I. CALL TO ORDER

II. ROLL CALL

III. INVOCATION GIVEN BY REVEREND ARTRELL HARRIS, ROSWELL CHURCH OF CHRIST

IV. PLEDGE OF ALLEGIANCE

V. REVISIONS TO JULY 30, 2015 AGENDA

VI. CLERK’S STATEMENT
(Anyone wishing to speak about a particular item on the Consent Agenda must notify the Mayor when he asks if there are any “set-asides” on the Consent Agenda. Your item will then be discussed and voted on separately. All remaining items on the Consent Agenda are viewed as a single group and voted on with one vote.)

VII. PLANNING AND ZONING CONSENT AGENDA

VIII. PLANNING AND ZONING NON-CONSENT AGENDA

IX. NON-PLANNING AGENDA

X. PUBLIC ANNOUNCEMENTS

XI. ADJOURN

SERGEANT-AT-ARMS: CAPTAIN ROBERT ANGELL
VII. PLANNING AND ZONING CONSENT AGENDA

A. CHANGE OF ZONE APPLICATION

1. #3091 – MARVIN AND DEBORAH MCINTOSH

**SYNOPSIS:** Change of Zone from C-O Nonretail Business District to R-1(B) Single Family District for an existing residential home at 616 North 9th Street, submitted by Robin H. Richardson, Director of Planning, 573-5774 *(RECOMMENDED FOR APPROVAL)* (150195)

B. SPECIAL USE PERMIT APPLICATIONS

1. #SP-2015-3 – WIL ANDERSON WITH BHC RHODES

**SYNOPSIS:** Special Use Permit for the Temporary Use of Land for a trailer at 6500 Inland Drive, submitted by Robin H. Richardson, Director of Planning, 573-5774 *(RECOMMENDED FOR APPROVAL FOR TWO (2) YEARS)* (150033)

2. #SP-2015-31 – TODD BOND WITH BHC RHODES

**SYNOPSIS:** Special Use Permit for an auto auction parking facility at 8501 Gibbs Road, submitted by Robin H. Richardson, Director of Planning, 573-5774 *(RECOMMENDED FOR APPROVAL FOR TWO (2) YEARS)* (150196)

3. #SP-2015-37 – MURRAY D. ANDERSON SR.

**SYNOPSIS:** Special Use Permit for live entertainment in conjunction with restaurant at 1017 North 6th Street, submitted by Robin H. Richardson, Director of Planning, 573-5774 *(RECOMMENDED FOR APPROVAL FOR TWO (2) YEARS)* (150203)

4. #SP-2015-38 – MARCIE HUCKABY/MME LLC

**SYNOPSIS:** Special Use Permit for live entertainment in conjunction with restaurant/drinking establishment at 8121, 8123 and 8125 Parallel Parkway, submitted by Robin H. Richardson, Director of Planning, 573-5774 *(RECOMMENDED FOR APPROVAL FOR TWO (2) YEARS)* (150198)

5. #SP-2015-41 – MONICA CABRERA AND JOSE CORRALES

**SYNOPSIS:** Special Use Permit to keep one (1) horse at 1411 North 47th Street, submitted by Robin H. Richardson, Director of Planning, 573-5774 *(RECOMMENDED FOR APPROVAL FOR TWO (2) YEARS)* (150200)
C. VACATION APPLICATIONS

1. #R/W-2015-4 – TIMOTHY KLINK WITH POLSINELLI

   SYNOPSIS: Vacation of right-of-way at 9020 State Avenue, submitted by Robin H. Richardson, Director of Planning, 573-5774 (RECOMMENDED FOR APPROVAL) (150201)

2. #R/W-2015-5 – PHILLIP BROWN FOR BOARD OF PUBLIC UTILITIES

   SYNOPSIS: Vacation of right-of-way at 1130 Ray Avenue, submitted by Robin H. Richardson, Director of Planning, 573-5774 (RECOMMENDED FOR APPROVAL) (150055)

D. ORDINANCE AMENDMENTS

1. Amendment to the existing floodplain management ordinance, Sec. 27-548- Sec. 27-555, Planning and Development of Kansas City, Kansas Code of Ordinances, in order to continue eligibility in the National Flood Insurance Program (NFIP). This amendment is only updating dates to reflect the new effective date of September 2, 2015 on all the Flood Insurance Rate Maps (FIRMs) for the community, submitted by Robin H. Richardson, Director of Planning, 573-5774 (RECOMMENDED FOR APPROVAL) (110164)

