



Agenda

Special Committee on Housing Policy

Dan Fowler, Chair
Brandon Ellington, Vice Chair
Kevin O'Neill
Parks-Shaw Ryana
Quinton Lucas

Wednesday, April 13, 2022

4:00 PM

26th Floor, Council Chamber

PUBLIC OBSERVANCE OF MEETINGS

Members of the City Council may attend this meeting via videoconference.

Any closed session may be held via teleconference.

The public can observe this meeting at the links provided below.

Applicants and citizens wishing to participate have the option of attending each meeting or they may do so through the videoconference platform ZOOM, using this link:

<https://us02web.zoom.us/j/84530222968>

HELD IN COMMITTEE

Lucas

220162

RESOLUTION - Approving the 2022-2026 Five Year Consolidated Plan and 2022 One-Year Action Plan ("Plan") in accordance with the National Affordable Housing Act of 1990, as amended, and authorizing submittal to the U.S. Department of Housing and Urban Development for its consideration.

Attachments: [FS 2022 Resolution](#)

[2022budget.hud.03.06.2022B](#)

[2022budget.hud.03.14.2022C](#)

[Consolidated Plan 2022-2026 Executive Summary 3.30.2022](#)

ADDITIONAL BUSINESS

1. There may be a general discussion regarding current Special Committee on Housing Policy issues

2. Closed Session

- Under Section 610.021 subsection 1 of the Revised Statutes of Missouri to discuss legal matters, litigation, or privileged communications with attorneys;
- Under Section 610.021 subsection 2 of the Revised Statutes of Missouri to discuss real estate;
- Under Section 610.021 subsections 3 and 13 of the Revised Statutes of Missouri to discuss personnel matters;
- Under Section 610.021 subsection 9 of the Revised Statutes of Missouri to discuss employee labor negotiations;
- Under Section 610.021 subsection 11 of the Revised Statutes of Missouri to discuss specifications for competitive bidding;
- Under Section 610.021 subsection 12 of the Revised Statutes of Missouri to discuss sealed bids or proposals; or
- Under Section 610.021 subsection 17 of the Revised Statutes of Missouri to discuss confidential or privileged communications with auditors.

3. Those who wish to comment on proposed ordinances can email written testimony to:

public.testimony@kcmo.org.

Comments received will be distributed to the committee and added to the public record by the clerk.

The city provides several ways for residents to watch City Council meetings:

- Livestream on the city's website at www.kcmo.gov
- Livestream on the city's YouTube channel at <https://www.youtube.com/watch?v=3hOublg4fok>
- Watch Channel 2 on your cable system. The channel is available through Time Warner Cable (channel 2 or 98.2), AT&T U-verse (channel 99 then select Kansas City), and Google Fiber on Channel 142.
- To watch archived meetings, visit the City Clerk's website and look in the Video on Demand section: http://kansascity.granicus.com/ViewPublisher.php?view_id=2

The City Clerk's Office now has equipment for the hearing impaired for use with every meeting. To check out the equipment please see the secretary for each committee. Be prepared to leave your Driver's License or State issued Identification Card with the secretary and she will give you the equipment. Upon returning the equipment your license will be returned

Adjournment



File #: 220162

RESOLUTION NO. 220162

RESOLUTION - Approving the 2022-2026 Five Year Consolidated Plan and 2022 One-Year Action Plan (“Plan”) in accordance with the National Affordable Housing Act of 1990, as amended, and authorizing submittal to the U.S. Department of Housing and Urban Development for its consideration.

WHEREAS, Congress and the President signed the Cranston-Gonzalez National Affordable Act on November 28, 1990; and

WHEREAS, Title I requires cities to submit to the United States Department of Housing and Urban Development a single 5-year document entitled the Consolidated Plan and a One-Year Action Plan, and any amendments to the Five-Year consolidated Plan on an annual basis; and

WHEREAS, Title I authorizes the Secretary of the U.S. Department of Housing and Urban Development to award grants to units of local government, such as the City of Kansas City, Missouri, to finance its community development and housing programs; and

WHEREAS, the four grant programs included within the 2022 One-Year Action Plan are the Community Development Block Grant (CDBG), the HOME Investment Partnership Act Program, the Emergency Solutions Grant Program, and the Housing Opportunities for Persons with Aids Program; and

WHEREAS, the need to fund affordable housing projects requires that previously-budgeted CDBG and HOME funds be reprogrammed, which requires the submission of a Substantial Amendment to the US Department of Housing and Urban Development; and

WHEREAS, for 2022, the City of Kansas City Missouri, intends to submit a Five-Year Consolidated Plan and a One-Year Action Plan, an application to the four programs pursuant to and in accordance with Title I of the National Affordable Housing Act of 1990, as amended, and appropriate administrative rules and regulations promulgated and adopted under such Act; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

Section 1 That the 2022-2026 Five-Year Consolidated Plan and the 2022 One-Year Action Plan budget, prepared pursuant to the National Affordable Housing Act of 1990, as amended, is attached hereto in summary, is hereby approved.

Section 2. That any that the Substantial Amendment, prepared pursuant to the National Affordable Housing Act of 1990, as amended, a copy of which in substantial form is attached hereto and made a part hereof, is hereby approved.

Section 3. That the Mayor, on behalf of the City of Kansas City, Missouri, is hereby authorized to execute and submit the aforesaid 2022 Action Plan and the 2022-2026 Five-Year Consolidated Plan to the United States Department of Housing and Urban Development upon notice of entitlement funding levels through the Housing and Community Development Department;

Section 4. That the City Council hereby certifies that said 2022 Action Plan has been prepared and will be submitted to the U.S. Department of Housing and Urban Development pursuant to and in accordance with the Department's rules and regulation;

Section 5. That the City Council hereby certifies that said Plan has been prepared and will be submitted to the U.S. Department of Housing and Urban Development pursuant to and in accordance with the Department's rules and regulations, including but not limited to Title 24 Section 570.301 through and including 570.306 of the Code of Federal Regulations.

..end

LEGISLATIVE FACT SHEET		Legislation Number:	220162		
		Approval Deadline:			
LEGISLATION IN BRIEF:					
What is the reason for this legislation?		Fact Sheet Color Codes User Entered Field User Select From Menu For OMB Use			
		Sponsor(s)			
		Programs, Departments, or Groups Affected			
		Sub-Program in Budget (page #)			
		Applicants/ Proponents	City Department		
			Other		
		Staff Recommendation			
		Board or Commission Recommendation			
		Future Impacts			
		Cost of Legislation current Fiscal Year			
		Costs in Future Fiscal Years?			
Annual Revenue Increase/Decrease					
Citywide Business Plan Goal		Applicable Dates:			
Citywide Business Plan Objective		Prepared by:			
Citywide Business Plan Strategy		Date Prepared:			
		Reviewed by:			
		Date Reviewed			
		Reference Numbers			

	B	C	D	E	F	G	H	I	J
1				2022 ACTION PLAN	3/06/2022				
2	2022 CDBG.HOME.ESG.HOPWA Applications & Recommendations								
3	DRAFT	DRAFT	DRAFT	(NOTE: THIS IS A DRAFT; Upon receipt of FINAL HUD ENTITLEMENT FUNDING, AMOUNTS WILL BE ADJUSTED FOR FUNDING INCREASES/DECREASES)					
4	Resources			2021 Action Plan	2022 Action Plan				Total
5	CDBG Entitlement			\$900,000	\$7,900,000				
6	Reprogrammed Funds								
7	Program Income:								
8	- Loan Repayments				\$400,000				
9	Total Resources			\$0	\$8,300,000				
10									
11					2022 Action Plan				
12	Section 108 Debt Repayment								
13	18th and Vine				\$370,000				
14	Oak Point Replacement Housing				\$220,000				
15	Category Total:				\$590,000				
16	Administration (maximum of 20%)								
17	Housing & Planning Administration (HCDD)				\$1,413,184				Funding for salaries/consolidated plan/fair housing; \$200,000 in Consolidated Plan and Fair Housing; and Training
18	Administration Subtotal				\$1,413,184	\$0			Funding for 21 FTE employees and program costs
19									
20		FUNDS REQUESTED		RECOMMENDATIONS					DESCRIPTIONS
21	Public Services								
22	Child Care:								
23	Guadalupe Center	\$83,000.00		\$50,000 *					Quality early childhood education to low-income families from the urban core.
24	Operation Breakthrough	\$75,636.00		\$30,000 *					Childcare Services before and after school
25									
26	Emanuel Family & Child Development	\$200,000.00							Funding for rent and utilities of the day care center
27									
28	Category Total:				\$80,000				
29	Youth Services:								
30	Boys & Girls Clubs of Greater KC	\$85,000.00		\$45,000 *					Funds support youth programming for 1,500 youth. Activities include daily access to meals, academic support, career exposure, internships, college campus visits, mentors and numerous sports leagues.
31	WEB DuBois Learning Center	\$52,500.00		\$40,000 *					Funding Learning Center Programs: Tutoring, Technology, public speaking and leadership.
32	WEB DuBois Learning Center	\$25,000.00		\$0					Assist households with adult literacy
33	Mattie Rhodes Centers	\$51,300.00		\$40,000 *					Funding for their Violence Prevention Program in five KCMO schools and an after school program at 148 N. Topping.
34	Rose Brooks Center	\$45,000.00		\$40,000 *					Provides funding for Project Safe; in-school, evidence-based program working to reduce or eliminate high-risk behaviors of violence.
35	aSteam Village	\$45,000.00		\$35,000 *					Youth Development only
36	Category Total:				\$200,000				
37	Senior Services:								
38	Palestine Sr. Citizen Activity Center	\$164,383.00		\$70,000 *					Provide hot meals to senior citizens at Palestine Center and deliver meals to 13 home-bound seniors.
39	Category Total:				\$70,000				
40									
41	Social Services - Other (aka Community Development):								
42	KC Community Gardens	\$74,660.00		\$55,000 *					Funding for community gardening programming for LMI households.
43									
44	Category Total:				\$55,000				
45									
46									
47	Homeless Prevention Services:								
48	Synergy Services	\$80,000.00		\$45,000 *					Homeless Youth Program at their Youth Resilience Center for runaway, homeless and at-risk youth.
49	Guadalupe Center	\$96,600.00		\$75,000 *					Homeless Youth Program at their Youth Resilience Center for runaway, homeless and at-risk youth.
50	Sheffield Place	\$60,000.00		\$50,000 *					To support facilities operations expenses and aftercare services. Also will support an Aftercare Case Manager who facilitates continued case management for clients who graduate from the program.

