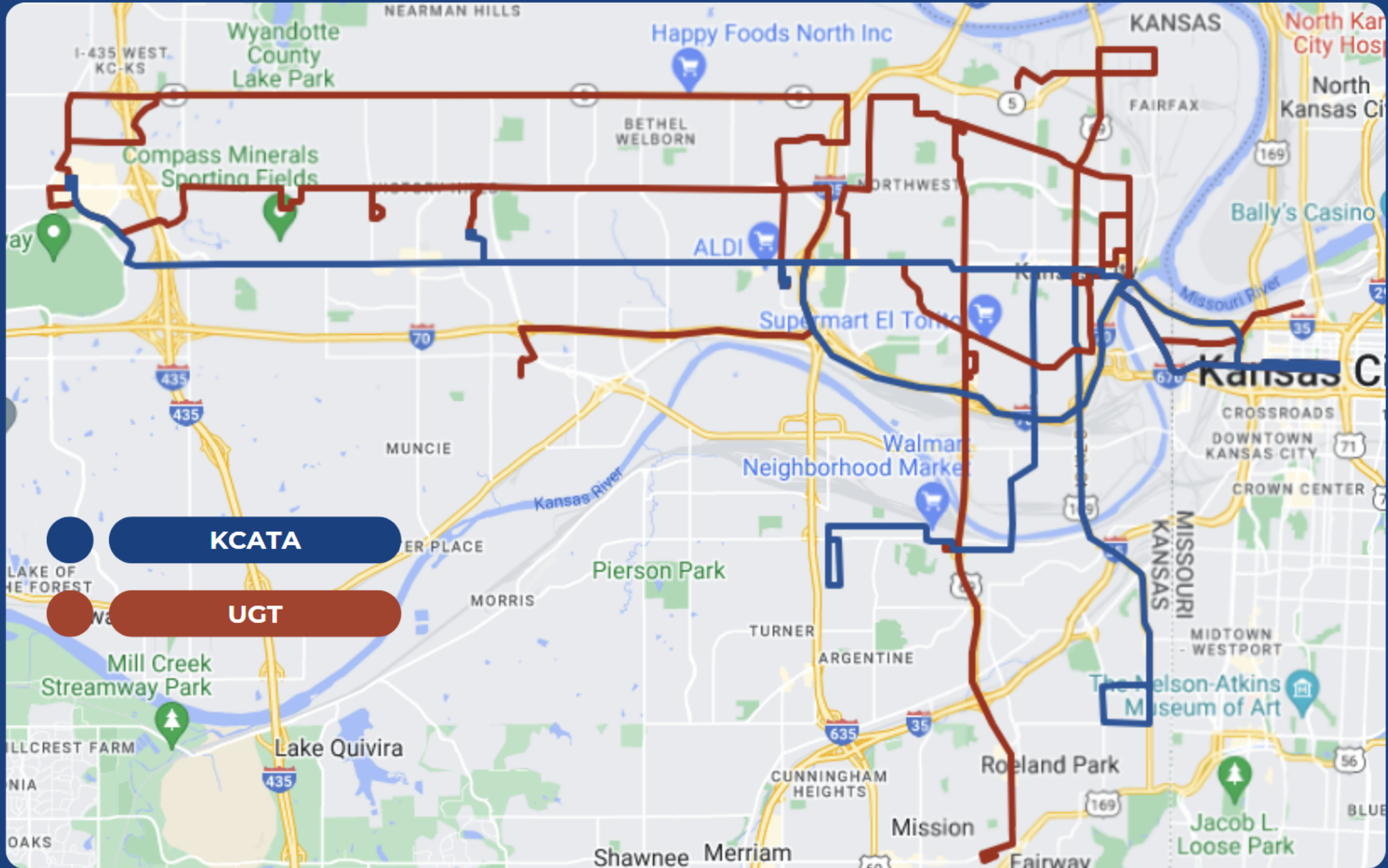
In partnership with the Kansas City Area Transportation Authority (KCATA), UGT expands regional connectivity through the RideKC brand, enhancing mobility for local residents.

RideKC Services

- RideKC Bus
- Ride KC On-Demand
- RideKC Freedom
- Non-Emergency Medical Transportation
- RideKC Bike
- Groundhound Connection
- Way-to-Go Carpooling

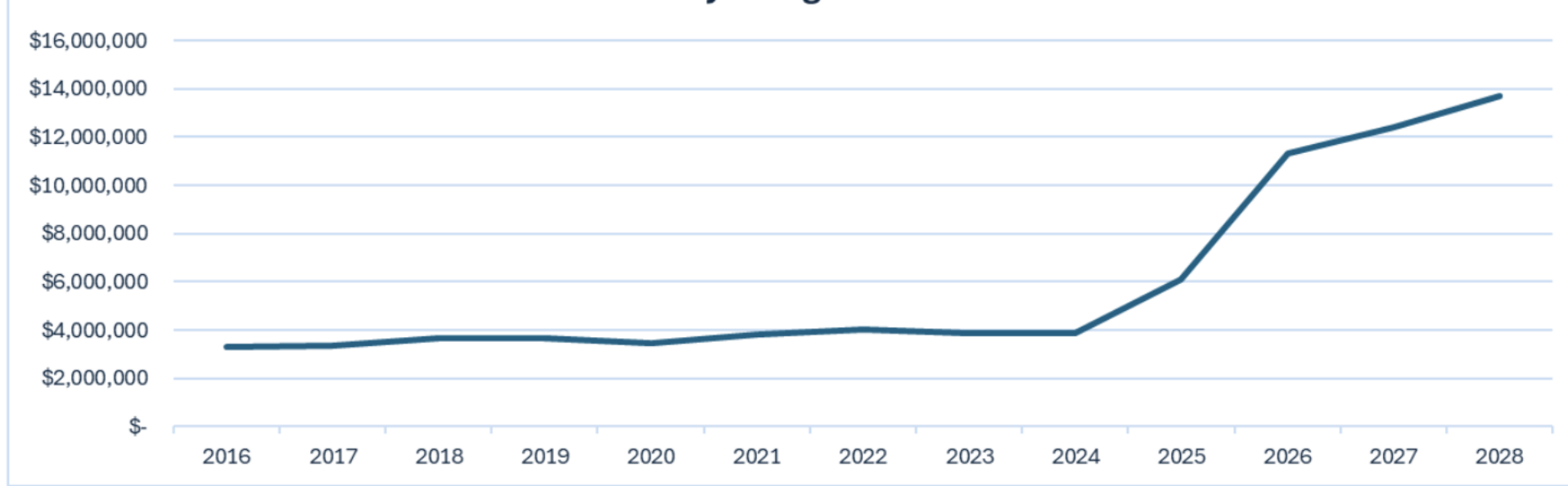


Existing Transit Coverage by UGT & KCATA





KCATA Contractual Services Community Obligation Forecast



+57%
2025 Service Increase

Based on

CURRENT LEVEL SERVICES

+2.4M
2025 Budget Request



- 1. AVG Obligation \$3.8m (2016-2024)
- 2. +57% increase in 2025
- 3. ARPA funds expire in 2025
- 4. Limited operational grants after ARPA funds
- 5. 100% Community Obligation in 2026
- 6. Based on current level services

WHAT IS THE PLAN?

MOVE FORWARD

Revamp Routes, Expand Services, and Build a Better Network for Enhanced Public Mobility!



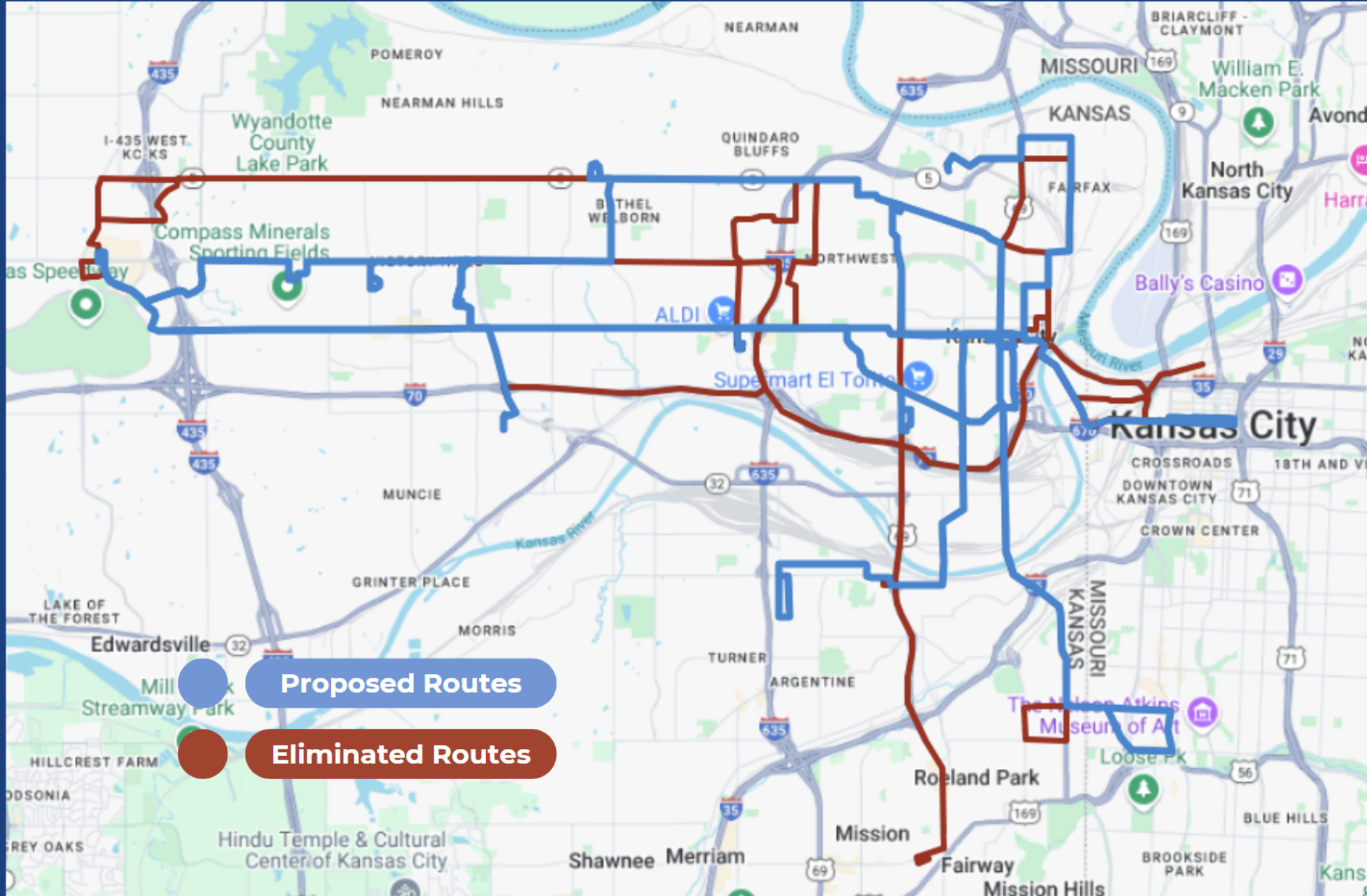
2025 OBJECTIVES

1. Optimize Routes
2. Enhance Coverage based on Budget
3. Collaboration w/ KCATA
4. Comprehensive Service Analysis
5. Demographic Data