2. A new provision to Section 27-593(a), Planning and Development of Kansas City, Kansas Code of Ordinances, requiring a special use permit for tire shops, automotive mechanical shops, used car lots, and automotive salvage yards. This provision generally concerns signage, landscaping, screening, and condition of automobiles, submitted by Robin H. Richardson, Director of Planning, 573-5774 (RECOMMENDED FOR APPROVAL) (100200)

3. Certain amendments to Section 27-340 and Section 27-609(6), Planning and Development of Kansas City, Kansas Code of Ordinances, generally concerning definitions and the use of yard area for non-residential parking purposes in residential districts, submitted by Robin H. Richardson, Director of Planning, 573-5774 (RECOMMENDED FOR APPROVAL) (150202)

E. MISCELLANEOUS – ORDINANCES (Final action on previously approved items)

1. AN ORDINANCE prohibiting the use of any yard area for commercial or any non-residential or ongoing non-resident parking purposes in residential districts; amending Chapter 27, Article VIII, Sections 27-340 and 27-609 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, submitted by Robin H. Richardson, Director of Planning, 573-5774 (150202)
2. **AN ORDINANCE** amending the existing floodplain management ordinances to reflect the new effective date of September 2, 2015 on all of the FIRM panels; amending Chapter 27, Article VIII, Sections 27-548 to 27-555 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas submitted by Robin H. Richardson, Director of Planning, 573-5774 (110164)

3. **AN ORDINANCE** concerning tire shops, automotive mechanical shops, used car lots, and automotive salvage yards, except when concerning new automotive dealerships; amending Chapter 27, Article VIII, Sections 27-340 and 27-593 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas submitted by Robin H. Richardson, Director of Planning, 573-5774 (100200)

4. **AN ORDINANCE** rezoning property at 2035 North 109th Street (#3088), from CP-1 Planned Limited Business District to CP-2 Planned General Business District, submitted by Robin H. Richardson, Director of Planning, 573-5774 (150130)

5. **AN ORDINANCE** vacating property at 1022 Merriam Lane (#A-2015-3), submitted by Robin H. Richardson, Director of Planning, 573-5774 (150082)

**VIII. PLANNING AND ZONING NON-CONSENT AGENDA**

A. SPECIAL USE PERMIT APPLICATION

1. **#SP-2015-16 – RANDEL AND BARBARA VANBEBER**

   **SYNOPSIS:** Renewal of a Special Use Permit (#SP-2013-8) to keep two (2) goats at 3415 North 63rd Street, submitted by Robin H. Richardson, Director of Planning, 573-5774 (RECOMMENDED FOR APPROVAL – 6/1 VOTE) (130035)

**TAX STATUS REPORT**

**BOARD OF COMMISSIONERS AGENDA FOR JULY 30, 2015**

None of the properties included in applications to be considered on the Planning & Zoning agenda have delinquent taxes prior to 2014.

**NOTE:** This information cannot serve as the basis for approval or denial of an application. It is not among the factors to be considered as set by ordinance or among accepted zoning factors and criteria. However, such information in certain cases might be relevant to evaluating accepted factors or as an accompaniment to other valid purposes and/or factors.
IX. NON-PLANNING AGENDA

A. Adoption of the following resolutions and ordinances regarding the 2015 Amended Budget, the 2016 Proposed Budget, and the CDBG Five-Year Consolidated Action Plan, the 2015-2016 Annual Action Plan, and the Citizen Participation Plan. (150213)

1. RESOLUTION: WYANDOTTE COUNTY LIBRARY BUDGET

   A resolution expressing the property taxation policy of the Unified Government with respect to financing of the 2016 annual budget for the Wyandotte County Library; approving and adopting the 2016 budget of the Wyandotte County Library; levying a tax for the Library to fund the budget set by the Wyandotte County Library Board within the Wyandotte County Library District (Piper, Edwardsville, and Turner); and appropriating the funds on behalf of the Wyandotte County Library.

2. ORDINANCE: SSMID BUDGET

   An ordinance expressing the property taxation policy of the Unified Government with respect to financing of the 2016 annual budget for the Self-Supported Municipal Improvement District (SSMID) and approving, adopting, and appropriating the budget of the SSMID and levying a tax for the year beginning January 1, 2016.

3. ORDINANCE: SEWER SERVICE RATE

   An ordinance adopting a regulation establishing the rate for sewer service charges effective January 1, 2016.

4. RESOLUTION: PILOT

   A resolution setting the percentage of gross revenues to be set over by the Board of Public Utilities to the Unified Government for 2016 (the PILOT).

5. ORDINANCE AND RESOLUTION: SPECIAL ASSETS FUND

   An ordinance and a resolution creating a Special Assets Fund for revenues received from the sale of significant assets and for expenditures associated with a Unified Government-owned asset or the acquisition of land or buildings by the Unified Government.