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51	Amethyst Place	\$75,000.00		\$70,000 *			Support to women recovering from drug and alcohol addiction and to their children. Support families overcome significant trauma and develop essential life skills.
52	reStart, Inc.	\$78,271.00		\$45,000 *			Supports their Emergency Shelter and Housing Solutions Center programming to move persons that are homeless and chronically homeless into emergency shelter and permanent housing to prevent future homelessness.
53	Community Assistance Council	\$328,869.00		\$70,000 *			Homeless prevention. Provide financial assistance to clients for delinquent rent, mortgage, and utilities. Also provide food and clothes closet.
54	Benilde Hall	\$85,350.00		\$50,000 *			Provide transitional housing, substance abuse and mental health treatment, and a work therapy program to homeless adult men.
55	Legal Aid of Western Missouri	\$197,648.00		\$80,000 *			Provide legal advice/counsel to tenants on their way to landlord-tenant dockets and defense against unlawful evictions
56	Metropolitan Lutheran Ministry	\$100,000.00		\$45,000			Rental Assistance/Eviction Prevention and Housing Stability
57	Journey to New Life	\$385,000.00		\$60,000			Homeless Prevention for incarcerated individuals
58							
59	Reconciliation Services	\$250,000.00		\$0			Social and mental health services program for clients; rental assistance ??
60	Our Spot KC	\$232,474.00		\$0			Lion House serves LGBTQ community
61	Merging KC	\$2,796,400.00		\$0			
62	Heartland Center for Jobs	\$0.00		\$0			Provides eviction legal defense to tenants facing eviction
63							
64	Housing Counseling						
65	Greater KC Housing Info. Center	\$221,914.00		\$85,000 *			To provide housing needs to individuals and families seeking guidance based on housing or financial needs.
66	Credit and Homeownership Empowerment Services	\$175,000.00		\$90,000 *			Funding to provide Home Buyer's Education Program, one-on-one financial coaching, financial education and credit restoration for clients, with the goal to make them mortgage ready.
67							
68	Category Total:			\$765,000			15% of Entitlement
69	Total Public Services	6,064,005.00		\$1,170,000			\$1,185,000
70							
71	Public Facilities & Improvements:	FUNDS REQUESTED		RECOMMENDATIONS			
72							
73	Guadalupe	\$900,502		\$300,000			Energy Efficient Unit for School
74	Hope Faith	\$258,400		\$258,000			Acquire 7 new shower stalls
75	WEB Dubois Learning	\$250,000		\$200,000			Replace Elevator
76	Newhouse	\$120,000		\$120,000			Intake Center
77	Amethyst Place Inc	\$87,616		\$87,616			Playground Equipment
78	WEB Dubois Learning	\$36,200		\$36,200			Replace outdated overhead building lighting
79	Credit & Housing Empowerment Services, Inc	\$350,000		\$100,000			Environmental and Abatement work
80	516W20th Rehab-Westside	\$148,800		\$0			Renovation Work
81	Chavez-Westside	\$55,570		\$0			Renovation Work
82	Community LINC	\$74,475		\$0			Replace Energy Efficient Appliances
83	ASTEAM	\$120,000		\$0			Broadband Installation
84	Our Spot KC	\$525,000		\$0			Operational Cost
85	Rose Brooks	\$90,000		\$0			Renovation of roof and water heater
86	ReStart	\$126,325		\$0			Shelter Maintenance - Bathroom Renovations
87	ReStart	\$8,950		\$0			Kitchen Renovations
88	WEB Dubois Learning	\$200,000		\$0			Replace Portions of a Roof
89	SAVE, Inc	\$765,217		\$0			Renovation of Supportive Housing Campus
90	Total Construction	\$500,000		\$0			Infill Housing
91							
92	Total of Public Facility Improvements			1,101,816			
93							

	B	C	D	E	F	G	H	I	J
94		FUNDS REQUESTED		FUNDS RECOMMENDED					
95	City Housing Repair Services,			\$900,000					Minor home repair and energy improvements to 150 owner occupied households.
96	Accessibility & Energy Improvements								
97	Targeted:								
98									
99									
100	- Key Coalition; Santa Fe Neighborhood; Boston Heights			\$100,000					Provide MHR services to 20 homeowners.
101	- Oak Park			\$100,000					Provide MHR services to 20 homeowners.
102	- Ruskin; Marlborough; Blue Hills			\$100,000					Provide MHR services to 20 homeowners.
103	- Wendell Phillips			\$100,000					Provide MHR services to 20 homeowners.
104									
105									
106	Community Development Corporations & Agencies:								
107	Westside Housing Organization	\$500,000		\$350,000					Services to 30 homeowners in NENEigh.
108	Westside Housing Organization	\$500,000		\$350,000					Services to 30 homeowners in Midtown Neigh.
109	Northland Neighborhoods, Inc	\$500,000		\$500,000					Services to 50 homeowners in Northland
110	Ivanhoe Neighborhood Council	\$150,000		\$150,000					Services to 25 homeowners in Ivanhoe
111	The Whole Person	\$198,000		\$100,000					Accessibility funding
112	Metropolitan Lutheran Ministry	\$100,000		\$0					
113									
114	Category Total:	\$3,000,000	\$0	\$2,750,000					
115	Housing Developments - Single Family Homes:								
116	KC HOMES Project		\$200,000.00						Includes 2 HOMES in Key Coalition, Blue Hills/Marlborough
117	Elimination Slum and Blight		\$200,000.00						Various Targeted Neighborhoods
118	CHES			\$350,000					Acquisition of Community Benefit Space
119	Posada-Westside	\$776,710		\$300,000					Multifamily housing; Elevator and conditioning unit replacement
120	Chavez-Westside	\$55,570		\$0					Maintenance of multifamily units
121	516W20th Rehab-Westside	\$148,800		\$0					Maintenance of multifamily units
122	UNI	\$75,000		\$75,000					Demolition of blighted structure
123									
124	Parade Park		\$500,000						Clearing Site and Infrastructure
125									
126									
127									
128									
129	Category Total:		\$900,000.00	\$725,000					
130	Total Housing			\$3,475,000					
131									
132									
133	Fair Housing - Administration								
134	Supportive Housing Training			\$100,000					
135	Housing Mobility Program			\$50,000					
136									
137	Total:			\$150,000					
138	Economic Development:								
139	Section 3 Jobs & Contractor Development	\$100,000		\$100,000					Trainings and Workshops; Materials
140	Hispanic Economic Development Corp.	\$100,000		\$100,000					Microenterprise NE
141	Hispanic Economic Development Corp.	\$100,000		\$100,000					Microenterprise Westside
142									support vocational training, employment, and recruitment services
143	Strategic Workforce	\$175,000		\$100,000					
144									
145	Total:	\$300,000		\$400,000					
146	Total CDBG Requests & Recommendations:		\$900,000	\$8,300,000	0				
147									
148									0
149									
150									
151									
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159									
160									
161									

	B	C	D	E	F	G	H	I	J
162	2022 HOME Applications & Recommendations								
163									
164	Resources		2021 Action Plan	2022 Action Plan					
165	2022 Entitlement (Estimated)			\$2,300,000					
166	Reprogrammed Funds								
167	Program Income								
168	Loan Repayments			\$400,000	***				
169									
170	2021 Action Plan-Multifamily/Single Family		\$2,869,000						
171	Total			\$2,700,000					
172									
173									
174				2022 Action Plan					Activities Recommended for Funding
175	HCDD Administration								
176	- Administration (10% of Entitlement Funds)			\$230,000.00					Administration (10% of Entitlement Funds) \$50k Fair Housing Planning
177	Category Total:			\$230,000.00					
178		Requested Amt	2021 Projects	2022 Recommendation					
179	Single Family								
180	KC HOMES Project								
181	Sheffield Place	99,000	99,000						Acquire & Rehab 1 Home In NE Area
182	Little Sisters of the Poor	-	375,000	500,000					Build 4 new houses on the Little Sisters of the Poor Site
183	Key Coalition Homes	-	300,000	400,000					Build 4 new houses in Key Coalition
184	Mattie Rhodes Single Family Homes	279,601	235,000	150,000					NEAT Program-Single Family Home
185	Oikas/Marlborough	90,000	0	90,000					
186	Oikas/Marlborough	90,000	90,000						New Construction 7915 Virginia Ave
187	Habitat for Humanity	1,080,000	300,000						Build 2 new houses (CHDO project)
188									
189	Habitat for Humanity	771,820	\$0						Construct 2 single family homes on 24th and 23rd street
190	CHES	750,000	\$0						Construct 3 single family homes
191	Urban Building Solutions	682,726	\$0						Construct single family homes
192	Total Construction	341,000	\$0						Incomplete application
193									
194									
195	Category Total:	558,601	1,399,000	1,140,000					
196									
197	Multi-Family	Requested Amt	2021 Projects	2022 Recommendations					
198									
199	Ivanhoe and Footprints	800,000	370,000						New Construction 24 Bd transitional housing for veterans
200	Community Builders	1,200,000	600,000						New Construction 24 Chick School
201	East Linwood & Troost	500,000	500,000						62 Units of new apts & townhomes
202	Ameythst Place.	1,000,000		1,000,000					
203	GEM Theatre	861,650		300,000					Develop 5 live/work townhomes
204	Oak Park	1,900,000		\$0					Construction of 35 affordable townhome units
205	Hispanic Economic Development	400,000		\$0					Redevelop 29th and Belleview
206	SAVE Inc.	765,217		\$0					Several locations of housing units
207	Total Construction	341,000		\$0					Infill homes
208									
209									
210									
211									
212	Category Total:	7,767,867	1,470,000	1,300,000					
213									
214	Multi-Family Reserve Fund		2,869,000	30,000					
215	Category Total:		\$2,869,000	\$2,700,000					
216	(NOTE: Upon receipt of final HUD Entitlement amounts this line item will be adjusted to account for funding increases or decreases.)								
217	Total HOME Requests and Recommendations:			\$5,569,000					