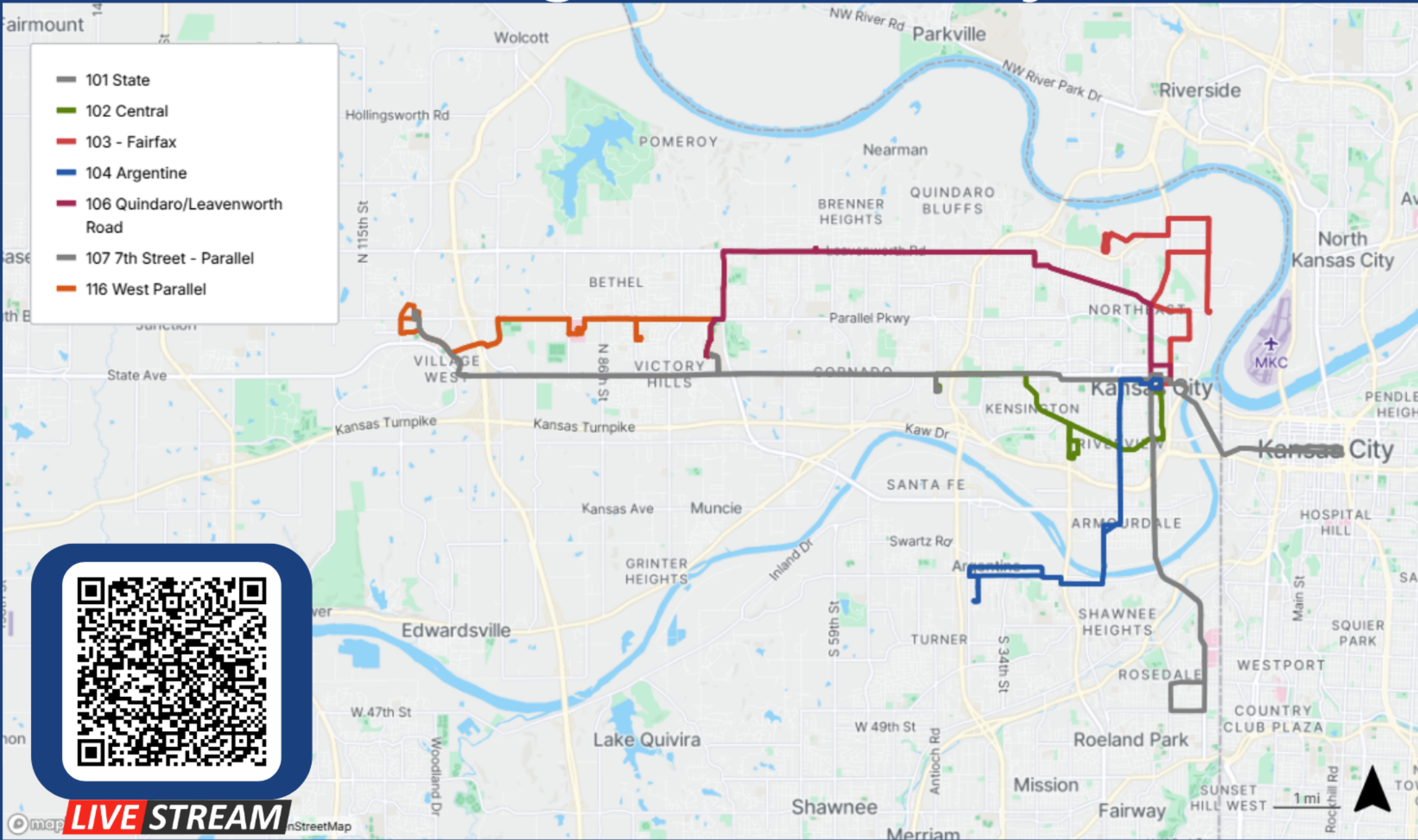
LONG-TERM STRATEGY

1. Invest in microtransit to serve dense population areas
2. Offer multi modal flexibility
3. Introduce service routes based on community needs & Economic Development Opportunity
4. Identity funding opportunities
5. Reinstate FARE

2025 Route Redesign



Route Redesign - Effective July 2025



LIVE STREAM

inStreetMap

RideKC On-Demand -IRIS

Service Zones:

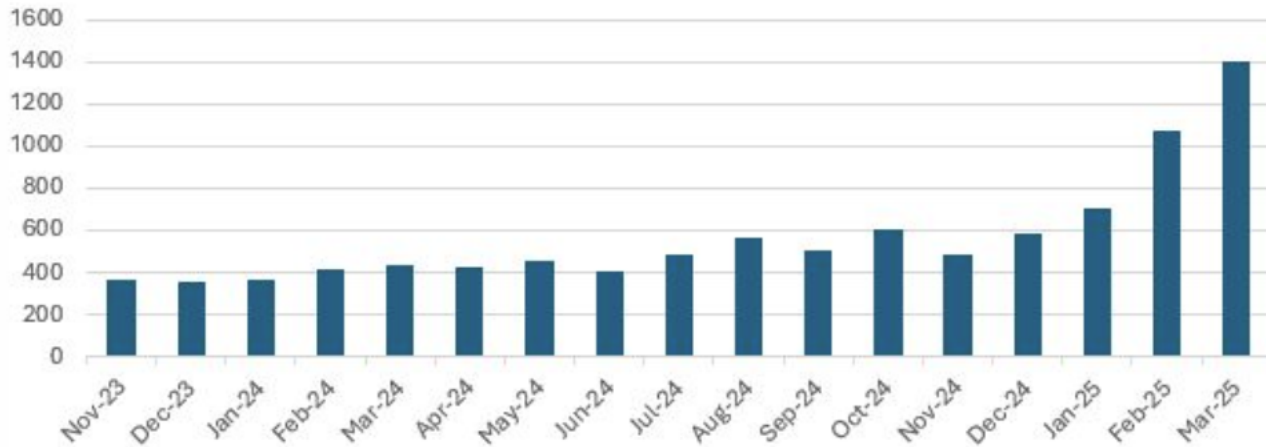
Midtown to Legends Zone

Covers Leavenworth Rd. to the north, 110th St. west, Kansas River/Metropolitan Ave. south, and 42nd St./I-635 east. Connects to 47th Street Transit Center, Merriam Town Center, and Turner High School.

Northeast Zone

From Fairfax (north) to I-70 (south), N. 43rd St. (west) to the Kansas River (east). Connects to the 7th Street and 47th Street Transit Centers, and the Midtown to Legends Zone.

RideKC On-Demand (IRIS)
Monthly Ridership



+ 98.3%

★ 4.8 Rating

\$900k

2026 Request
to Continue
the Program



2025 Route Service Redesign



- 102 Central - No Changes
- 103 3rd Street
 - Redesigned to serve Northeast rather than Downtown MO
- 113 Leavenworth Road
 - Eliminate West of 72nd & Leavenworth Road
 - Portions of the route will be operated by the 106 Quindaro
- 116 West Parallel
 - KCKCC to Legends (exclude 47th Transit Center)
 - Portions of the route would take over the 106 Quindaro
- 118 18th Street
 - Eliminate
 - 402 Johnson Dr/Quivira provides rush hour service
 - Serves Mission Transit Center
 - Serves 16th Street on Central Avenue
 - Serves 7th & Minnesota Transit Center
 - Serves 18th Street on Minnesota
- 101 State Avenue - No Changes
- 104 Argentine - No Route Changes
 - UGT will operate
 - No weekend service
- 106 Quindaro
 - UGT will operate
 - Redesigned to extend to KCKCC
 - Serve the eastern part of Leavenworth Road
 - No weekend service
- 107 7th Street
 - Extend to the Plaza

FIXED ROUTE CONNECTIONS



7TH STREET

- 101 State Ave
- 102 Central
- 103 3rd Street
- 106 Quindaro
- 107 7th Street
- 402 Johnson County

