

From: [Hillary Shields](#)
To: [Clerk; Tracy Albers; Ryan Elam](#)
Subject: Fw: Comments Regarding ADU Ordinance Discussion
Date: Wednesday, July 8, 2026 10:19:30 AM

Can this be added to the packet for today's meeting?

Hillary Shields, Mayor Pro Tem/Councilmember, District I

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From: James Toy <jamest@kcrar.com>
Sent: Wednesday, July 8, 2026 8:22 AM
To: Hillary Shields <Hillary.Shields@cityofls.net>
Subject: Comments Regarding ADU Ordinance Discussion

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Dear Mayor Pro Tem Shields,

On behalf of the Kansas City Regional Association of REALTORS® (KCRAR), thank you for the Community and Economic Development Committee's continued attention to housing issues and for taking the time to evaluate the City's Accessory Dwelling Unit (ADU) ordinance. We appreciate the thoughtful staff memorandum and its balanced assessment of the City's experience since adoption of the ordinance. We also agree that, given the limited number of ADU projects to date, continued monitoring and data collection will be important as the City evaluates the ordinance's effectiveness.

With that in mind, KCRAR respectfully offers several recommendations for the Committee's consideration.

First, because staff identified the one-half-acre minimum lot size requirement as the most common reason homeowners abandon ADU proposals, KCRAR recommends that the Committee prioritize a review of that standard as it evaluates the effectiveness of the ordinance. We also encourage an analysis of how many residential lots currently qualify for ADUs and how that number would change under alternative lot-size thresholds.

Second, KCRAR recommends clarifying when basement conversions and other internal living spaces constitute ADUs so homeowners and staff have a clear and consistent understanding of when ADU regulations apply. Greater clarity would also help the City better track ADU activity and evaluate ordinance performance over time.

Third, KCRAR recommends reviewing the practical impact of the current ADU size limitations. The staff memorandum notes that some homeowners redesign projects to avoid

ADU classification by removing kitchens or stoves. This may indicate that current standards are influencing project design in unintended ways and warrant further evaluation. Finally, as the City continues evaluating barriers related to financing and construction costs, it may be worthwhile to explore tools that could improve predictability for homeowners, including educational materials or pre-approved plans. KCRAR recognizes that ADUs are not a standalone solution to housing affordability challenges, but they can support aging in place, accommodate multigenerational households, and provide modest additions to the housing supply within existing neighborhoods. Thank you for your leadership on this issue and for considering these comments as part of the Committee's discussion.



James Toy | Senior Vice President of Government Affairs

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