6. RESOLUTION: YMCA FUNDRAISING EXTENSION

   A resolution authorizing a one-year extension of the deadline to August 1, 2016, for the completion of the fundraising efforts by the YMCA in order to receive the contribution contemplated in Resolution No. R-69-13.
7. **RESOLUTION: BUILDING PERMIT/SEWER CONNECTION FEES**

A resolution authorizing waiver of building permit fees and sanitary sewer connection fees for single-family construction through December 31, 2016.

8. **RESOLUTION AND ORDINANCE: 2016 ANNUAL BUDGET**

A resolution and an ordinance approving, adopting, and appropriating the budget of the Unified Government of Wyandotte County/Kansas City, Kansas, for the amended 2015 budget and the 2016 budget for the year beginning January 1, 2016, as submitted by the County Administrator and amended by Attachment A.

9. **RESOLUTION: ONE-YEAR ACTION PLAN AMENDMENT**

A resolution approving and authorizing submission of Amendment #1 to the 2014-2015 One-Year Action Plan to the U.S. Department of Housing and Urban Development.

10. **RESOLUTION: FIVE-YEAR CONSOLIDATED PLAN, ANNUAL ACTION PLAN, CITIZEN PARTICIPATION PLAN**

A resolution approving and authorizing execution of the 2015-2019 Five-Year Consolidated Plan and the 2015-2016 Annual Action Plan and the Citizen Participation Plan which includes the Community Development Block Grant Program, the HOME Investment Partnership Program, and the Emergency Solutions Grant Program along with Certifications for Entitlement Grantees by the City of Kansas City, Kansas, to the U.S. Department of Housing and Urban Development and authorizing implementation of the 2015-2016 Annual Action Plan Strategy.

**X. PUBLIC ANNOUNCEMENTS**

**XI. ADJOURN**
To: Unified Government Board of Commissioners
From: City Staff
Date: July 30, 2015
Re: Change of Zone Petition #3091 (150195)

GENERAL INFORMATION

Applicant:
Marvin and Deborah McIntosh

Status of Applicant:
Applicant
8620 Swartz Road
Kansas City, Kansas 66111

Requested Action:
Change of Zone from
CP-O Planned Nonretail Business
District to R-1(B) Single Family District

Date of Application:
May 29, 2015

Purpose:
Approve change of zone from C-O
Nonretail Business District to R-1(B)
Single Family District for an existing home

Property Location:
616 North 9th Street
Existing Zoning:  CP-O Planned Nonretail Business District

Surrounding Zoning:  
North:  R-1 (B) Single-Family District  
South:  R-1 (B) Single-Family District  
East:  RP-5 Planned Apartment District (across 9th Street)  
West:  R-1 (B) Single-Family District

Existing Uses:  
North:  Single family residences  
South:  Single family residences  
East:  Apartment building  
West:  Single family residences

Total Tract Size:  0.22 acre

Master Plan Designation:  The City-Wide Master Plan designates this property as Urban Density.

Major Street Plan:  The City-Wide Master Plan classifies 9th Street as a local street.

Advertisement:  The Wyandotte Echo – June 18, 2015  
Letters to Property Owners – June 17, 2015 and July 19, 2015

Public Hearings:  July 13, 2015 and July 30, 2015

Public Opposition:  No one appeared in opposition at the July 13, 2015 City Planning Commission meeting.

PROPOSAL

**Detailed Outline of Requested Action:** The applicants, Marvin and Deborah McIntosh, want to rezone this property from C-O Nonretail Business District to R-1(B) Single Family District for an existing home that is currently used as an office in order to sell the property as a residence.

**City Ordinance Requirements:** Article VIII Sections 27-340 – 27-765 and Article VII Sections 27-245 – 27-339

FACTORS TO BE CONSIDERED

1. **Neighborhood character.**

   The character of the neighborhood is residential in nature.

2. **The zoning and uses of properties nearby and the proposed use’s expected compatibility with them.**
The zoning and the uses of property nearby are compatible as the property is surrounded by residences—mainly single family homes. This area is mostly narrow-lot residences; a single family home is a compatible use with this area.

3. **The suitability of the property for the uses to which it has been restricted.**
   Will removal of the restrictions detrimentally affect nearby property?

   The removal of the restriction will not detrimentally affect nearby property.

4. **The length of time the property has remained vacant as zoned.**

   This property is not vacant.

5. **The extent to which the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality or marketability of nearby property.**

   The proposed use is not reasonably necessary for the convenience and welfare of the public except for the applicants who will live in the home. This use will not substantially injure the appropriate use, visual quality, or marketability of nearby property.