47TH STREET

- 101 State Ave
- 102 Central

LEGENDS

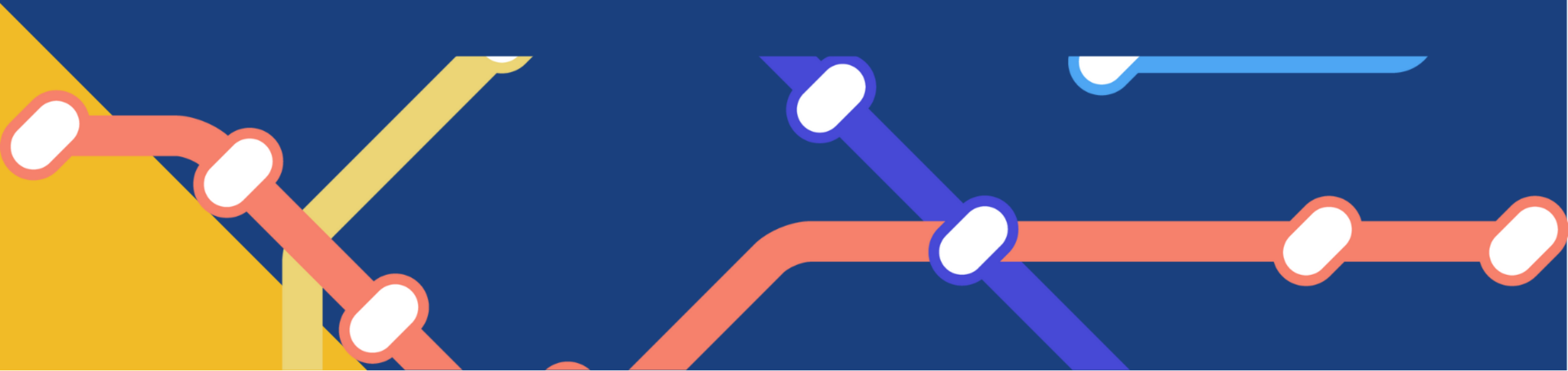
- 101 State Ave
- 116 West Parallel

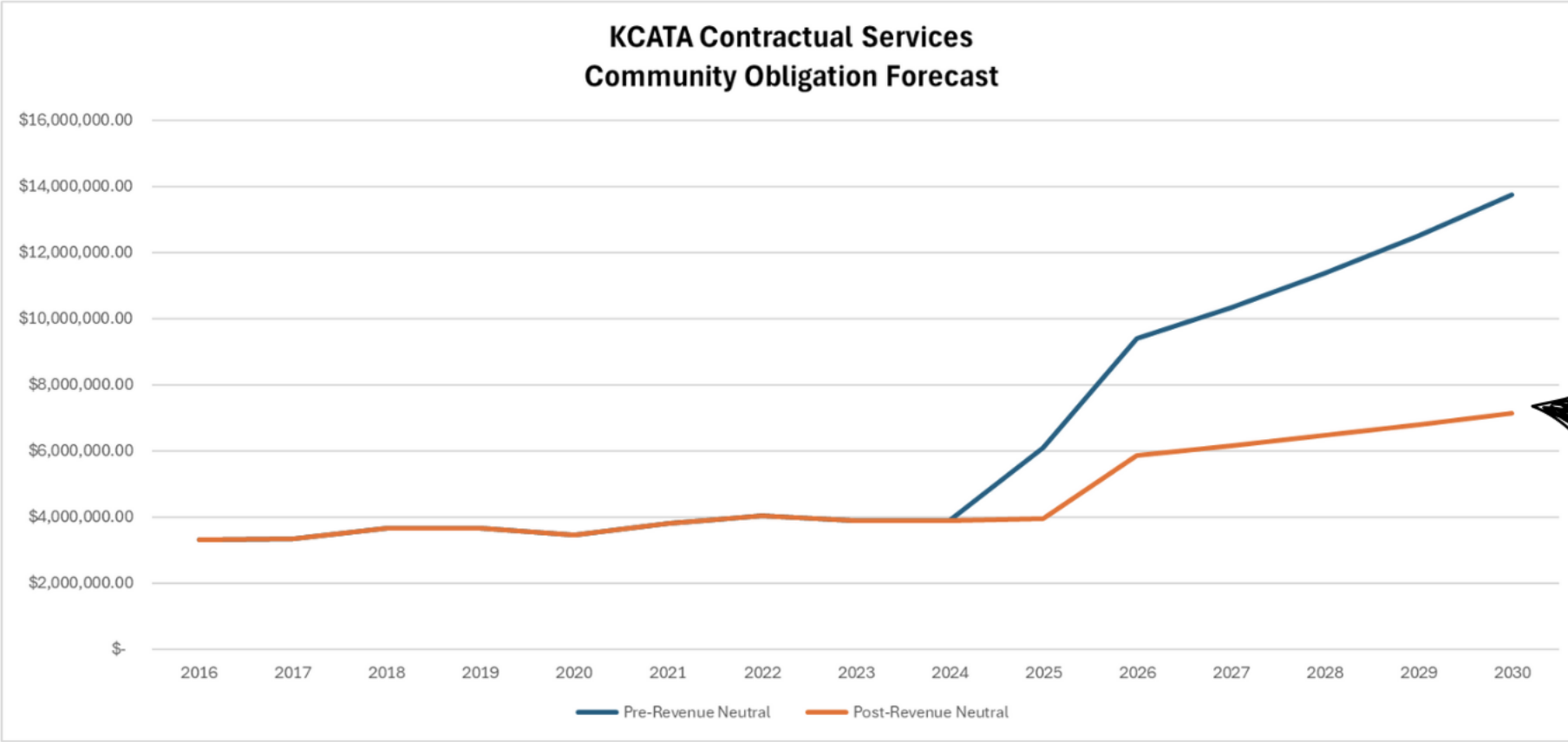
KCKCC

- 101 State Ave
- 116 West Parallel
- 106 Quindaro

MISSION TRANSIT CENTER

- 402 Johnson County





101 State Avenue
107 7th Street

Based on

2026 SERVICE LEVEL

+1.9M
2026 Budget Request
Ongoing

- ARPA funds expire in 2025
- Limited operational grants after ARPA funds
- 100% Community Obligation in 2026
- Based on current level services for the 101 State Ave and 107 7th Street

YOUR RIDE, YOUR ROUTES: RIDEKC ROUTE CHANGES INFORMATIONAL SESSIONS

Join the Unified Government
Transportation Department
for an informational session
on KCK route changes.

Thursday, June 12, 2025

Monday, June 16, 2025

5:30pm - 7:00pm

Location: 47th Street Transit Center
849B N 47th Street, Kansas City, Kansas 66102
(between the Area Agency on Aging and the Midtown Police Department).



www.wycokck.org/Transportation



913-573-8351



QUESTIONS?

5033 State Avenue
Kansas City, Kansas 66102
Email: ugtransit@wycokck.org
Phone: 913-573-8351
Website:
www.wycokck.org/departments/transportation



Unified Government Transportation Department





Report to Neighborhood & Community Development

| MEETING DATE | PRESENTER | DEPARTMENT |
|---|---|---------------------|
| | <div style="border: 1px solid black; padding: 5px; margin-bottom: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749 | Land Bank Approvals |
| AGENDA ITEM #4.2. | | |
| LAND BANK OPTIONS | | |
| BACKGROUND | | |
| <p>The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration.</p> <p>Please visit the site to review the applications below.</p> <p>https://gisapp.wycokck.org/Landbank.html</p> <p>23 Single Family Homes</p> <p>4 Multi family</p> | | |
| RECOMMENDATION | | |
| Approve | | |
| BUDGET IMPACTS / FINANCIAL CONSIDERATIONS | | |
| | | |
| LEGAL CONSIDERATIONS | | |
| | | |
| ATTACHMENTS | | |
| NCD Memo Land Bank Options 06.02.25_ver 1 | | |

Approved by Administrator to add to agenda.



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5472
Fax: (913) 573-5745
Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Land Bank Manager
DATE: May 22, 2025

SUBJECT: Option applications for consideration
The following **option application(s)** will be presented at the 06/02/2025 meeting:
Please visit the new site to review the applications below
<https://gisapp.wycokck.org/Landbank.html>

A. Single Family Homes – 23 Single Family Homes

1. Marvell Wheeler – 1 home
 - i. 643 N 54th St – 051619
2. Ray Peoples – 3 homes
 - i. 1211 Wood Ave – 209640
 - ii. 1209 Wood Ave – 209641
 - iii. 1830 N 12th St – 209642
 - iv. 1826 N 12th St – 209720
 - v. 1824 N 12th St – 209643
3. Edward Scott – 1 home
 - i. 2024 N 76th Ter – 011613
4. Laura McDonald – 1 home
 - i. 2949 N 40th St – 105317
5. Latosha Duckworth – 1 home
 - i. 8708 Yecker Ave – 041208
6. Elias Mitchell – 1 home
 - i. 2431 S 11th St – 139122
7. Rafael Arellano Alvarez – 1 home
 - i. 54 S 20th St – 058025
8. Miguel Angel Cortes – 1 home
 - i. 2930 N 59th St – 000214
9. Clint Barr – 2 homes
 - ii. 2100 N 10th St – 156759
 - iii. 2108 N 10th St – 156757
 - iv. 1012 Lafayette Ave – 156791
10. Tyler Hiatt – 4 homes
 - i. 341 Richmond Ave – 081567
 - ii. 339 Richmond Ave – 081566

- iii. 337 Richmond Ave – 081565
- iv. 336 Walker Ave – 254322
- 11. Garvin Glass – 5 homes**
 - i. 903 Freeman Ave – 080278
 - ii. 905 Freeman Ave – 080279
 - iii. 907 Freeman Ave – 080280
 - iv. 915 Freeman Ave – 080281
 - v. 917 Freeman Ave – 080282
- 12. Perry Young – 1 home**
 - i. 208 N Thorpe St – 067218
- 13. Perry Young – 1 home**
 - i. 1983 Wood Ave – 909602

B. Multi-family – 4 units

- 1. RA Engineering Corp – 2 Units**
 - i. 410 Cambridge St – 220110
- 2. Don White – 2 Units**
 - i. 2515 N 9th St – 906500



Report to Neighborhood & Community Development

| MEETING DATE | PRESENTER | DEPARTMENT |
|--|---|---------------------|
| | <div data-bbox="586 386 1036 478" style="border: 1px solid black; padding: 5px;"> Michael Sutton, Redevelopment Coordinator </div> mjsutton@wycokck.org X5749 | Land Bank Approvals |
| AGENDA ITEM #4.3. | | |
| LAND BANK PROPERTY TRANSFERS | | |
| BACKGROUND | | |
| <p>The Land Bank Manager respectfully requests that the Neighborhood and Community Development Committee review the proposed items and forward it to the Land Bank Board of Trustees for final consideration.</p> <p>Please visit the site to review the applications below.</p> <p>https://gisapp.wycokck.org/Landbank.html</p> <p>32 Property Transfers:</p> <p>29 Yard Extensions</p> <p>3 Gardens</p> | | |
| RECOMMENDATION | | |
| Approve | | |
| BUDGET IMPACTS / FINANCIAL CONSIDERATIONS | | |
| | | |
| LEGAL CONSIDERATIONS | | |
| | | |
| ATTACHMENTS | | |
| NCD Memo Land Bank Property Transfers 06.02.25 | | |

Approved by Administrator to add to agenda.