	B	C	D	E	F	G	H	I	J
218									
219									
220	2022 ESG Applications and Recommendations								
221	Resources			2022 Action Plan					
222	Entitlement			\$640,000					
223		Funds Requested						Activities	
224				2022 Action Plan					
225	HCDD Staffing			\$48,000				Administration 7.5% Maximum for training, administration of payment processing and monitoring	
226	Benilde Hall	75,000		62,000				Funding for food and utility expenses.	
227	Community Assistance Council	240,000		64,800				Funding for rental assistance and financial assistance	
228	Community LINC	265,498		0				Not Funded	
229	Hope Faith	100,000		0				Not Funded	
230	Hope Faith	147,000		0				Not Funded	
231	Journey to New Life	182,000		90,725				Funding for portion of 1 FTE case mgr salary and rental assistance and financial assistance.	
232	Journey to New Life	104,580		58,019				Funding for essential services for shelter. A Portion of 2 FTE case mgr salary.	
233	Metropolitan Lutheran Ministries	75,000		0				Not funded	
234	Our Spot KC	129,848		0				Not Funded	
235	Newhouse, Inc	75,000		0				Not Funded	
236	ReStart	40,000		30,000				Funding for essential services a portion of 1 FTE case mgr's salary.	
237	ReStart	40,000		0				Not funded	
238	Rose Brooks Center	120,753		81,000				Funding for shelter equipment lease, liability insurance, utilities, phone.	
239	Rose Brooks Center	86,216		80,456				Funding for portion of 2 FTE case mgr's salary and rental and financial assistance.	
240	SAVE Inc.	205,697		75,000				Funding for Essential Services a portion of 2 FTE case mgr positions.	
241	Synergy Services	62,000		50,000				Funding for shelter utilities, maintenance, phone, supplies, food, bldg ins.	
242	Sheffield Place	5,000						Not funded	
243									
244	TOTAL ESG FUNDING			\$640,000					
245		1,953,592							
246	2021 ESG Requests and Recommendations:			\$640,000					
247									
248	2019 HOPWA Applications & Recommendations								
249				2022 Action Plan					
250	Resources								
251	Entitlement			\$1,829,088					
252									
253		Funds Requested	Staff Recommendations	Affordable Housing				Activities Recommended for Funding	
254	KCHD Administration (3%)			\$54,872				Expenses for Health Department to administer grant	
255	Short Term Housing - Gap Lodging			\$50,000	13			Short-term, immediate, emergency housing assistance via hotel vouchers	
256	Supportive Services			\$52,500				Support services to increase housing stability (e.g. employment/job training or job coaching, resume development, job search assistance, budgeting, money management)	
257	Transitional Housing - reStart, Inc.			\$207,716	30			Transitional Housing assistance (up to 24 months)	
258	Resource Identification			\$64,000				System-level efforts to establish, coordinate and/or develop housing assistance resources, staff training, and coordination with the Ryan White HIV Care System and local Continuum of Care systems. housing assistance resources.	
259	Rental Assistance - SAVE, Inc.			\$1,400,000	257			Mortgage and Utility Assistance; Permanent Housing Placement	
260	2022 HOPWA Requests and Recommendations:			\$1,829,088		300			
261				\$1,829,088					
262									
263									
264	TOTAL ALL PROGRAMS			\$15,472,272					

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46									
47									
48									
49									
50	Homeless Prevention Services:								
51	Synergy Services	\$80,000.00			\$45,000 *				Homeless Youth Program at their Youth Resilience Center for runaway, homeless and at-risk youth.
52	Guadalupe Center	\$96,600.00			\$75,000 *				Homeless Youth Program at their Youth Resilience Center for runaway, homeless and at-risk youth.

	B	C	D	E	F	I	J
53	Sheffield Place	\$60,000.00		\$50,000 *			To support facilities operations expenses and aftercare services. Also will support an Aftercare Case Manager who facilitates continued case management for clients who graduate from the program.
54	Amethyst Place	\$75,000.00		\$70,000 *			Support to women recovering from drug and alcohol addiction and to their children. Support families overcome significant trauma and develop essential life skills.
55	reStart, Inc.	\$78,271.00		\$45,000 *			Supports their Emergency Shelter and Housing Solutions Center programming to move persons that are homeless and chronically homeless into emergency shelter and permanent housing to prevent future homelessness.
56	Community Assistance Council	\$328,869.00		\$70,000 *			Homeless prevention. Provide financial assistance to clients for delinquent rent, mortgage, and utilities. Also provide food and clothes closet.
57	Benilde Hall	\$85,350.00		\$50,000 *			Provide transitional housing, substance abuse and mental health treatment, and a work therapy program to homeless adult men.
58	Legal Aid of Western Missouri	\$197,648.00		\$80,000 *			Provide legal advice/counsel to tenants on their way to landlord-tenant dockets and defense against unlawful evictions
59	Metropolitan Lutheran Ministry	\$100,000.00		\$45,000			Rental Assistance/Eviction Prevention and Housing Stability
60	Journey to New Life	\$385,000.00		\$60,000			Homeless Prevention for incarcerated individuals
61							
62	Reconciliation Services	\$250,000.00		\$0			Social and mental health services program for clients; rental assistance ??
63	Our Spot KC	\$232,474.00		\$0			Lion House serves LGBTQ community
64	Merging KC	\$2,796,400.00		\$0			
65	Heartland Center for Jobs	\$0.00		\$0			Provides eviction legal defense to tenants facing eviction
66							
67	<u>Housing Counseling</u>						
68	Greater KC Housing Info. Center	\$221,914.00		\$85,000 *			To provide housing needs to individuals and families seeking guidance based on housing or financial needs.
69	Credit and Homeownership Empowerment Services	\$175,000.00		\$90,000 *			Funding to provide Home Buyer's Education Program, one-on-one financial coaching, financial education and credit restoration for clients, with the goal to make them mortgage ready.
70							
71	Category Total:			\$765,000			15% of Entitlement
72	Total Public Services	6,064,005.00		\$1,170,000			\$1,185,000
73							
74	Public Facilities & Improvements:	FUNDS REQUESTED		RECOMMENDATIONS			
75							
76	Guadalupe	\$900,502		\$300,000			Energy Efficient Unit for School
77	Hope Faith	\$258,400		\$258,000			Acquire 7 new shower stalls
78	WEB Dubois Learning	\$250,000		\$200,000			Replace Elevator
79	Newhouse	\$120,000		\$120,000			Intake Center
80	Amethyst Place Inc	\$87,616		\$87,616			Playground Equipment
81	WEB Dubois Learning	\$36,200		\$36,200			Replace outdated overhead building lighting
82	516W20th Rehab-Westside	\$148,800					Renovation Work
83	Chavez-Westside	\$55,570					Renovation Work
84	Community LINC	\$74,475					Replace Energy Efficient Appliances
85	ASTEAM	\$120,000					Broadband Installation
86	Our Spot KC	\$525,000					Operational Cost
87	Rose Brooks	\$90,000					Renovation of roof and water heater
88	ReStart	\$126,325					Shelter Maintenance - Bathroom Renovations
89	ReStart	\$8,950					Kitchen Renovations
90	WEB Dubois Learning	\$200,000					Replace Portions of a Roof
91	SAVE, Inc	\$765,217					Renovation of Supportive Housing Campus
92	Total Construction	\$500,000					Infill Housing
93							

	B	C	D	E	F	G	H	I	J
94	Total of Public Facility Improvements			1,001,816					
95									
96	City Housing Repair Services,			\$900,000					Minor home repair and energy improvements to 150 owner occupied households.
97	Accessibility & Energy Improvements								
98	Targeted:								
99									
100									
101	- Key Coalition; Santa Fe Neighborhood; Boston Heights			\$100,000					Provide MHR services to 20 homeowners.
102	- Oak Park; Southtop Neighborhoods			\$100,000					Provide MHR services to 20 homeowners.
103	- Ruskin; Marlborough; Blue Hills			\$100,000					Provide MHR services to 20 homeowners.
104	- Wendell Phillips			\$100,000					Provide MHR services to 20 homeowners.
105									
106									
107	Community Development Corporations & Agencies:								
108	Westside Housing Organization	\$500,000		\$350,000					Services to 50 homeowners in NENEigh.
109	Westside Housing Organization	\$500,000		\$350,000					Services to 50 homeowners in Midtown Neigh.
110	Northland Neighborhoods, Inc	\$500,000		\$500,000					Services to 50 homeowners in Northland
111	Ivanhoe Neighborhood Council	\$150,000		\$150,000					Services to 25 homeowners in Ivanhoe
112	The Whole Person	\$198,000		\$100,000					Accessibility funding
113	Metropolitan Lutheran Ministry	\$100,000		\$0					
114									
115	Category Total:	\$3,000,000	\$0	\$2,750,000					
116	Housing Developments - Single Family Homes/Blight Elimination								
117	KC HOMES Project		\$200,000.00						Includes 2 HOMES in Key Coalition, Blue Hills/Marlborough
118	Elimination Slum and Blight		\$200,000.00	\$100,000					Various Targeted Neighborhoods
119	CHES			\$350,000					Acquisition of Community Benefit Space
120									
121	Posada-Westside	\$776,710		\$300,000					Multifamily housing; Elevator and conditioning unit replacement
122	Chavez-Westside	\$55,570		\$0					Maintenance of multifamily units
123	516W20th Rehab-Westside	\$148,800		\$0					Maintenance of multifamily units
124	UNI	\$75,000		\$75,000					Demolition of blighted structure
125									
126									
127	Parade Park		\$500,000						Clearing Site and Infrastructure
128									
129	Category Total:		\$900,000.00	\$825,000					
130	Total Housing			\$3,575,000					
131									
132	Fair Housing - Administration								
133	Supportive Housing Training			\$100,000					
134	Housing Mobility Program			\$50,000					
135									
136	Total:			\$150,000					
137	Economic Development:								
138	Section 3 Jobs & Contractor Development	\$100,000		\$100,000					Trainings and Workshops; Materials
139	Hispanic Economic Development Corp.	\$100,000		\$100,000					Microenterprise-NE
140	Hispanic Economic Development Corp.	\$100,000		\$100,000					Microenterprise-Westside
141	Strategic Workforce	\$175,000		\$100,000					support vocational training, employment, and recruitment services
142									
143	Total:	\$300,000		\$400,000					
144									
145	Total CDBG Requests & Recommendations:		\$900,000	\$8,300,000	0				
146									
147									0
148									
149									
150									
151									
152									
153	2022 HOME Applications & Recommendations								
154									
155	Resources		2021 Action Plan	2022 Action Plan					
156	2022 Entitlement (Estimated)			\$2,300,000					
157	Reprogrammed Funds								
158	Program Income								
159	Loan Repayments			\$400,000			***		
160									

