Model Ordinance Policy Brief

KANSAS CITY REGIONAL ASSOCIATION OF REALTORS®

ATTAINABLE HOMEOWNERSHIP

Expanding Housing Supply and Housing Choice



The Challenge:

Housing supply constraints continue to increase costs, limit housing choice, and reduce opportunities for homeownership across the Kansas City region. Communities need practical tools that support housing production while preserving local control and private property rights.

What the Ordinance Does

- **Expands housing choice** by allowing a broader range of housing types, including duplexes, triplexes, fourplexes, townhomes, and other missing middle housing.
- **Permits Accessory Dwelling Units** (ADUs) to create additional housing opportunities within existing neighborhoods.
- **Streamlines development review** through objective standards and administrative approvals.
- **Encourages adaptive reuse** of underutilized commercial and nonresidential properties.
- **Supports workforce housing** through voluntary incentives and public-private partnerships.

Why REALTORS® Support It

- **Increases housing supply** and expands homeownership opportunities.
- **Encourages a wider range** of housing choices for families, workers, and first-time buyers.
- **Reduces regulatory barriers** that can increase costs and delay development.
- **Preserves local flexibility** and private property rights.

Key Policy Considerations

- **A diverse housing stock** is essential to meeting changing housing needs.
- **Predictable development** processes help reduce costs and increase housing production.
- **Missing middle housing** and ADUs can add supply while making efficient use of existing infrastructure.

The Bottom Line:

This model ordinance provides communities with practical tools to increase housing supply, expand housing choice, and create additional pathways to homeownership while preserving local decision-making authority and private property rights.