Wyandotte County Land Bank
Economic Development Department
Jud Knapp, Manager

701 North 7th St., 4th Floor
Kansas City, Kansas 66101

Phone: (913) 573-5472
Fax: (913) 573-5745
Email: jknapp@wycokck.org

M E M O R A N D U M

TO: Neighborhood & Community Development Standing Committee
FROM: Jud Knapp, Land Bank Manager
DATE: May 15, 2025
SUBJECT: Property Transfers applications for consideration

The following **property transfers application(s)** will be presented at the 06/02/25 standing committee meeting:

Please visit the new site to review the applications below
<https://gisapp.wycokck.org/Landbank.html>

PT – Property Transfers – 32

1. Felipe Solano Vazquez – Yard Extension
 - i. 740 Sandusky Ave – 081475
2. Eduardo Martinez – Yard Extension
 - i. 1010 Dodson Ave – 139113
3. Lessli Martinez – Yard Extension
 - i. 1006 Dodson Ave – 139101
4. Jacob Michel – Yard Extension
 - i. 1938 Troup Ave – 068787
5. Diana Hagler – Yard Extension
 - i. 1221 Ann Ave – 080942
6. Rene Pitallo – Yard Extension
 - i. 1241 Ann Ave – 080948
7. Ma. Del Socorro Berumen Castro – Yard Extension
 - i. 1872 N 38th St – 064656
8. Erika Martinez – Yard Extension
 - i. 8 S 10th St – 069503
9. Billy Wayne White – Yard Extension
 - i. 1744 Waverly Ave – 116022
10. Celia Peralta – Yard Extension
 - i. 1347 Rowland Ave – 157585
11. Marisela Hernandez – Yard Extension
 - i. 1411 Garfield Ave – 098472

12. Guillermo Navaro – Yard Extension
 - i. 2234 Franklin Ave – 068929
13. Maria Benitez Guerra – Yard Extension
 - i. 1837 N 12th St – 098057
14. Fredy Ronaldo Romero Portillo – Yard Extension
 - i. 1873 Minnesota Ave – 054051
15. Jose Antonio Gutierrez-Hernandez – Yard Extension
 - i. 1846 N 26th St – 075508
16. Heather Hedrick-Carias – Yard Extension
 - i. 1937 N 28th St – 195630
17. Jose Manuel Sandoval Santoyo – Yard Extension
 - i. 2010 Darby Ave – 154081
18. Raquel Perez – Yard Extension
 - i. 2709 N Early St – 156107
19. Monica Gonzalez – Yard Extension
 - i. 920 S 11th St – 072625
20. Patrick Loomise – Yard Extension
 - i. 3649 N 65th St – 924221
21. Ignacio Ruelas – Yard Extension
 - i. 1045 Oakland Ave – 080212
22. Valente Gutierrez – Yard Extension
 - i. 2731 Walker Ave – 075627
23. Elijah Barber – Yard Extension
 - i. 2238 S Mill St – 126502
24. Megan Davies – Yard Extension
 - i. 2817 N 21st St – 162928
25. Kevin Uziel – Yard Extension
 - i. 5417 Douglas Ave – 218113
26. Terry K. Ball – Yard Extension
 - i. 5409 Douglas Ave – 218112
27. John Peterson – Yard Extension
 - i. 2074 Darby Ave – 154059
28. Almeda Perez – Yard Extension
 - i. 206 Greeley Ave – 094605
29. Brett Epp – Yard Extension
 - i. 14 S James St – 141324 (UG Owned Lot)
30. Mildry M. Bridges – Garden (Personal)
 - i. 6147 Edith Ave – 031845
31. Demetre Miller – Garden (Urban Ag)
 - i. 3225 N 33rd St – 164601
 - ii. 3223 N 33rd St – 164602
 - iii. 3224 N 33rd St – 164619
32. Aaron Moore – Garden (Urban Ag)
 - i. 1029 Walker Ave – 081246



Report to Neighborhood & Community Development

| MEETING DATE | PRESENTER | DEPARTMENT |
|--|-----------|---------------------|
| | | Land Bank Approvals |
| AGENDA ITEM #4.4. | | |
| PRESENTATION: HOUSING OPPORTUNITIES | | |
| BACKGROUND | | |
| Presentation to discuss housing opportunities in Wyandotte County. | | |
| RECOMMENDATION | | |
| For information only | | |
| BUDGET IMPACTS / FINANCIAL CONSIDERATIONS | | |
| | | |
| LEGAL CONSIDERATIONS | | |
| | | |
| ATTACHMENTS | | |
| 2025 Housing trends, Pre-Approved Plans | | |

Approved by Administrator to add to agenda.



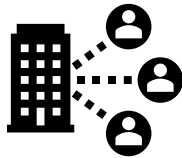
Housing Trends and Typologies



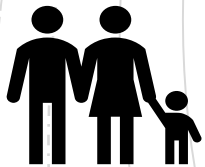
WHY ARE TRENDS CHANGING?



Affordability Crisis



Remote Work

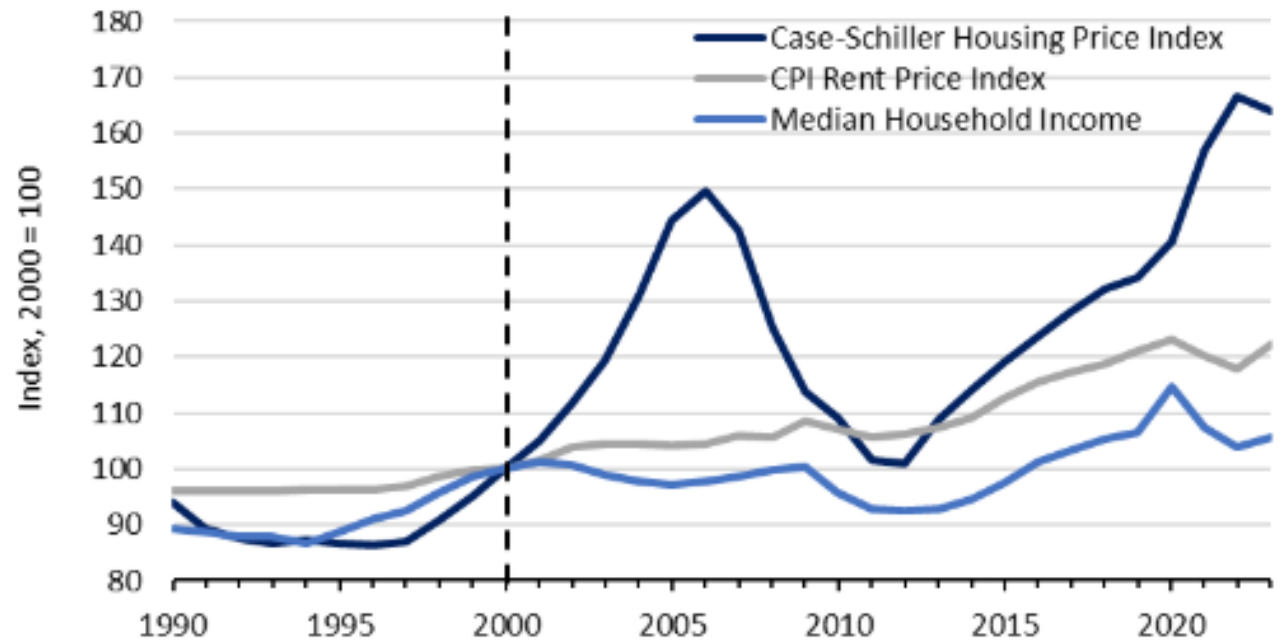


Changing Family Structures



Student Loan Debt

Figure 1. Real Housing Price, Rent and Wage Indexes



Note: Inflation-adjusted by R-CPI-U-RS, not seasonally adjusted. CPI rent price index is the average rent of primary residences in U.S. cities.

Source: U.S. Bureau of Labor Statistics; S&P Dow Jones Indices; CPS; Treasury staff calculations.



HOUSING SHORTAGE IN KANSAS CITY



Housing Shortage

12,000 to 24,000

Units

<https://www.marc.org/news/economy-housing/housing-production-kansas-city-region-continues-lag-peer-metros>

<https://storymaps.arcgis.com/stories/4e1137ba32fc4add805280517f8e174c>

FOCUS AREAS ▾

Housing production in the Kansas City region continues to lag peer metros

Jun 25, 2024 | Posted in [Economy & Housing](#)



MANUFACTURED HOMES

- **Construction:** Built entirely in a factory and transported to the site in one or more sections.
- **Building Codes:** Built to a federal HUD code, not local/state codes.
- **Foundation:** Placed on a permanent foundation with or without a basement
- **Resale Value:** Appreciates in value but at a slower rate than stick built homes.
- **Financing & Insurance:** Often treated differently than traditional homes—can be harder to finance and insure.





PANELIZED HOMES

- **Construction:** Built in wall panels or sections (like walls, floors, roof trusses) in a factory, then assembled on-site—more on-site work than modular.
- **Building Codes:** Must meet local and state codes (same as modular).
- **Foundation:** Assembled on a permanent foundation.
- **Site Work:** Requires more on-site construction than modular homes—e.g., insulation, wiring, plumbing are often done after panels arrive.
- **Flexibility:** High design flexibility; often used by architects and custom builders.
- **Construction Time:** Faster than stick-built, but slower than modular.