	B	C	D	E	F	I	J
161	2021 Action Plan-Multifamily/Single Family		\$2,959,000				
162	Total			\$2,700,000			
163							
164							
165				2022 Action Plan			Activities Recommended for Funding
166	HCDD Administration						
167	- Administration (10% of Entitlement Funds)			\$230,000.00			Administration (10% of Entitlement Funds) \$50k Fair Housing Planning
168	Category Total:			\$230,000.00			
169		Requested Amt	2021 Projects	2022 Recommendation			
170	Single Family						
171	KC HOMES Project						
172	Sheffield Place	99,000	99,000				Acquire & Rehab 1 Home In NE Area
173	Little Sisters of the Poor	-	375,000	400,000			Build 4 new houses on the Little Sisters of the Poor Site
174	Key Coalition Homes	-	300,000	300,000			Build 4 new houses in Key Coalition
175	Mattie Rhodes Single Family Homes	279,601	235,000	150,000			NEAT Program-Single Family Home
176	Oikas/Marlborough	90,000		90,000			New Construction 1400 E 80th St.
177	Oikas/Marlborough	90,000	90,000				New Construction 7915 Virginia Ave
178	Habitat for Humanity	1,080,000	300,000				Build 2 new houses (CHDO project)
179							
180	Habitat for Humanity	771,820		230,000			Construct 4 single family homes on 24th and 23rd street
181	CHES	750,000		0			Construct 3 single family homes
182	Urban Building Solutions	682,726		0			Construct Single family homes
183	Total Construction	341,000		0			Incomplete application
184							
185							
186	Category Total:	558,601	1,399,000	1,170,000			
187							
188	Multi-Family						
189							
190	Ivanhoe and Footprints	800,000	370,000				New Construction 24 Bd transitional housing for veterans
191	Community Builders	1,200,000	600,000				New Construction 24 Chick School
192	East Linwood & Troost	500,000	500,000				62 Units of new apts & townhomes
193	Ameythst Place.	1,000,000		1,000,000			Supportive Housing for families
194	GEM Theatre	861,650		300,000			Develop 5 live/work townhomes
195	Oak Park	1,900,000					Construction of 35 affordable townhome units
196	Hispanic Economic Development	400,000					Redevelop 29th and Belleview
197	SAVE Inc.						Several locations of housing units
198	Urban Building Solutions						Infill homes
199							
200							
201							
202							
203							
204							
205	Category Total:	6,661,650	1,470,000	1,300,000			
206	Multi-Family Reserve Fund		2,869,000	0			
207	Category Total:		\$2,869,000	\$2,700,000			
208	(NOTE: Upon receipt of final HUD Entitlement amounts this line item will be adjusted to account for funding increases or decreases.)						
209	Total HOME Requests and Recommendations:			\$5,569,000			

	B	C	D	E	F	G	H	I	J
210									
211									
212	2022 ESG Applications and Recommendations								
213	Resources			2022 Action Plan					
214	Entitlement				\$640,000				
215									
216	Funds Requested			2022 Action Plan			Activities		
217									
218	HCDD Staffing				\$48,000			Administration 7.5% Maximum for training, administration of payment processing and monitoring	
219	Benilde Hall	75,000			62,000			Funding for food and utility expenses.	
220	Community Assistance Council	240,000			64,800			Funding for rental assistance and financial assistance	
221	Community LINC	265,498			0			Not Funded	
222	Hope Faith	100,000			0			Not Funded	
223	Hope Faith	147,000			0			Not Funded	
224	Journey to New Life	182,000			90,725			Funding for portion of 1 FTE case mgr salary and rental assistance and financial assistance.	
225	Journey to New Life	104,580			58,019			Funding for essential services for shelter. A Portion of 2 FTE case mgr salary.	
226	Metropolitan Lutheran Ministries	75,000			0			Not funded	
227	Our Spot KC	129,848			0			Not Funded	
228	Newhouse, Inc	75,000			0			Not Funded	
229	ReStart	40,000			30,000			Funding for essential services a portion of 1 FTE case mgr's salary.	
230	ReStart	40,000			0			Not funded	
231	Rose Brooks Center	120,753			81,000			Funding for shelter equipment lease, liability insurance, utilities, phone.	
232	Rose Brooks Center	86,216			80,456			Funding for portion of 2 FTE case mgr's salary and rental and financial assistance.	
233	SAVE Inc.	205,697			75,000			Funding for Essential Services a portion of 2 FTE case mgr positions.	
234	Synergy Services	62,000			50,000			Funding for shelter utilities, maintenance, phone, supplies, food, bldg ins.	
235	Sheffield Place	5,000						Not funded	
236									
237	TOTAL ESG FUNDING				\$640,000				
238		1,953,592							
239									
240	2022 ESG Requests and Recommendations:			\$640,000					
241									
242	2022 HOPWA Applications & Recommendations								
243	Resources			2022 Action Plan					
244	Entitlement				\$1,829,088				
245									
246			Funds Requested	Staff Recommendations	Affordable Housing	Activities Recommended for Funding			
247									
248	KCHD Administration (3%)				\$54,872			Expenses for Health Department to administer grant	
249	Short Term Housing - Gap Lodging				\$50,000	13		Short-term, immediate, emergency housing assistance via hotel vouchers	
250	Supportive Services				\$52,500			Support services to increase housing stability (e.g. employment/job training or job coaching, resume development, job search assistance, budgeting, money management)	
251	Transitional Housing - reStart, Inc.				\$207,716	30		Transitional Housing assistance (up to 24 months)	
252	Resource Identification				\$64,000			System-level efforts to establish, coordinate and/or develop housing assistance resources, staff training, and coordination with the Ryan White HIV Care System and local Continuum of Care systems. housing assistance resources.	
253	Rental Assistance - SAVE, Inc.				\$1,400,000	257		Tenant-Based Rental Assistance; Short-term Rent Mortgage and Utility Assistance; Permanent Housing Placement	
254	2022 HOPWA Requests and Recommendations:			\$1,829,088					

	B	C	D	E	F	I	J
255				\$1,829,088	300		
256							
257							
258	TOTAL ALL PROGRAMS			\$15,472,272			



Linwood Gardens, a 32-unit property adjacent to Linwood Presbyterian Church on Linwood Boulevard and Michigan Ave

KCMO HOUSING

Summary Report of the Consolidated Plan, Market Analysis, and Fair Housing Report Summary March 2022



Housing and Community Development Department

City of Kansas City, Missouri
4400 Martin Luther King Blvd, 2nd Floor
Kansas City, MO 64130

03/29/2022

THE 5 YEAR CONSOLIDATED PLAN SUMMARY

The Consolidated Plan is designed to help states and local jurisdictions to assess their affordable housing and community development needs and market conditions, and to make data-driven, place-based investment decisions.

INTRODUCTION

The City of Kansas City, Missouri, has prepared a Five-Year Consolidated Plan (the “Plan”) for 2022–2027. The Plan is a requirement for federal funding by the U.S. Department of Housing and Urban Development (HUD); and it covers planned investments in four entitlement programs including the Community Development Block Grant (CDBG), Home Investment Partnership (HOME), Housing Opportunities for Persons with AIDS (HOPWA) and the Emergency Solutions Grant (ESG). The Plan documents a local jurisdiction’s assessment of their affordable housing and community development needs and market conditions, allowing them to make data-driven, place-based investment decisions. Requirements of the Plan include a needs assessment, housing market analysis, and fair housing analysis among other HUD requirements.

The Mid-America Regional Council (MARC) along with the Housing and Community Development Department, prepared the needs assessment, the housing market analysis, the fair housing analysis, and an outreach and engagement process which yielded policy recommendations for the city.

The city identified 11 target neighborhood areas for additional analysis. The city selected these neighborhoods because they represent areas where there are concentrations of minority and low-income persons, as well as opportunities to build on assets. The target neighborhoods included: Washington-Wheatley/Wendell Phillips, Northeast, KC-CUR, Mt. Cleveland, St. Michaels/ Vineyard, Blue Hills, Bannister, South Roundtop, 49/63 Neighborhood, and Blenheim/Marlborough.

FIVE-YEAR KCMO CONSOLIDATED PLAN GOALS & OBJECTIVES

The *Consolidated Plan* provides an overall strategy for the use of federal and local resources to address its housing, community, and special needs objectives. The plan’s proposed policy and goal setting approach according to the following directives:

- Incorporates the City Council’s Housing and Healthy Communities goal, as stated in the 2020 – 2024 Citywide Business Plan:

To support the development, maintenance, and revitalization of sustainable, stable, and healthy communities through equitable policies and programs aimed at improving housing, neighborhoods, and health care services in all areas throughout the City.

The US Department of Housing and Urban Development policies and requirements for increasing the supply of affordable housing for low to moderate-income areas and families is a key component of the overall strategy for the use of federal resources. These resources provide for the creation and preservation of housing; financing of homeownership opportunities; housing opportunities for homeless individuals and families; special needs and supportive housing; housing mobility objectives; public service activities that include housing assistance, housing counseling, day care, eviction prevent and economic development activities. The funding continues to serve those families that are at the lower income levels and in need of services.

GOALS AND STRATEGIES FOR THE FIVE-YEAR CONSOLIDATED PLAN ARE AS FOLLOWS:

Goal 1: Create and fund a Housing Trust Fund that will work in partnership with federal and philanthropic resources to have a catalytic impact to create and preserve units and provide the needed funding to meet the needs of households at the lowest income levels and of those who need supportive services.

Strategies

1. Use federal funding and stakeholder partnerships to leverage the Housing Trust Fund and increase the supply of affordable housing.
2. Establish policies for the use of the Housing Trust Fund and processes for evaluating funding requests.
3. Grow the Housing Trust Fund by setting annual funding goals and designating sources of funds.

Goal 2: Maintain and strengthen relationships with Missouri officials.

Strategies

1. Meet regularly to discuss housing needs and solutions to increase the level of resources and funding support.
2. Engage and share information with key public officials to express the needs of Kansas City and how state programs and services can support Kansas City.
3. Push for stronger housing policies and legislation at the state and federal levels.

Goal 3: Develop plans and strategies for affordable housing in transit corridors with close proximity to education, health care, jobs, and retail to give residents increased access jobs and social services.

Strategies

1. Continue implementing the ROAD Forward housing mobility program to ensure housing for those most in need are located near corridors with schools, access to health care, and jobs.
2. Provide incentives for affordable housing along transit corridors.
3. Provide incentives for rental housing for older adult households in targeted areas around health care facilities.

Goal 4: Address barriers to securing affordable, safe, and decent rental housing for those low and very low incomes.

Strategies

1. Develop an effective marketing program and provide training, workshops, education, and other opportunities for low-income renters to assist them with resources, knowledge of their rights, and other service opportunities.
2. Implement a Housing Locator to help with locating housing units and resources around the city and across the metropolitan area.
3. Pass local legislation making a source of income a protected category by the City.
4. Provide ongoing eviction assistance and homeless prevention services through partnering with key agencies, thus creating a strong system to reduce evictions. Explore funding sources to review and regularly update housing and eviction data.
5. Continue the relationship with the Housing Authority of Kansas City to increase the number of publicly owned housing units and other affordable resources to serve very low and low-income residents.
6. Complete the Choice Neighborhood Initiative and find additional ways to add federal funding to benefit Kansas City and its residents.
7. Obtain and provide federal, state, and local resources for rent and utility assistance, case management and staffing.

GOALS AND STRATEGIES FOR THE FIVE-YEAR CONSOLIDATED PLAN ARE AS FOLLOWS:

Goal 5: Continue creating redevelopment efforts and provide sustainable and vibrant neighborhoods through community led housing creation.

Strategies

1. Create infill housing through the use of repurposed buildings and Land Bank owned vacant lots
2. Support redevelopment efforts on large vacant tracts of land.
3. Promote mixed-income housing and homeownership for first-time homebuyers.
4. Create housing that supports residents with services and job creation.
5. Provide Minor Home Repair and evaluate how we can provide additional resources.

Goal 6: Increase opportunities for homeownership at all income levels.