6. **The extent to which the proposed use would increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.**

   The proposed use will not increase the traffic or parking demand in ways that would adversely affect road capacity, safety, or create parking problems.

7. **The degree of conformance of the proposed use to the Master Plan.**

   The proposed use conforms to the Master Plan.

8. **The extent to which the proposed use could cause environmental harm or enhance the environment.**

   The proposed use will not cause environmental harm.

9. **The extent to which utilities and public services are available and adequate to serve the proposed use.**

   a. **Water service**
      Existing

   b. **Sanitary sewer service**
      Existing
c. *Storm water control*

Existing

d. *Police*

Police service is provided by East Patrol, District #115

e. *Fire*

Fire service is provided by Station #1.

f. *Transit*

Bus service not provided

g. *Schools*

Kansas City, Kansas USD 500

h. *Streets*

See item #6 above

10. **The economic impact of the proposed use on the community.**

The proposed use will have minimal impact on the community.

11. **The capability of the proposed use to meet applicable ordinance requirements.**

The proposed use is capable of meeting applicable ordinance requirements.

12. **The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.**

The relative gain to the public health, safety, and welfare is minimal as compared to the hardship imposed on the landowners.

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**NEIGHBORHOOD MEETING**

The applicant held a neighborhood meeting on July 2, 2015 from 6:45 p.m. to 7:30 p.m. Two people—D’Antoinette Yancey and Hector Velez—attended the meeting. There were no questions or concerns about the application.

**KEY ISSUES**

None
PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend approval of Change of Zone Application #3091, subject to:

Urban Planning and Land Use Comments:

The proposed change of zone is in line with the surrounding residential uses. No outstanding issues stand with this case.

Public Works Comments:

None

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners concur with the findings contained within the staff report related to Factors to be Considered and Key Issues and recommends APPROVAL of Petition #3091 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

July 13, 2015 City Planning Commission Minutes
Neighborhood Meeting Documents (Affidavit, Sign-in Sheet, and Minutes)
Zoning Map
Vicinity Map
Aerial Map

REVIEW OF INFORMATION AND SCHEDULE

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<td>Rezoning</td>
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STAFF CONTACT: Taylor Plummer tplummer@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners APPROVE Petition #3091 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to
the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. ___________________________________________________________; And
2. ___________________________________________________________; And
3. ___________________________________________________________.

OR

I move the Unified Government Board of Commissioners **DENY** Petition #3091 as it is not in compliance with the City Ordinances and as it will not promote the health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

**JULY 13, 2015 CITY PLANNING COMMISSION MINUTES:**

150195 CHANGE OF ZONE APPLICATION #3091 – MARVIN AND DEBORAH MCINTOSH – SYNOPSIS: Change of Zone from C-O Nonretail Business District to R-1(B) Single Family District for an existing residential home at 616 North 9th Street

Recording Secretary Parker stated that the following items should be included as part of the record for this case:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated July 13, 2015;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated June 18, 2015;

Ms. Parker asked if any member of the Planning Commission had any contact to disclose concerning this case. (No one responded in the affirmative.)

Mr. Marvin McIntosh, 8040 Swartz Road, Kansas City, Kansas, applicant, appeared in support of this application. He stated that he would like to rezone this property from commercial to residential for a single-family residence.

No one appeared in opposition to this application.

Planning Director Richardson stated that the staff recommends approval subject to the staff comments. Chairman Hurrelbrink stated that he drove by this home yesterday and it is very nice.
On motion by Ms. Pauley, seconded by Mr. Carson, the Planning Commission voted as follows to recommend **APPROVAL of Change of Zone Application #3091**:

- Carson    Aye
- Connelly  Aye
- DeWitt    Aye
- Ernst     Aye
- Escobar   Not Present
- Gonzalez  Aye
- Huey      Not Present
- Hurrelbrink Chairman
- Pauley    Aye
- Schwartzman Aye
- Walker    Not Present

Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

**Urban Planning and Land Use Comments:**

The proposed change of zone is in line with the surrounding residential uses. No outstanding issues stand with this case.

**Public Works Comments:**

None
AFFIDAVIT – NEIGHBORHOOD MEETING

STATE OF Kansas )
COUNTY OF Wyandotte ) SS:

Comes now, , of lawful age, sound mind and upon
his/her oath states as follows:

1. That I am the petitioner for Petition # 3091.
2. That I conducted a neighborhood meeting on July 2, 2015.
3. Attached are the minutes/summary of the meeting and a copy of the
   notice mailed to the property owners on the list provided by the Urban
   Planning and Land Use Department.