MODULAR HOMES

- **Construction:** Built in sections (modules) in a factory and then assembled on a permanent foundation on-site.
- **Building Codes:** Must meet local and state building codes, the same as traditional site-built homes.
- **Customization:** Highly customizable—floor plans, finishes, and layouts can often rival stick-built homes.
- **Financing & Insurance:** Treated the same as site-built homes by banks and insurers





MODULAR HOMES





MODULAR HOMES





MULTI-GENERATIONAL HOUSING

- Homes with semi-independent living spaces
- Responds to aging parents, young adults, and cultural norms
- Increasingly common post-pandemic
- Gaining traction due to rising housing costs

Pew Research Center 

FOR RELEASE MARCH 24, 2022

Financial Issues Top the List of Reasons U.S. Adults Live in Multigenerational Homes

Nearly four-in-ten men ages 25 to 29 now live with older relatives

BY *D'Vera Cohn, Juliana Horowitz, Rachel Minkin, Richard Fry and Kiley Hurst*



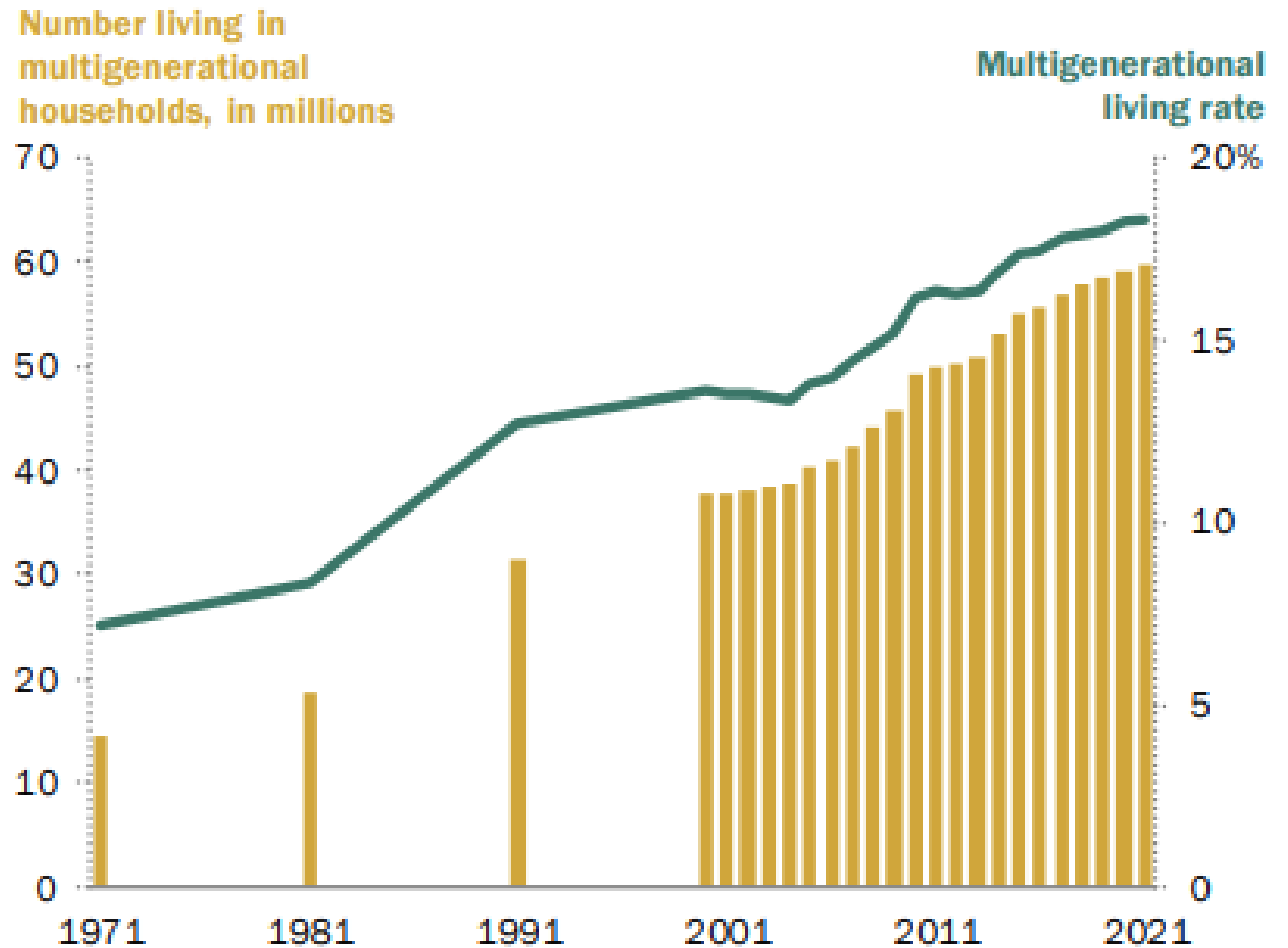
MULTI-GENERATIONAL HOUSING

Increasing Trend

- From 1971 to 2021, the number of people living in multigenerational households quadrupled, reaching 59.7 million individuals by 2021.
- This represents 18% of the U.S. population, up from 7% in 1971.

Reasons why

- **Economic:** High housing costs and financial instability have led many young adults to move back in with parents or other relatives.
- **Caregiving Needs:** The necessity of providing care for aging parents or relatives has prompted multigenerational living arrangements.





BACKYARD COTTAGES / ACCESSORY DWELLING UNITS (ADU)

Definition:

Small, independent residential units on the same lot as a single-family home, with a kitchen, bathroom and separate entrance

- Backyard cottages are only allowed in KCK as part of narrow lot new builds.
- Currently prohibited from adding backyard cottage to existing home





BACKYARD COTTAGES

Financial and Housing Benefits

- **Rental Income:** Provides additional income for the homeowner
- **Property Value Increase:** Homes with ADUs often sell for higher prices compared to those without.
- **Affordable Housing Solution:** ADUs provide affordable housing options without the need for extensive new infrastructure, making them a viable option in densely populated urban areas.

Homeowners are using this hack to cut their mortgage payments in half — and chip away at the housing shortage

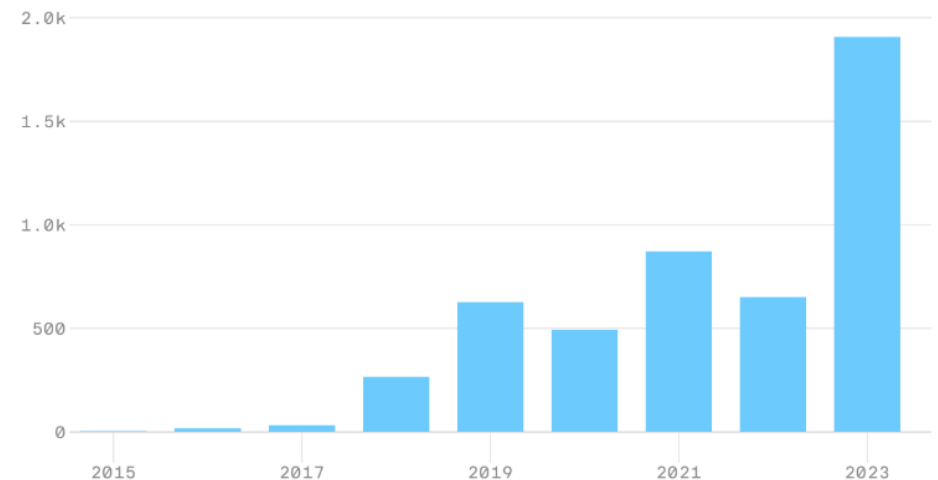
Homeowners in housing-starved areas like California have turned to a lower-friction way of adding supply

By [Aarthi Swaminathan](#) [Follow](#)

Last Updated: Nov. 16, 2024 at 8:52 a.m. ET

First Published: Nov. 15, 2024 at 6:00 a.m. ET

Annual San Diego ADU permits issued, 2015-2023





CURRENT RULES ONLY ALLOW ABOVE GARAGE UNITS ON NEW NARROW LOT HOMES



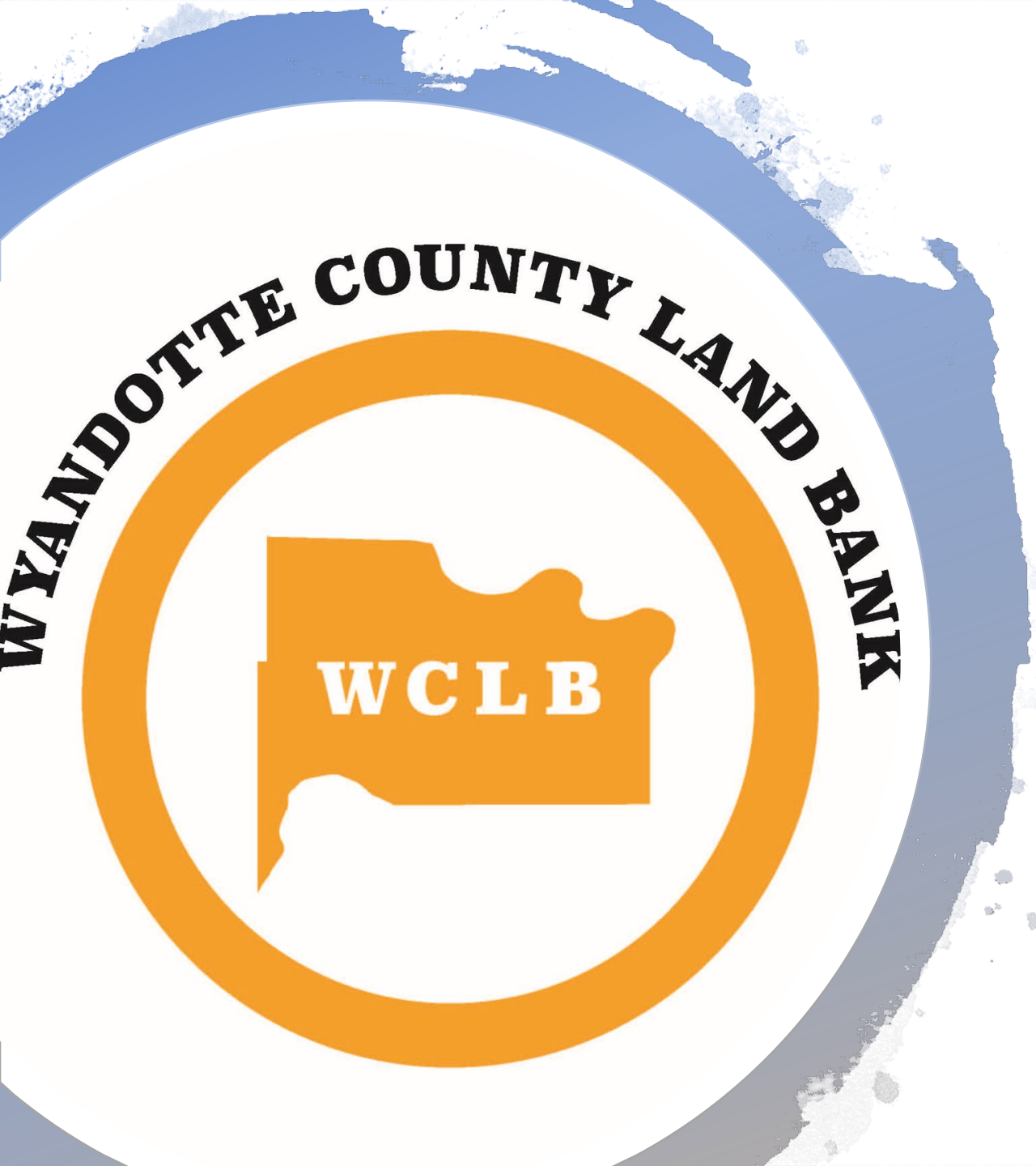
▲ Accessory dwelling units (or ADUs) come in many shapes and styles.