Strategies

1. Develop and implement a homeownership program that assists existing homeowners and first-time buyers. Pilot the program in targeted areas.
2. Dedicate funding for targeted down payment assistance of up to 10%, 15%, and 20% down payments in areas as guided by the Market Value Analysis data.
3. Build capacity at housing counseling agencies to assist potential homebuyers and build relationships with local realtors.
4. Coordinate with the Housing Authority's Housing Choice Voucher Homeownership Program to enable Kansas City voucher clients to purchase their own homes utilizing Section 8 voucher payments.
5. Coordinate with corporate and financial institutions and others to enhance the homeownership opportunities for low to moderate-income families.

Goal 7: Implement housing preservation recommendations

Strategies

1. Continue with the work of the Housing Preservation Task Force and work with groups that provide preservation funding, such as LISC, IFF, NOAH (Naturally Occurring Affordable Housing), MHDC and others.
2. Create a Loan/Grant Pool or an innovative option for helping to preserve small multifamily units and those units with expiring use agreements.
3. Support the creation of housing through the rehabilitation of vacant and blighted residential properties.
4. Develop a notification/tracking strategy where the City will document and track, to the extent possible, expiring assisted housing developments to determine the affordability expiration and the risk factors for losing affordability upon expiration. The City will reach out to the owners of these properties to provide the proper city incentives to keep these units affordable.
5. Continue to assess small multifamily units across distressed census tracts.

Goal 8: Support aging in place programs and housing supportive services

Strategies

1. Leverage existing programs to assist with home repairs and modifications including partnering with the City's Healthy Homes program and area agencies that assist with home modifications.
2. Set priorities for Low Income Housing Tax Credit projects to include units for older adults, non-elderly disabled persons, and special needs populations
3. Build new and renovate existing housing units that reduce mobility barriers.

Goal 9: Increase the understanding of equity around housing access and the understanding of housing rights to ensure equitable housing access.

Strategies

1. Work with local non-profit organizations to gain funding for a Fair Housing Initiatives Program in Kansas City.
2. Assist residents that have been subjected to housing discrimination.
3. Communicate and teach fair housing to tenants, homeowners, realtors, landlords, neighborhood organizations and community development corporations, as identified.

Goal 10: Create a comprehensive strategy and robust infrastructure to address houselessness.

Strategies

1. Leverage funding provided through the Emergency Solutions Grant program
2. Partner with stakeholders to promote and develop more supportive, senior, and veteran housing units.
3. Coordinate with agencies including the Greater Kansas City Coalition to End Homelessness and the KC Houseless Task Force.
4. Create educational opportunities and strategies for the City and its partners around Rapid-Rehousing and outreach to houseless individuals
5. Create additional units to meet the needs of those at risk of being homeless, including youth.
6. Collaborate with partners to provide supportive housing education for developers, asset managers, social service agencies, and others.

Goal 11: Maximize Section 3 and Minority Business Enterprise and Women Business Enterprise participation

Strategies:

1. Continue to train and assist Section 3 Business Concerns.
2. Work with the City's Civil Rights and Equal Opportunity department to set goals for housing projects that support Section 3 and MBE/WBE firms.

HOUSING MARKET ANALYSIS AND NEEDS ASSESSMENT

HOUSING SUPPLY & COSTS

The city's housing supply increased modestly according to the most recent data from American Community Survey (ACS) from 2017 to 2019 by 3,060 units, including 558 single-family and 2,479 apartments. Across the nation and in Kansas City, there continues to be a shortage of both owner and renter units. This is demonstrated through low vacancy rates, low supply of for-sale units, and increasing cost of for-sale and rental units. The most acute shortage of housing in Kansas City is for quality affordable rental housing units for the lowest income renters. This is particularly true for those persons categorized as extremely low-income (0-30% AMI) and within the neighborhood target areas.

Overall, homeowner vacancies were extremely low at 1.5% and renter vacancies were low at 6.2%. According to Comprehensive Housing Affordability Strategy (CHAS) data (2013–2017 five-year data), the percent of housing units affordable to extremely low-income households was only 9% of renter households. Among low-income households (30–50% Area Median Income), only 31% of renters and 16% of owners could afford housing.

Regarding types of units, there is a particularly high demand and need for small apartment buildings (2–19 units) as part of the city's affordable housing stock. However, developers' project costs per unit make small projects less viable. Small business developers often lack access to credit and public funding to support these types of projects. In fact, the supply of units of this size has only increased by 1% since 2017.

Overall, there is a lack of housing units for every income group except for those with incomes above 100% of the household median income. However, there is a significant shortage of housing units for households with low and moderate incomes (50–80% AMI), large families, persons with disabilities, and those located in certain core neighborhoods.

An increase in cost has also contributed to a lack of affordable housing units. Median home values and median rent have increased since 2009. As of 2019, the median home value increased by 27% and since 2009, median monthly rent increased by 36%. Within target neighborhoods, rent per unit increased by 8.6% (median monthly rents from \$945 to \$1048) from 2018Q1 to 2021Q2 compared to the region which increased by 9.9%.

There is a demonstrated need for more affordable rental units, both in and out of city-identified target areas. With a continued shortage of available affordable units, government financial assistance is necessary to encourage private and public housing developers to add affordable housing and compensate for lower rents both within and outside target areas. Additionally, low-income residents will need rent subsidies to afford prevailing rents which seem poised to continue to rise (at least over the short term).

HOUSING STOCK CONDITION AND THE NEED FOR CITY REPAIR PROGRAMS

There is a substantial need for housing rehabilitation for both owner-occupied and rental units in Kansas City, Missouri. This need is shown both in the housing problems identified and the age of housing stock. Over two-thirds of the housing stock is now over 40 years old, one-fifth of the stock was built before 1939, and nearly a third of all households' experience housing problems. HUD standards define housing problems as a lack of kitchen facilities; lack of plumbing facilities; more than one person per room; and the household being cost-burdened (30% for Cost-burdened; 50% for extremely cost-burdened of income devoted to housing costs). Almost 3,000 households live in substandard conditions, meaning they lack complete plumbing and/or kitchen facilities. Housing stock with one or more housing problems tends to be located in older neighborhoods, and many of the units are occupied by low-income households and households of color. Finally, housing problems appear to affect renters more than owners with renters being almost two times more likely to experience a housing problem when compared to owners.

HOUSING STOCK CONDITION AND THE NEED FOR CITY REPAIR PROGRAM

In addition to the HUD-defined housing problems, the age of the housing stock lends itself to other house hazards such as the presence of lead. The presence of lead in dwelling units continues to be an issue, especially for households with children. Units built before 1940 are the most likely group of units to have paint with lead content and units built before 1980 are second most likely to have paint with lead content. The largest likelihood of a risk lead-based paint hazard appeared to be with renters with extremely low income and with owners at 100% or less of the median income. Approximately 52% percent of renters and 57% of owners had one child or more under the age of 6 occupying units built before 1939.

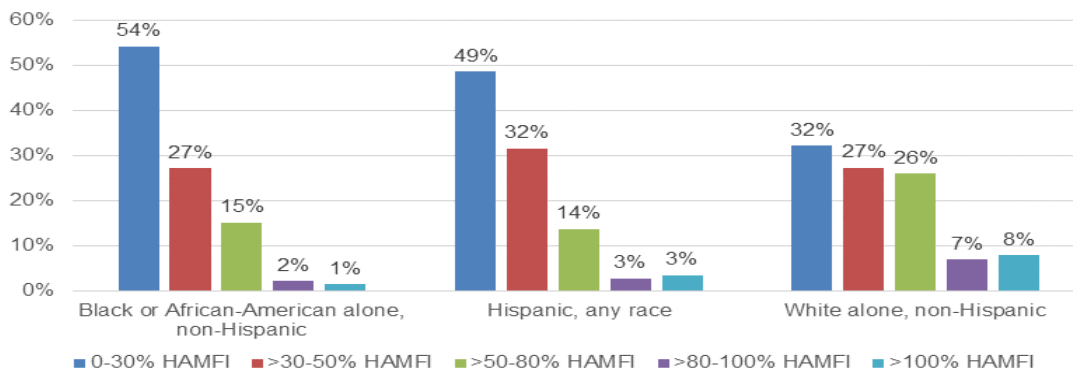
DISPROPORTIONATELY GREATER NEED

HUD identifies disproportionately greater need as any need for a particular race/ethnicity that is more than 10 percentage points above the demonstrated need for the total households within the jurisdiction at an income level. A disproportionately greater need was analyzed by identifying the share of households by race/ethnicity and income level experiencing one or more of the four housing problems identified by HUD. Again, these “housing problems” included housing units lacking complete kitchen facilities; housing units lacking complete plumbing facilities; more than one person per room; or households being cost-burdened.

Overall, CHAS data indicated that the likelihood of households experiencing housing problems was directly linked to lack of income; however, the connection between housing problems and the race/ethnicity of the householder is even greater. In every income group, minority households have greater housing needs than white households. Among extremely low income, low income, and moderate-income groups, all minorities’ households experienced a large disproportionate need with respect to severe housing problems.

This is only made worse when coupled with additional barriers such as poor credit history, prior evictions, and ex-offender status, which were all found to affect the ability to secure rental housing. Additionally, a tight housing market has made the availability of affordable quality rental housing limited. Landlords have also tightened their application requirements for renters, and some low-income households with public housing vouchers experienced difficulty in finding rental housing that meets their needs and where landlords are willing to accept vouchers.

Households with Housing Problems by Race/Ethnicity



HUD Area Median Family Income (HAMFI)

Data Source: CHAS 2017

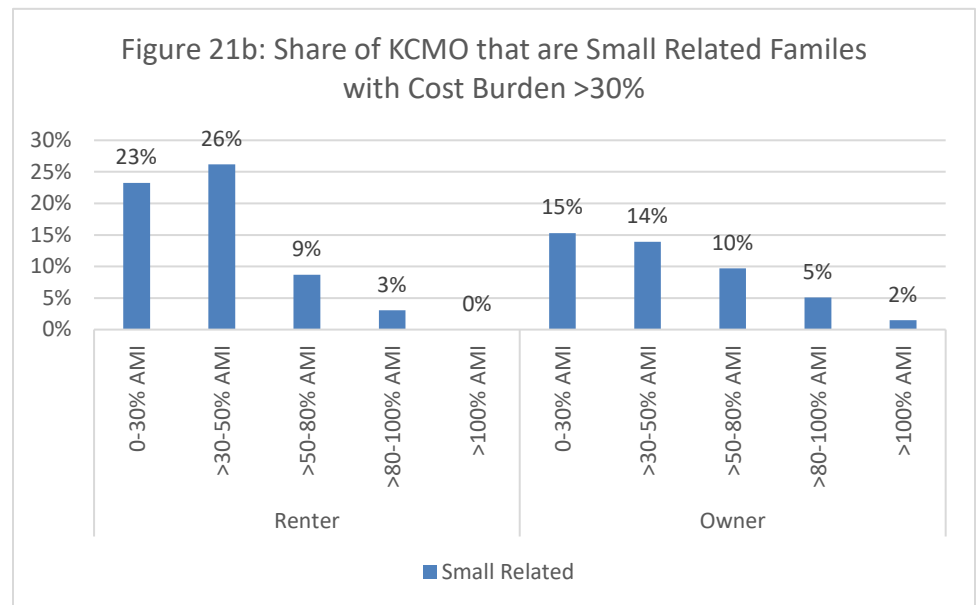
HOUSING COST BURDEN

According to HUD, disproportionate need refers to any need for a certain race/ethnicity that is more than ten percentage points above the need demonstrated for the total households within the jurisdiction at a specific income level. The table below indicates the share of households by race/ethnicity experiencing cost burden (paying 30%-50% of household income towards housing costs) and severe cost burden (paying more than 50% of household income towards housing costs).

