

IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI

A RESOLUTION establishing the Jackson County Housing Trust Fund to support the development, preservation, rehabilitation, and accessibility of affordable housing throughout Jackson County, Missouri, and requesting the County Administration to develop policies governing the use of the Fund.

RESOLUTION NO. 22357, July 20, 2026

INTRODUCED BY Manuel Abarca IV, County Legislator

WHEREAS, access to safe, stable, and affordable housing is fundamental to the health, economic security, and quality of life of Jackson County residents; and,

WHEREAS, rising housing costs, aging housing stock, increasing property taxes, and limited housing availability have placed significant burdens on working families, seniors, veterans, individuals with disabilities, and young adults seeking housing opportunities throughout Jackson County; and,

WHEREAS, the Jackson County Legislature recognizes that expanding the supply of affordable housing strengthens neighborhoods, supports workforce development, promotes economic growth, and reduces homelessness and housing instability; and,

WHEREAS, local governments across Missouri and the nation have successfully established housing trust funds as dedicated resources to leverage public, private, nonprofit, and philanthropic investment in affordable housing initiatives; and,

WHEREAS, Jackson County desires to establish a permanent funding mechanism that

can receive appropriations, grants, donations, federal and state assistance, and other lawful revenues dedicated to housing initiatives; and,

WHEREAS, the Legislature finds that creating a Housing Trust Fund will provide a transparent and accountable means of investing in housing solutions that benefit residents across all municipalities and unincorporated areas of Jackson County; and,

WHEREAS, the Legislature recognizes that a permanent Housing Trust Fund is intended to serve as a revolving source of local investment that leverages state, federal, philanthropic, and private capital to expand housing opportunities throughout Jackson County; and,

WHEREAS, every dollar invested in local housing trust funds has historically leveraged outside investment, thereby increasing the impact of local taxpayer resources while encouraging public-private partnerships; and,

WHEREAS, it is the intent of the Legislature that the Housing Trust Fund operate transparently, competitively, and with measurable outcomes to ensure responsible stewardship of public resources and long-term affordability of housing developed with County assistance; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, as follows:

Section 1. Creation of the Permanent Housing Trust Fund.

The Legislature hereby establishes the “Jackson County Housing Trust Fund”.

The Fund is hereby established as a permanent, revolving special revenue fund of Jackson County. The Fund shall exist in perpetuity unless dissolved by resolution of the Legislature.

All repayments, interest earnings, recaptured funds, and program income generated through Housing Trust Fund investments shall remain within the Fund and shall be available solely for eligible housing purposes.

Section 2. Revenue Sources.

Monies deposited into the Housing Trust Fund may include, but are not limited to:

1. Annual appropriations approved by the Legislature;
2. Federal and state grants;
3. Private grants and philanthropic contributions;
4. Gifts, donations, and bequests;
5. Loan repayments and program income; and
6. Any other revenues lawfully designated by the Legislature.

Section 3. Authorized Expenditures.

Monies from the Housing Trust Fund may be used for programs including, but not limited to:

1. Construction of new affordable housing;

2. Preservation and rehabilitation of existing affordable housing;
3. Down payment and closing cost assistance for first-time homebuyers;
4. Emergency home repair programs for low-income homeowners;
5. Accessibility improvements allowing seniors and persons with disabilities to remain in their homes;
6. Supportive housing and permanent supportive housing initiatives;
7. Land acquisition and land banking for future affordable housing development;
8. Gap financing for nonprofit and mixed-income housing developments;
9. Housing assistance for veterans, survivors of domestic violence, foster youth aging out of care, and other vulnerable populations; and
10. Any additional housing-related purposes approved by the Legislature consistent with the mission of the Housing Trust Fund.

Section 4. Implementation.

The County Executive, through the appropriate departments, is authorized to develop administrative policies governing the Housing Trust Fund, including:

1. Eligibility requirements;
2. Application procedures;
3. Award criteria;
4. Financial accountability measures;
5. Performance reporting requirements;
6. Compliance monitoring; and
7. Recapture provisions where appropriate.

Such policies shall be submitted to the Legislature for review within one hundred eighty (180) days of adoption of this Resolution.

Section 5. The County Administration is encouraged to collaborate with municipalities, housing authorities, nonprofit organizations, community development corporations, financial institutions, philanthropic organizations, and private developers to maximize the impact of Housing Trust Fund investments.

Section 6. Housing Trust Fund Advisory Board.

There is hereby created the Jackson County Housing Trust Fund Advisory Board.

The Board shall consist of eleven (11) members appointed by the County Executive with the advice and consent of the Legislature and should include representation from:

- Affordable housing developers;
- Financial institutions;
- Municipal governments;
- Nonprofit housing organizations;
- Community development corporations;
- The real estate industry;
- Organized labor and workforce housing interests;
- Fair housing advocates;
- Individuals with lived experience of housing insecurity;
- The banking or mortgage industry; and

- One member of the Legislature appointed by the Chair as a non-voting liaison.

The Advisory Board shall:

1. Review applications.
2. Recommend funding priorities.
3. Establish annual strategic priorities.
4. Evaluate project performance.
5. Recommend policy improvements.
6. Issue an annual public report regarding Fund performance.
7. Recommendations of the Advisory Board shall be advisory only unless otherwise provided by law.

Section 7. Priority shall be given to projects that:

1. Increase the supply of affordable housing;
2. Preserve existing affordable housing;
3. Revitalize neighborhoods experiencing disinvestment;
4. Leverage outside funding sources;
5. Promote equitable housing opportunities throughout Jackson County; and
6. Demonstrate long-term financial sustainability.

Section 8. Beginning one year following establishment of the Fund, the Housing Trust Fund Advisory Board shall submit an annual report to the Legislature detailing:

1. Revenues received;

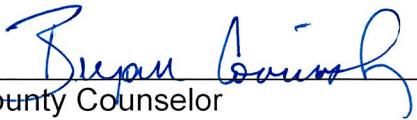
2. Expenditures made;
3. Projects funded;
4. Housing units created or preserved;
5. Individuals and families served;
6. Geographic distribution of investments; and
7. Recommendations for improving the effectiveness of the Housing Trust Fund.

Section 9. The Legislature expresses its intent to appropriate funding to the Housing Trust Fund as part of future annual budget deliberations and encourages the pursuit of additional public and private funding opportunities.

Section 10. This Resolution shall take effect immediately upon its adoption.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:



County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 22357 of July 20, 2026, was duly passed on _____, 2026 by the Jackson County Legislature. The votes thereon were as follows:

Yeas _____ Nays _____

Abstaining _____ Absent _____

Date

Mary Jo Spino, Clerk of Legislature