MISSING MIDDLE HOUSING

- Definition: Small-scale multi-unit housing
- Historically common but missing since 1940 due to single family zoning
- Now resurging to address affordability
- Examples: Duplexes, fourplexes, bungalow courts
- Benefits: Gentle density, affordability, urban infill





Building Homes Faster: The Case for Pre-Approved Housing Plans

Addressing Housing with Efficiency and Innovation



PRE-APPROVED PLANS



Definition:

Building plans reviewed and approved in advance that meet zoning, building codes, and neighborhood approval

How it works:

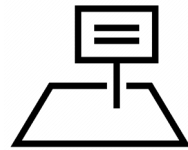
1. Unified Government offers a catalog of approved designs
2. Builders select a plan, apply for permit, and start construction.



WHY PRE-APPROVED PLANS ARE NEEDED



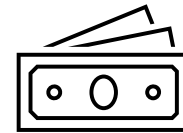
Make building easier



Vacant underused lots across the city



Faster approval time



Increase in the cost of homes



Housing shortage



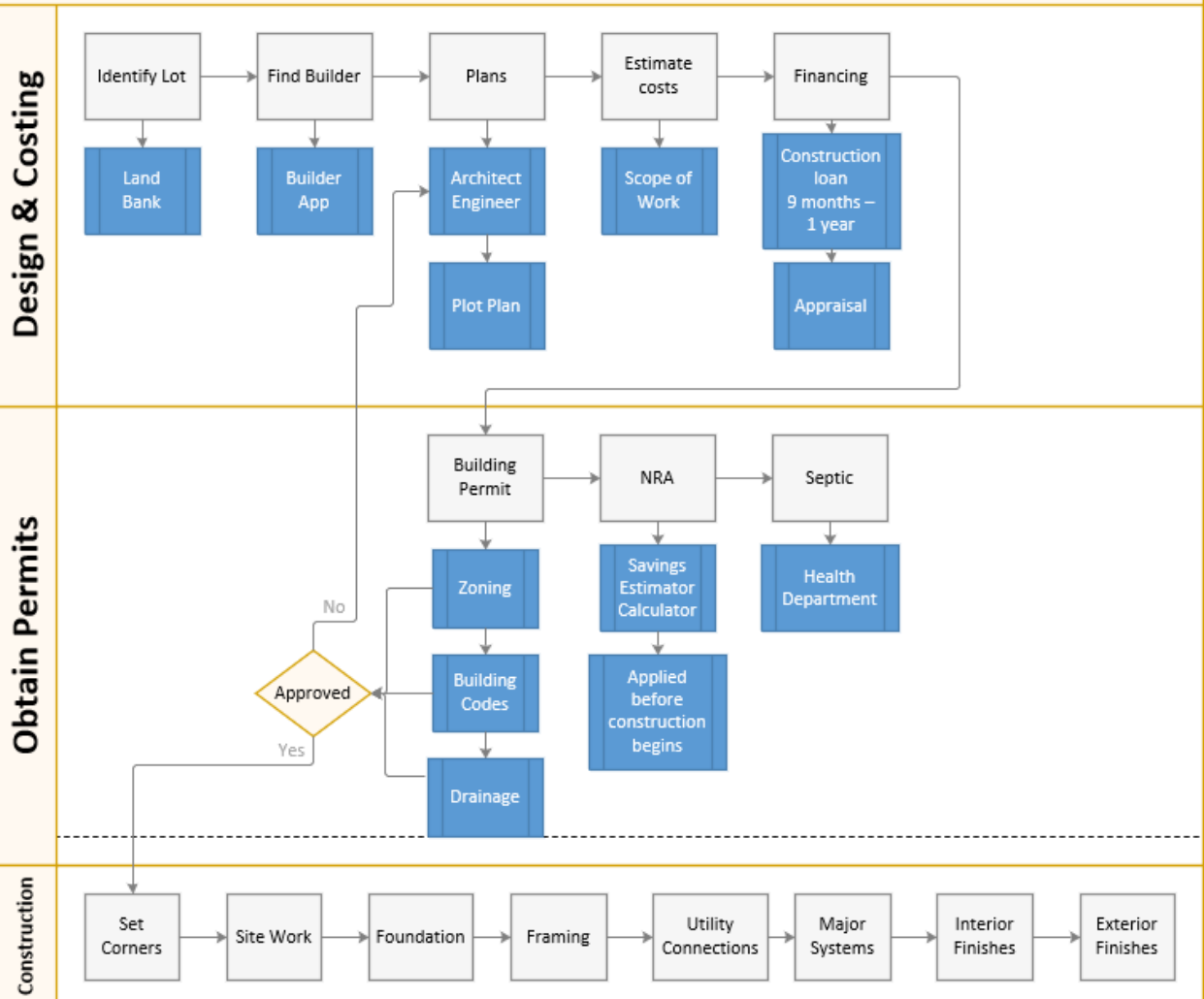
Revitalize neighborhoods

Kansas City, Kansas faces a housing shortage, and rising costs are locking out families from homeownership.

CURRENT VS PRE-APPROVED PLANS

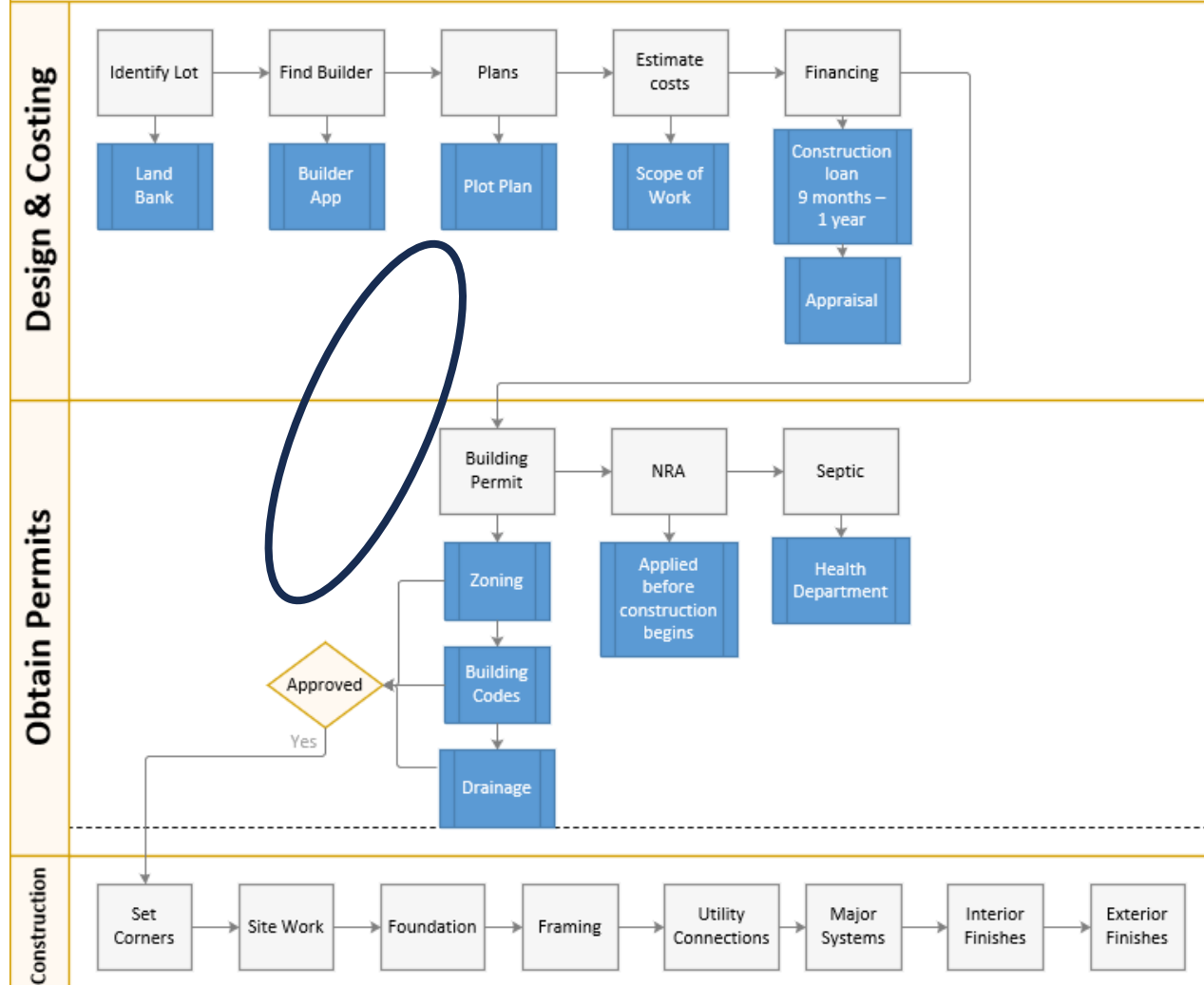
Current

Building a Home



Pre-Approved Plans

Building a Home





CITIES WITH PRE-APPROVED PLANS KALAMAZOO, MI



THE CITY OF KALAMAZOO

Program Highlights

- Make building easier and more predictable
- Plans designed to meet local codes
- Fit on common with city lots
- Offers visual variety
- Single family, duplex, and 4 plex's

PRE-APPROVED BUILDINGS CATALOG FOR INFILL HOUSING



CITIES WITH PRE-APPROVED PLANS KALAMAZOO, MI

THE BUILDING TYPES



Carriage House

| | |
|--------------------|---------------------|
| Unit Configuration | 1 bed / 1 bath |
| Unit Size | 576 ft ² |
| Building Height | 2 stories |
| Optional | Above 2-Car Garage |
| Lot Width | 34' min. |