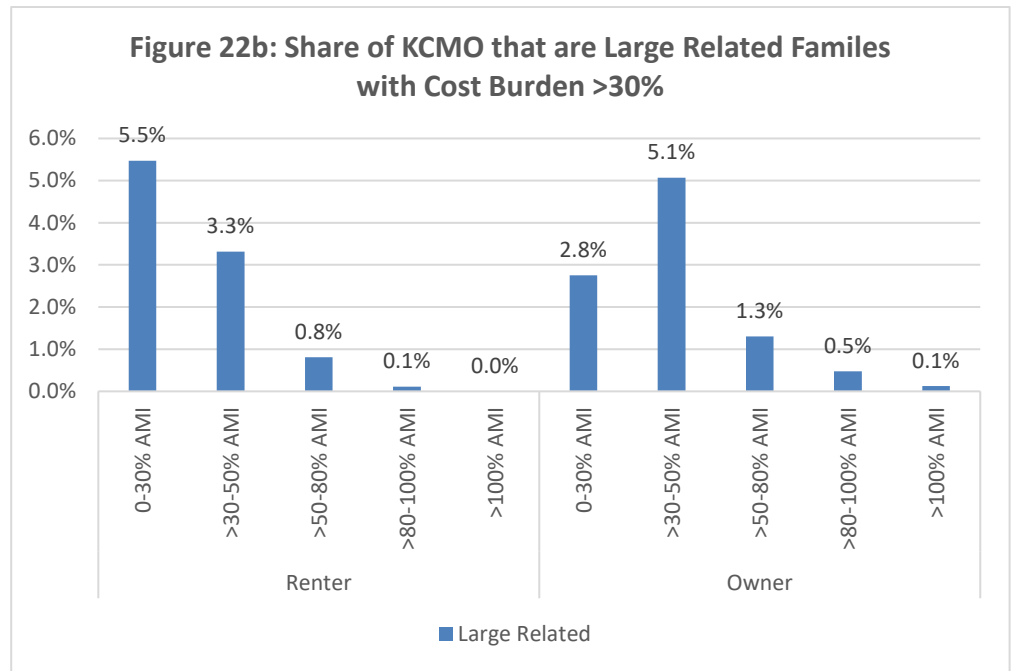
Disproportionate need for each race/ethnicity is determined by calculating the share of the total number of cost-burdened and severely cost-burdened households from each race/ethnicity and comparing that figure to the share of all Kansas City households. Households that are housing cost-burdened, over 30% of their income, have the greatest challenges in finding quality housing that is affordable. Barriers such as poor credit history, prior evictions, and ex-offender status affect the ability to secure rental housing.

Households with income between 0% to 80% of median income are impacted by the housing crisis which reduces their options for securing housing. Limited affordable housing units have made it difficult to secure housing that is safe, sanitary, and affordable in Kansas City. Low-income households with public housing vouchers have had trouble finding rental housing that meets their needs and where landlords are willing to accept vouchers.

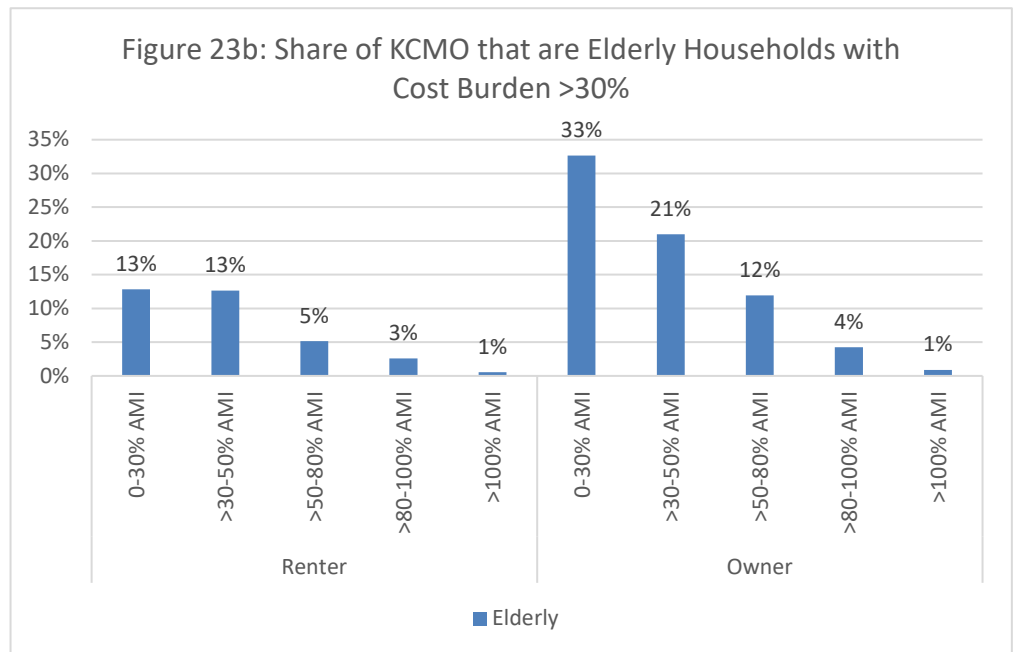
In **Figure 21b**, of all renter households, just under half belong to small-related families and are in the extremely low income and low-income categories, while that percentage is lower for owners, 29 % respectively. There are fewer small-related households in income groups of 50-80% and above with a cost burden.



In **Figure 22b**, of all renter households, 5.5 % belong to large-related families and are in the extremely low-income category with a cost burden greater than 30 %, while that percentage is lower for owners at 2.8 %. The converse is true for the low-income category, as 3.3 % of all renters are in large-related families, while 5.1 % of owners are in large-related families. For moderate-income and above, the share of owners and renters follow a similar pattern in that as income goes up, there are fewer large-related families.

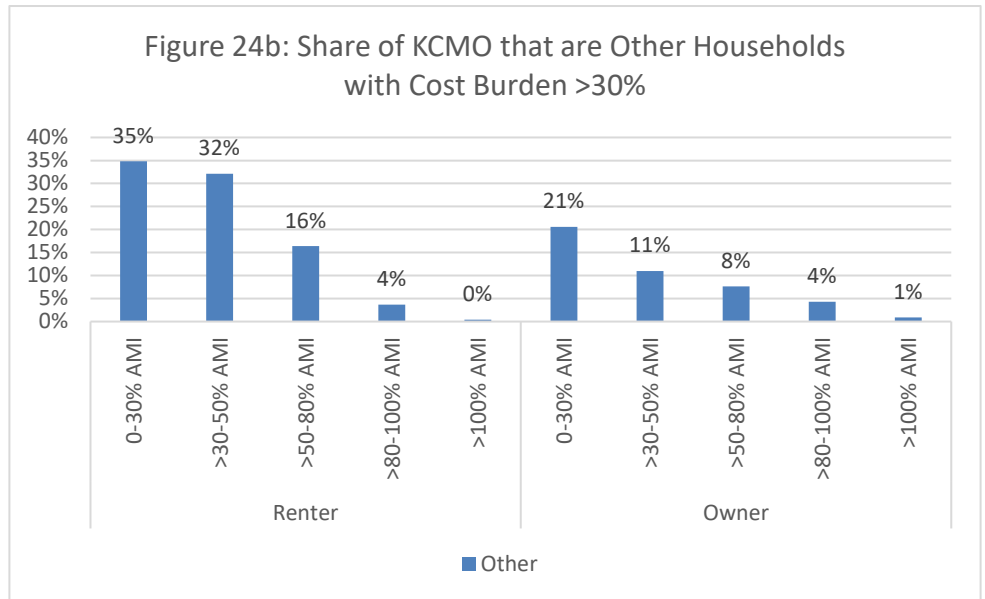


In **Figure 23b**, of all renters, 13 % are elderly households in the extremely low-income category with a cost burden greater than 30 %, while that percentage is higher for owners, 33 %. Overall, one-third of the share of owners within elderly households are in the extremely low-income category while another one-third are concentrated in the low-income and moderate-income categories. The share of elderly renter households who are cost-burdened greater than 30 % is at smaller shares.



HOUSING COST BURDEN CONTINUED

In **Figure 24b**, 35 % of other renter households are in the extremely low-income category with a cost burden greater than 30 %, while that percentage is lower for owners, 21 %. Overall, 67 % of renters that belong to other families with a cost burden greater than 30 % fall into the extremely low income and low-income categories compared to 32 % of owners in the same income categories.



PUBLIC AND ASSISTED HOUSING

The Housing Authority of Kansas City, Missouri (HAKC) offers affordable housing assets including the Public Housing Program (PH) and the Housing Choice Voucher Program (HCV). The Public Housing Program consists of 1,736 units in multi-unit properties, townhomes, and scattered sites within the corporate limits of Kansas City. According to Office of Public and Indian Housing (PIH) Information Center data, public housing had an occupancy rate of 97% with an average monthly rental payment of \$295 and the HCV utilization rate is 99% of allocated funding with an average monthly rental payment of \$282.

The number and quality of public and assisted housing units within the city is unsatisfactory to meet the demand and needs of residents. In particular, certain populations including Black/African Americans, disabled individuals, extremely low-income individuals, and the elderly are disproportionately affected in terms of need.

Due to the limited number of units available and affordability issues within the open market, large waiting lists have been created.

PIH Information Center data indicated that the current waiting list for public housing (September 2021) is 4,661 households and the HCV waiting list is 11,065. The average wait time for housing vouchers was 661 days and the average wait time for public housing was longer at 781 days (wait times increased for families). While these waiting lists and times remain long for residents at large, extremely low-income households were disproportionately affected.

In addition to accessing public housing and HCVs, there are immediate needs for residents of public housing and HCV holders as well. Disabled residents, who make up 38% of public housing and 42% of those served by the HCV program, require case management support to help them maintain a degree of self-sufficiency. Additionally, elderly residents, who comprise 8% of public housing residents, require in-home services to support them in living independently.