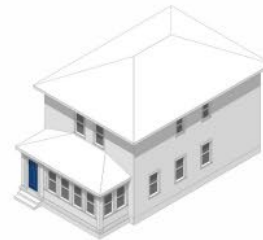
Cottage

| | |
|--------------------|---------------------|
| Unit Configuration | 2 bed / 1 bath |
| Unit Size | 864 ft ² |
| Building Height | 1 story |
| Optional | Basement |
| Lot Width | 34' min. / 60' max. |



Narrow House - 2

| | |
|--------------------|---|
| Unit Configuration | 2 bed / 1.5 bath |
| Unit Size | 1,120 ft ² (or 1,260 ft ²) |
| Building Height | 2 stories |
| Optional | Lock-off Basement |
| Lot Width | 30' / 60' min. |



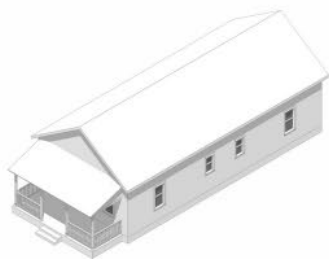
Standard House - 3

| | |
|--------------------|---|
| Unit Configuration | 3 bed / 2.5 bath |
| Unit Size | 1,632 ft ² (or 1,800 ft ²) |
| Building Height | 2 stories |
| Optional | Lock-off Basement |
| Lot Width | 35' / 60' min. |



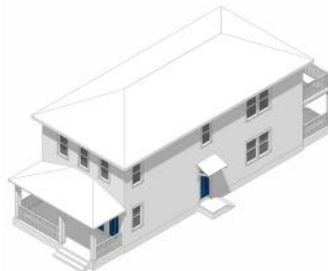
Standard House - 4

| | |
|--------------------|---|
| Unit Configuration | 4 bed / 3.5 bath |
| Unit Size | 2,172 ft ² (or 2,340 ft ²) |
| Building Height | 2 stories |
| Optional | Lock-off Basement |
| Lot Width | 36' / 60' min. |



Duplex - Front-to-Back

| | |
|--------------------|---|
| Unit Configuration | 1 bed / 1 bath |
| Unit Size | 624 ft ² / 720 ft ² |
| Building Height | 1 story |
| Optional | Enclosed Rear Porch |
| Lot Width | 34' / 60' min. |



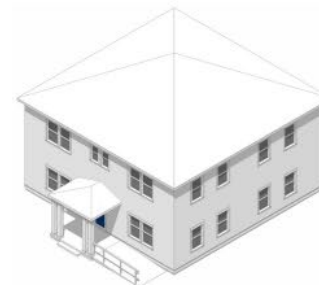
Duplex - Stacked

| | |
|--------------------|-----------------------|
| Unit Configuration | 2 bed / 1 bath |
| Unit Size | 1,056 ft ² |
| Building Height | 2 stories |
| Optional | Basement, Rear Porch |
| Lot Width | 35' / 60' min. |



Duplex - Side by Side

| | |
|--------------------|-----------------------|
| Unit Configuration | 2 bed / 1.5 bath |
| Unit Size | 1,156 ft ² |
| Building Height | 2 stories |
| Optional | Basement |
| Lot Width | 44' / 70' min. |



Four-plex

| | |
|--------------------|---|
| Unit Configuration | 1 bed / 1 bath |
| Unit Size | 675 ft ² / 700 ft ² |
| Building Height | 2 stories |
| Optional | - |
| Lot Width | 50' / 60' min. |

CITIES WITH PRE-APPROVED PLANS

KALAMAZOO, MI

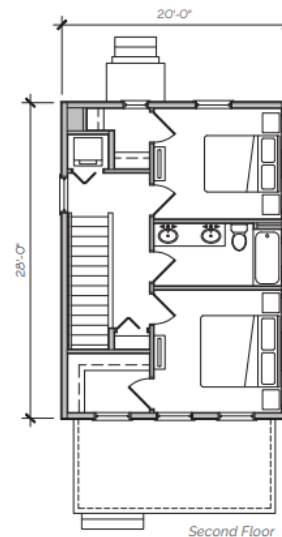
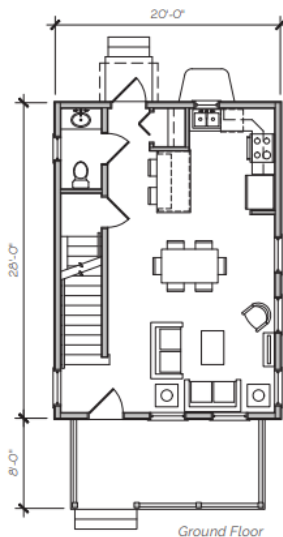
PRE-APPROVED BUILDING

Narrow House-2

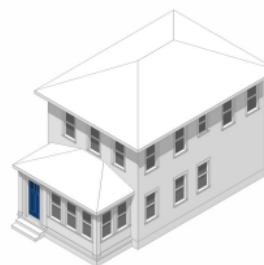
The 2-bedroom Narrow House provides an efficient, yet comfortable detached, fee-simple option that allows development of the city's most skinny infill lots. The massing and elevation options reflect a simple vernacular character present throughout Kalamazoo's neighborhoods.

Program Overview

| Building Dimensions | |
|----------------------------|------------------|
| Building Height | 2 stories |
| Building Width | 20' |
| Building Depth | 28' |
| Program | |
| Unit Configuration | 2 bed / 1.5 bath |
| Unit Size (gross building) | 1,680 sq. ft. |
| Basement (unfinished) | 560 sq. ft. |
| 1st Floor | 560 sq. ft. |
| 2nd Floor | 560 sq. ft. |
| Lot Standards | |
| Lot Width (min.) | 30' |
| Lot Width (max.) | 60' |



Option A



Option B



Option C



CITIES WITH PRE-APPROVED PLANS GRAND RAPIDS, MI



1. **Browse the options.** Browse the available housing types (single-, two-, multi-family) and obtain a vacant property. A City Planner can assist with determining appropriate properties for each housing type.



2. **Submit the Permit-ready Plans Program application.** Please provide a survey and site plan as part of your application. Requesting a consultation with a City Planner to discuss the project and to ensure the chosen plan can meet Zoning Ordinance requirements should be considered.



3. **Apply for a Building Permit.** Once verified by a City Planner, apply for a Building Permit to begin the formal review process. Because the plans are pre-reviewed and compliment the chosen property, review times are significantly reduced.



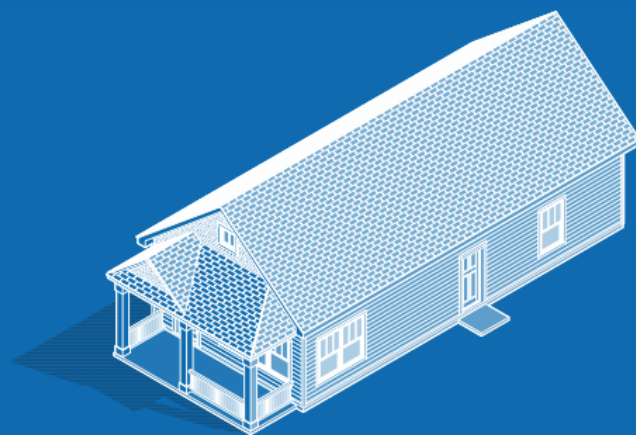
4. **Construction Begins.** Once the Building Permit is approved, construction can start! Be sure to stay up-to-date by using the Citizen Access portal. Inspections will take place throughout the review process.



CITIES WITH PRE-APPROVED PLANS GRAND RAPIDS, MI



Grand Rapids Land Bank MEDC Permit-Ready Infill Plans



THE CRISWELL

The Criswell is comprised of one single family home with two bedrooms and one bathroom. The unit features comfortable living areas, modern finishes, and covered main level porches for livable space outdoors. A generous laundry room allows for convenient family living and doubles as a mudroom with additional storage. The gable roof design and front porch detailing are designed to blend with the vernacular of the city's varied neighborhoods.

Single-Family Housing



Color Option 1



Color Option 2



Color Option 3



CITIES WITH PRE-APPROVED PLANS GRAND RAPIDS, MI



Grand Rapids Land Bank MEDC Permit-Ready Infill Plans

Single-Family Housing



THE CRISWELL

Overall Dimensions

| | |
|-------|-------|
| Width | 20'0" |
| Depth | 42'6" |

Program

| | |
|--------------------|----------------|
| Unit Configuration | 2 BED 1 BATH |
| Total Building | 850 SQ.FT. |
| Front Porch | 106 SQ.FT. |

Lot Size Standard

| | |
|-----------------|--------|
| Width (minimum) | 36 FT. |
| Depth (minimum) | N/A |

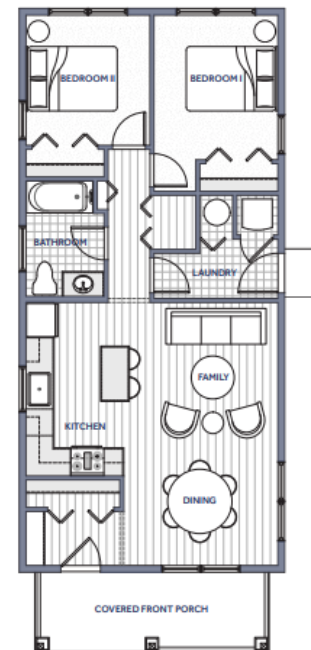
Cost

| | |
|-------------------------|-----------------------|
| Construction Estimate * | \$190,000 - \$215,000 |
|-------------------------|-----------------------|

* Price range shown is for estimation purposes only. Pricing is based on Fall 2024 cost assumptions and is subject to change.