The Housing Authority of Kansas City (HAKC) has made numerous strides toward upgrading a number of the affordable housing units they provide and increasing the number of units through the Choice Neighborhoods Program. Due to the advanced age of HAKC's units and budget constraints, a backlog of deferred maintenance exists for public housing. Upgrades are needed in general to improve efficiency and reduce operating expenses.

HOMELESS FACILITIES AND SERVICES

The number of homeless individuals within Kansas City continues to rise due to the negative impacts of COVID-19 and the increasing cost of housing, and these factors continue to disproportionately affect certain populations including minority populations, youth, and families at 30% of median income (AMI) or less. Overall changes in the homeless population, according to annual Point-in-Time counts, show an increase in unsheltered homeless individuals, a decrease in homeless at emergency shelters, and an increase in homeless in transitional housing in 2020.

The decrease in homelessness within emergency shelters can be attributed to restrictions implemented within shelters to curb COVID-19, as well as homeless person's desire to limit contact with one another. Due to continued evictions and a loss of stable housing due to COVID-19, there is a significant need to increase the number of affordable housing units and resources, including mental health resources, that assist unhoused or at-risk households.

There also continues to be a disproportionate number of Black/African Americans that remain unhoused. While they comprise less than a quarter of Jackson County's population, Blacks make up 41% of Kansas City's homeless population and there continues to be a need surrounding youth experiencing homelessness. HUD continues to severely undercount youth when compared to the U.S. Department of Education which regularly reports up to 10 times as many affected youths as HUD.

There is a considerable need for a better understanding of the reasons for youth homelessness and the subsequent implementation of services to support them.

Lastly, there is a need to implement services for several overlooked groups including chronic homeless, families, LGBTQ persons, domestic violence victims, single adults, and veterans.

AT-RISK HOMELESS, FAMILIES, AND INDIVIDUALS WITH SPECIAL NEEDS

There continues to be a need for non-homeless special needs populations. Several populations were considered within the needs assessment including individuals with HIV/AIDS, people with disabilities, persons who are not English speakers or are recent immigrants, victims of domestic violence, and youth.

For those living with HIV/AIDS, HOPWA (federal housing assistance program) data indicated that there was an estimated unmet need for tenant-based rental assistance of 378, an unmet need for short-term rent, mortgage, and utility support for 2,409 persons, and an unmet need surrounding facility-based housing of 378 persons. Persons living with HIV/AIDS have a significant need for housing stability because homelessness and unstable housing conditions are strongly associated with inadequate HIV health care, including failure to connect with a primary care provider.

There are 61,586 disabled persons in Kansas City. Over half of disabled persons are 75 years or older. The most common disabilities are ambulatory, inability to live independently, and cognitive abilities. Disabled residents have greater housing needs than the population as a whole. They are at a greater risk for housing discrimination and face the challenge of an extremely limited supply of housing that can meet their disability needs.

There are 39,838 foreign-born residents in the city and 56.2% are not citizens. A large share of immigrants is from Latin America with 42.6% identified as Hispanic. Slightly less than half (49.1%) do not speak English, 29.6% of households with foreign-born persons have limited English proficiency and 22% of foreign-born persons have incomes below the poverty level. Limited resources, language barriers, and a fear of being identified as an undocumented resident all create barriers to securing support in obtaining quality affordable housing. There is a significant need to help eliminate language barriers and successfully mitigate undocumented resident fears so that housing resources are accessed.

AT-RISK HOMELESS, FAMILIES, AND INDIVIDUALS WITH SPECIAL NEEDS

Victims of domestic violence need housing and support services to leave their abusive situation and effectively rebuild their lives. COVID-19 has exacerbated the amount and severity of domestic violence within Kansas City resulting in a perfect storm of increased violence, lack of housing, and serious family disruptions. This has made it more difficult for survivors to find safety and rebuild their lives.

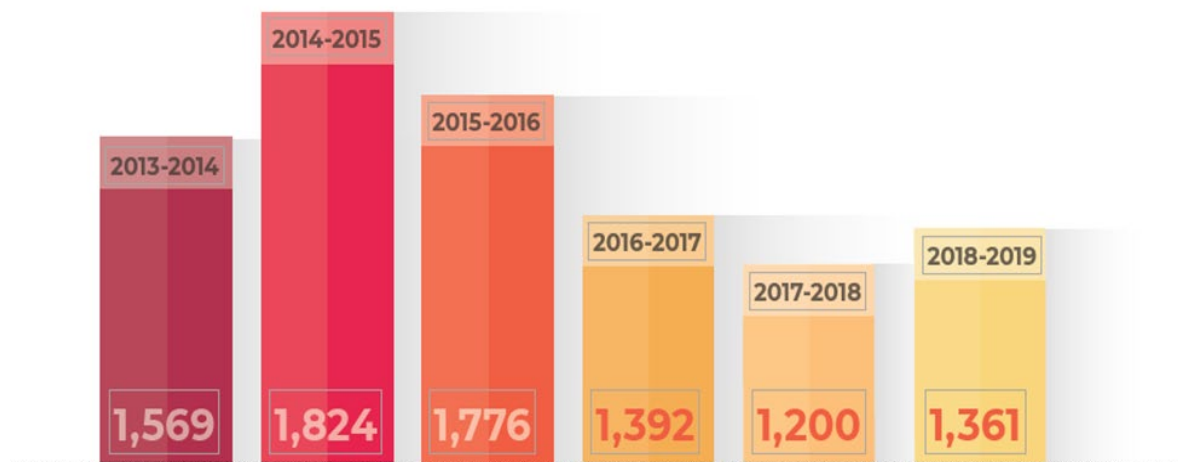
In 2021, the number of domestic violence victims reported by the Metro Family Violence Coalition (MFVC) when compared to 2019 was 20% higher. Additionally, MFVC estimated that they had to turn away 2,500 households in 2020 that could not be helped due to a lack of capacity.

Research validates that if domestic violence clients gain housing and employment, counseling, and a strong new beginning, 65% can become self-sufficient. To continue to effectively help victims rebuild their lives, additional resources are needed to increase the capacity and infrastructure of domestic violence support agencies and to provide housing and necessary support services for the 2,500 families of those not served.

AT-RISK HOMELESS, FAMILIES, AND INDIVIDUALS WITH SPECIAL NEEDS

Kansas City Public School identified over 1,300 students as homeless under the McKinney-Vento Act during the 2018-2019 school year. This places KCPS fourth among Missouri school districts in terms of the number of homeless students. The chart below shows the data on the total number of KCPS students identified as homeless for 2013-2014 through the 2018-2019 school years. During this six-year period, the number of homeless students reached a high of 1,824 in 2014-2015 and a low of 1,200 in 2017-2018.

Table 1: KCPS Homeless Students, 2013-2014 through 2018-2019



Source: Missouri Department of Elementary and Secondary Education; <https://dese.mo.gov/sites/default/files/qs-fc-hmls-Statewide-Homeless-Data-Results-2018.pdf>

OUTREACH AND ENGAGEMENT PROCESS

Community engagement for the housing market and fair housing analysis built on feedback from contemporaneous public engagement efforts of the KC Spirit Playbook Comprehensive Plan, the KC Affordable Housing Town Hall, and the Houseless Task Force. The engagement involved two rounds of activities that took place during the summer and fall of 2021. A broad range of stakeholders were engaged during the process including public officials, staff from a variety of departments, developers, builders, tenants, landlords, boards, commissions, advocacy groups, neighborhood groups, and the general public. The first round of engagement involved a series of nine, virtual focus group discussions that involved approximately 65 stakeholders. Within each discussion, planning team members presented an overview of the project, its schedule, and high-level data findings.

Discussions focused on issues and populations (the biggest housing problems and most affected populations), as well as proposed goals and solutions. Solutions were framed around what the city could do, what the non-profit sector could do, and what the private sector could do.

The second round of engagement involved a fair housing stakeholder meeting, a series of neighborhood meetings, and two public meetings. During these meetings, the planning team outlined the project and explained how a combination of data findings, key stakeholder interviews, and focus group discussions shaped drafting goals and strategies for addressing top issues and affected populations.

FAIR HOUSING ANALYSIS

The Fair Housing Analysis focused on neighborhoods with concentrated poverty and persons of color, emerging trends provided by 2020 Census data, trends in housing discrimination complaints made to HUD, and mortgage lending activity.

Kansas City, Missouri (and the rest of the Kansas City metro area) has large racial disparities. Whites have higher levels of income, homeownership, and education than people of color, and much lower rates of poverty, unemployment, and health disparities than people of color.

At the heart of these disparities is the concentration of poverty geographically within the city which creates wealth deserts – areas with low levels of human, financial and physical capital. The concentration leads to depressed maintenance activities and lower home values. Approximately 46% of African Americans and 38% of Latinos live in high poverty neighborhoods compared with just 10% of whites.

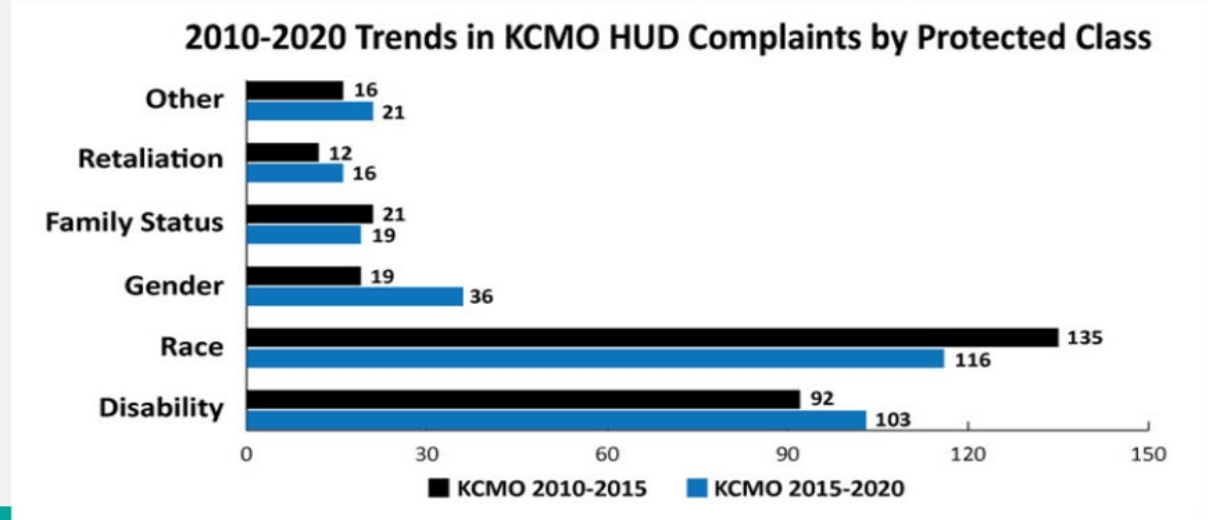
Low-income African Americans are twice as likely to live in high-poverty neighborhoods than whites. To a large degree, these wealth deserts are the result of intentional policy at federal, state, and local levels, and can be seen by the continued pattern of persons of color concentrated in neighborhoods east of Troost to the Blue River and from the Missouri River to 85th Street. This remains the case even as 2020 Census data shows an increase in the non-white population.