Home

-  BEDROOM I - 9'-4" x 10'-11"
-  BEDROOM II - 9'-4" x 9'-10"
-  BATHROOM - 5'-11" x 8'-9"
-  LAUNDRY - 9'-4" x 4'-6"

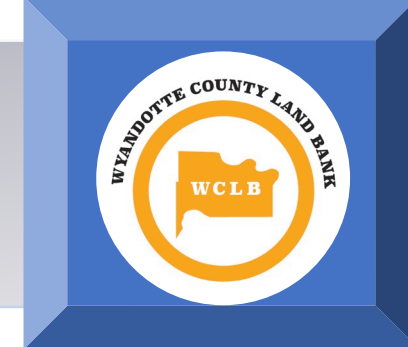


Main Level



CITIES WITH PRE-APPROVED PLANS

SOUTH BEND, IN



Step 1: Site

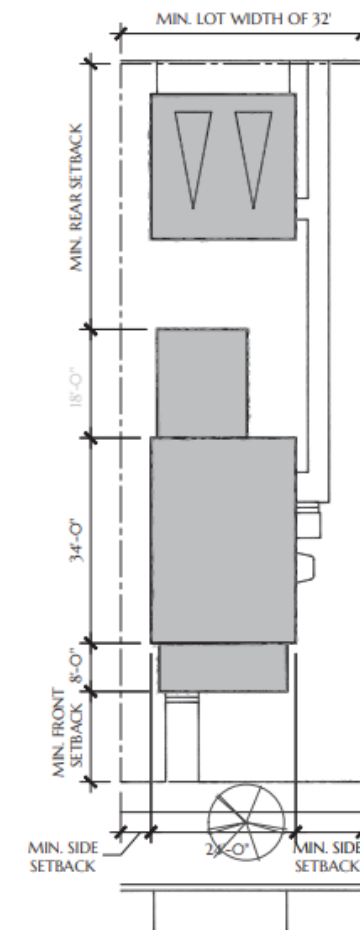
- (1) Building Type.** Select a building type from the available pre-approved plans catalog. Note, the Small Apartment will require consultation with an architect and/or engineer to develop and complete the drawings provided to the applicant. A professional's stamp will be required.
- (2) Zoning District.** Confirm that the selected building type is allowed in the applicable zoning district and can fit on your property, including all setbacks required by the development standards of Section 21-03 of the South Bend Zoning Ordinance.
- (3) Contact.** Reach out to the Department of Community Investment to purchase the Permit Set for your building type.
- (4) Survey.** Locate or purchase a survey of your property from a local licensed land surveyor.
- (5) Site Plan.** Identify the preferred site configuration and orientation for your lot. Draw a site plan to show that all development standards are met. Site plans must be drawn to an engineer scale (e.g. 1" = 20') and include the size of the property (lot dimensions and area) as well as the size and setbacks of all proposed structures located on the property.

Step 2: Design Development

- (1) Facade Option.** Select from the available elevation design options, including all applicable details, and an exterior siding material per the provided building set.
- (2) Deviations.** Review the list of acceptable minor design deviations and discuss with the City. If any proposed changes are not listed, you are required to hire an architect to adjust the plans and submit updated drawings to the City for review and approval.
- (3) Contacts.** Identify your General Contractor and any sub-contractors (electrician, plumber, and HVAC information) that you will be working with to complete your pre-approved building. Ensure that they are familiar with the pre-approved building requirements and any design selections you desire. Contractors should be notified of the selected plan orientation and elevation option. Any pages of the permit set that do not apply to your selected elevation option should be removed or marked to avoid confusion.
- (4) Cost Estimate.** Confirm the estimated cost of labor and materials with your contractor. Use the Small Developer Handbook for guidance on base assumptions and selections.

Step 3: Submittal

- (1) Application.** Submit your site plan, application, and associated fees to the Building Department. All buildings except Small Apartment shall use the "New House Permit Application." The Small Apartment shall use the "Commercial Building Permit Application."
- (2) Review.** The Building Department will review your application within 2 business days. They will issue an approval or let you know if any additional information or changes are required. The Small Apartment will be subject to an additional review period at the State level. Pre-approval may not be granted if your property is in a floodplain; requires an additional drainage report; or if your site plan does not meet the site configuration guidelines or requires a variance.
- (3) Exterior Inspection.** Once construction of a pre-approved building begins, on-site review of selected details and building elements may be scheduled by a member of the Zoning Administration team. This inspection will happen concurrently with the required building inspections.



CREATING THE PROGRAM GET PLANS

- Take community input to create the preapproved house plans catalog
- Hire Architects to create 5 – 10 designs

Desired Design Examples



We have examples of designs from traditional to modern. The most important thing is that each building has a clear style and good details—so it looks well-designed and lasting, not awkward or low-quality.

Douglass/Sumner Neighborhood Redevelopment Plan

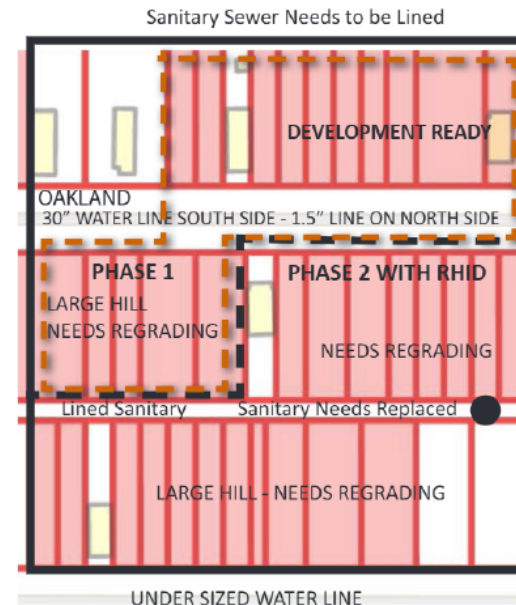


CREATING THE PROGRAM INFRASTRUCTURE REVIEW



- Evaluate and list infrastructure improvements per block

Development Areas



Unit Mix:

21-23 Single Family (ADU's allowed)
Estimated Construction Cost: \$6,440,000
Developer Equity Required: \$1,288,000

Water Line: \$106,500

Sanitary Sewer: \$102,000

Alley Paving: \$28,000

Sidewalk: \$30,000 + 100k retaining walls

Estimated Infrastructure Costs: \$366,500

Aprx: \$17k per unit

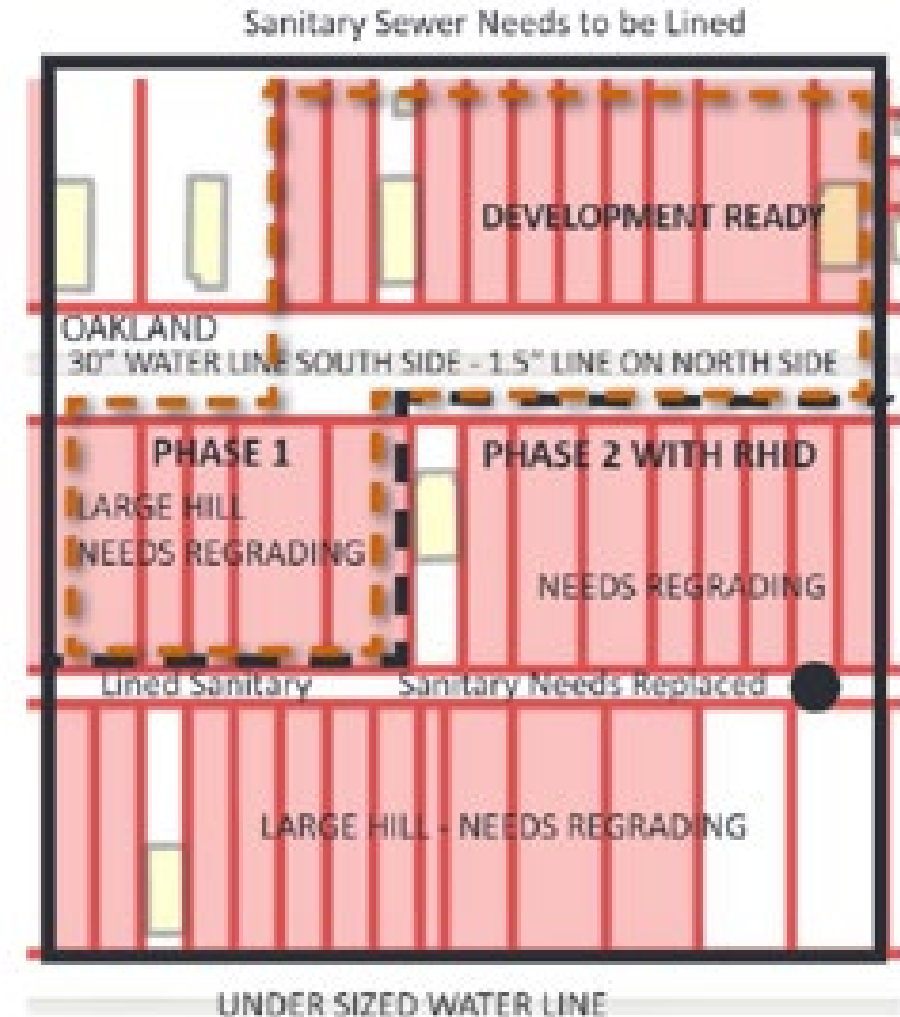
Douglass/Sumner Neighborhood Redevelopment Plan



CREATING THE PROGRAM CREATE REDEVELOPMENT PLAN



- Develop a redevelopment plan by block
 - What infrastructure improvements are needed
 - What house plans will fit





CREATING THE PROGRAM MARKET THE PROGRAM



- Publish plans online
- Host workshops for builders
- Market current incentives

Apply to Build

After you apply, you will receive notifications throughout the process to help guide you with documentation, payment, and

1 Review and Select a Plan

Browse our Plan Catalog to review available floor plans and elevation options. Each plan includes details about square footage, layout configurations, and exterior designs.

[Pre-Approved Plan Catalog](#) (PDF, 5MB) >

2 Confirm Your Lot and Zoning

Before proceeding, check if your lot meets zoning requirements. You can use the interactive zoning map to search for your property or click on a zone to see details.

[Interactive Zoning Map](#) >

3 Prepare a Site Plan

In order to apply, you will need to provide a site plan showing where the building will be located, including set backs and underground utility information (you can get this by [calling Miss Dig at 811](#)). Your site plan does not need to be prepared by an architect or engineer. You can prepare it yourself, just be sure it includes the lot dimensions, the building dimensions, and the dimensions between the building and the property line.

[Example Site Plan](#) (PDF, 43KB)