Although concentrations remain, there are a number of changing trends within the data including an increase in White populations within the central part of the city and decreased concentration of persons of color; a loss of Black/ African American populations throughout the city in Jackson County and an increase in the city in Clay and Platte counties; an increase in the Hispanic population within the city; the Asian population growth in more dispersed patterns; and an increase of multi-racial persons of color throughout the city.

HOUSING DISCRIMINATION COMPLAINTS

Trends within housing discrimination complaints filed with HUD show an 8.5% increase in complaints over the past decade. Over two-thirds\7 of those filed in Kansas City were based on disability and race.

Housing Discrimination Complaints 2010 - 2020

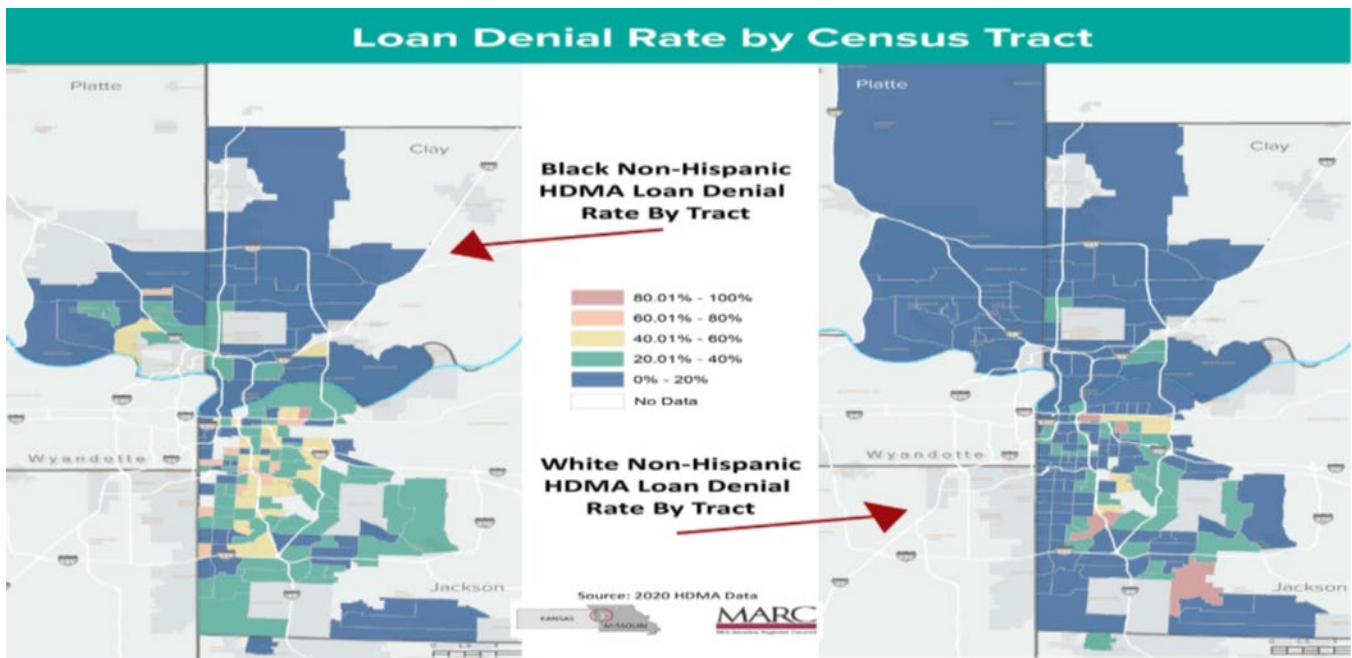


Data Source: HUD Region 7

MORTGAGE LENDING ACTIVITY

Home mortgage disclosure data on mortgage lending activity continues to show that race is a factor in home purchase loan approvals. Mortgage lending activity does show positive trends within the 2018–2020-time frame with the number of applications increasing by 14% from majority persons of color (POC) neighborhoods and denials decreasing by 10%. However, even though denial rates have fallen in Kansas City, Missouri, census tracts, residents from predominantly POC communities still comprise a much larger portion of loan application denials as opposed to majority-white areas.

The home purchase denial rate for the majority of People of Color (POC) census tracts is 88% higher than the denial rate in the majority of white areas. (See chart on next page) A mapping of data by census tract to evaluate patterns of lending approvals and denials shows a marked distinction between certain neighborhoods. Areas with more applicants appear to be affluent and predominately white neighborhoods (KCMO north of the Missouri River, Central Business District, Westside, or the Volker, West Plaza, Coleman Highlands, Westport, and Westwood Park area) and areas with the lowest rates of loan applications appear to be in three of the five racially concentrated areas of poverty in Kansas City (Northeast KCMO, Blue River Valley Industrial, and East Side KCMO.) These same three areas also have the highest loan denial rates in Kansas City while the fluent and mostly white areas have much lower rates of denials.



FAIR HOUSING GOALS AND STRATEGIES

- Goal: Strengthen relationships through ongoing meetings with Missouri officials to discuss housing policy and other issues related to community development.**

Strategies

- Maintain regular meetings with Missouri Housing Development Commission (MHDC) representatives to discuss the city’s housing needs and options for addressing them through the use of MHDC or other state resources
- Work with the City Council’s Committee on Legal Review and the City hired lobbyists to push for stronger housing legislation in the city, state, and nationally.

- Goal: Continue to address barriers that low-income households face in securing rental housing.**

Strategies

- Examine best practices by other cities to remove the barrier to rental housing by low-income households.
- Collaborate with housing providers to provide training, workshops, education, and other partnership opportunities to increase housing access for low-income renters and families.
- Collaborate with KC Housing Authority that issues vouchers and nonprofit agencies providing counseling/case management services to explore options to secure housing.
- Support the development and implementation of a housing locator service.
- Discuss policy changes with councilmembers to outline an approach, and if feasible, draft an ordinance to make a source of income a protected category under the city’s fair housing regulations. Sources of income may include child support, social security and disability, housing vouchers, and more.

FAIR HOUSING GOALS AND STRATEGIES

- 3. Goal: Work with partners across the city, non-profits, and County jurisdictions to take a data-driven approach to reducing evictions.**

Strategies

- a. Work with partners to develop a data review process to review and regularly update housing and eviction data from a range of sources.
 - b. Continue providing annual funding support for legal services through efforts of the United Way of GKC, Heartland Center, Legal Aid of Western MO, CHES, and other partners as identified and encourage positive approaches to reduce evictions.
 - c. Continue supporting nonprofit organization case management to help tenants apply for rent and utility assistance to avoid eviction
- 4. Goal: Strategically allocate funds to implement and evaluate housing goals. Areas of focus include fair housing, production, housing mobility, preservation, and neighborhood stabilization.**

Strategies

- a. Develop and implement public information program to raise public awareness of fair housing rights through the Office of Tenant Advocacy and Resources.
 - b. Set annual goals for the production of new affordable housing to be supported with CDBG and HOME funds.
 - c. Implement and evaluate the success of the ROAD Forward program and continue regional efforts to promote and support housing mobility.
 - d. Implement the recommendations of the Housing Preservation Task Force.
 - e. Set goals for annual investments in neighborhood stabilization, working with City Planning and Development, to identify priority areas for removal of blight, protect affordable housing units, and prevent displacement of current residents.
 - f. Regularly meet with financial institutions, insurance companies, landlords, realtors, foundations, and others to enhance their knowledge of and support for fair housing and to redress past harms.
 - g. Work with financial institutions to identify and promote Community Reinvestment Act-supported actions that could respond to fair housing issues.
- 5. Goal: Support disabled, elderly, and special needs residents through aging-in-place programs and the development of housing that provides supportive services.**

Strategies

- a. Address costs to allow disabled and elderly residents to remain living independently by assisting with home repairs and modifications through the Minor Home Repair program.
 - b. Set priorities for Low-Income Housing Tax Credit projects to include units for older adults, non-elderly disabled persons, and special needs populations.
 - c. Work with non-profits, Community Development Corporations, and neighborhood organizations (such as Westside Housing Organization, Ivanhoe Neighborhood Council, The Whole Person, and MARC Area Agency on Aging) to build new and renovate existing housing units that meet the needs of priority populations to reduce mobility barriers.
- 6. Goal: Through a continued partnership with the Housing Authority of Kansas City (HAKC), work to increase the number of housing units available to very low- and low-income residents.**

Strategies

- a. Market existing publicly owned vacant single-family homes, multi-family properties, and vacant lots for affordable redevelopment opportunities.

FAIR HOUSING GOALS AND STRATEGIES

7. **Goal: Work with the City's Section 3 Program Administrator, the Civil Rights and Equal Opportunity Department, and local, state, and federal contractors to maximize the benefits of Section 3 and MBE/WBE participation for the workforce and area businesses.**

Strategies

- a. Work with city departments implementing capital and development projects to set MBE/WBE and Section 3 goals, and work with the city's Civil Rights and Equal Opportunity Department to help other departments identify and encourage participation in contracts by MBE/WBE firms
- b. Encourage local businesses to participate in the program by hiring low-income persons who are seeking employment opportunities. Increase engagement with organizations serving disadvantaged small local businesses and identify opportunities for Section 3 Business Concerns for Community Development Block Grant projects.
- c. Advertise thoroughly both through print and non-media, informing the public about the Section 3 Program and how important it is to the training and development of the workforce within the community.
- d. Identify and fund non-profits that provide job training programs to low-income persons.

8. **Goal: Develop plans and strategies for senior and affordable housing that support walkability, and other forms of non-auto-oriented mobility, in transit corridors and other areas in close proximity to education, health care, retail, and recreational facilities.**

Strategies

- a. Identify target areas along transit corridors where incentives could be offered to developers that propose affordable rental housing to promote non-motorized travel
- b. Identify target areas around health care facilities (hospitals, safety net clinics) where incentives could be offered to developers that propose affordable rental housing for older adult households.
- c.

9. **Goal: Actively work with City Planning and Development (CPD) to expedite the planning process for affordable housing developments and mitigate community opposition.**

Strategies

- a. Identify barriers in the review of development proposals to secure zoning and plan approval, and work with CPD to remove those barriers

10. **Goal: Strengthen support for renter households and those seeking to become homeowners to understand their rights under the federal, state, and local fair housing laws and provide support in ensuring their equitable access to housing.**

Strategies

- a. Take steps to communicate fair housing rights to tenants and prospective homeowners through city communications (website, social media)
- b. Support housing counseling services to educate and support households that may have been subject to discriminatory practices.
- c. Build support within the City and seek HUD grants to create and fund a Fair Housing Initiative Program (FHIP) in Kansas City