Further affiant saith not.

Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 6th day of
July, 2015.

My commission expires 20 of October, 2018.

NOTARY PUBLIC - State of Kansas
My Appl. Expires Sept 28, 2018

Notary Public
Community House of Wellness, Inc

Meeting Minutes: July 2, 2015

Purpose: Change the zoning status of 616 N. 9th street

Kansas City, Kansas 66102

Meeting was called to order by Marvin McIntosh at 6:45 PM ... three people were present ... (see sign in sheet) ... there were no questions asked ... no comments were made ... .

The meeting was brought to an end at 7:30 PM.

Marvin McIntosh, Owner
<table>
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<th>Name</th>
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<tr>
<td>7-2-2015</td>
<td>D'Antoinette Yancey</td>
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<td>Hector Velez</td>
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<td>Marvin McIntosh</td>
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<td></td>
<td>Deborah McIntosh</td>
<td>6:30</td>
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To: Unified Government Board of Commissioners
From: City Staff
Date: July 30, 2015
Re: Petition #SP-2015-3 (150033)

GENERAL INFORMATION

Applicant:
Wil Anderson

Status of Applicant:
Representative
901 North 8th Street
Kansas City, KS 66101

Requested Action:
Approve Special Use Permit

Date of Application:
December 30, 2014

Purpose:
To use a trailer for an office
(Temporary Use of Land)

Property Location:
6500 Inland Drive

Existing Zoning:
R-1 Single Family and MP-3 Planned Heavy Industrial District
Existing Surrounding Zoning: **North:** R-1 Single Family District  
**South:** R-1 Single Family District  
**East:** R-1 Single Family District  
**West:** R-1 Single Family and MP-3 Planned Heavy Industrial Districts

Existing Uses: **North:** Open, undeveloped land  
**South:** Open, undeveloped land  
**East:** Open, undeveloped land  
**West:** Industrial businesses and farmland

**Total Tract Size:** 12.09 acres

**Master Plan Designation:** The City-Wide Master Plan designates this property as Rural Density Residential.

**Major Street Plan:** The City-Wide Master Plan classifies Inland Drive as a Class B Thoroughfare.

**Advertisement:** The Wyandotte Echo – January 15, 2015  

**Public Hearings:** July 13, 2015 and July 30, 2015

**Public Opposition:** No one appeared in opposition at the July 13, 2015 City Planning Commission meeting.

**PROPOSAL**

*Detailed Outline of Requested Action:* The applicant, Wil Anderson with BHC Rhodes on behalf of Frank Perry wants to use a trailer temporarily as an office at 6500 Inland Drive.

*City Ordinance Requirements:* 27-592 through 27-606

**FACTORS TO BE CONSIDERED**

1. **The Character of the Neighborhood.**

   The character of the neighborhood is comprised largely of undeveloped tracts of land. Across Inland Drive are industrial businesses, railroad tracks and farmland.

2. **The zoning and uses of properties nearby and the proposed use’s expected compatibility with them.**
The zoning and their uses of properties nearby are set out above. The proposed use is compatible with surrounding properties.

3. *The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property.*

The removal of the restrictions will not detrimentally affect nearby property.

4. *The length of time the property has remained vacant as zoned.*

The property is undeveloped.

5. *The degree of conformance of the proposed use to the Master Plan.*

Special use permits are not addressed in the Master Plan.

6. *Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.*

The proposed use will not result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.

7. *Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.*

The proposed use is not reasonably necessary for the convenience and welfare of the public as the general public will not be coming to the site to use the trailer and will not substantially injure the appropriate use, visual quality, or marketability of adjoining property.

8. *Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.*

The noise and dust normally associated with keeping a trailer on the property is of such intensity as not to create any problems for nearby property.

9. *Whether the proposed use will pollute the air, land or water.*

The proposed use will not pollute the air, land or water.

10. *Whether the use would damage or destroy an irreplaceable natural resource.*

The proposed use will not damage or destroy an irreplaceable natural resource.
11. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

There is no relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners.

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

The proposed use will not result in overcrowding of land or cause undue concentrations of population.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on January 21, 2014. According to the applicant, no one appeared at the meeting.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend approval of Special Use Permit Application #SP-2015-3, subject to:

Urban Planning and Land Use Comments:

1. Subject to approval, this special use permit shall be valid for two (2) years.

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None

B) Items that are conditions of approval (stipulations):
   1) None

C) Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None
STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to Factors to be Considered, and Key Issues and recommends APPROVAL of Petition #SP-2015-3 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

July 13, 2015 City Planning Commission Minutes
Site Plan
Photographs of the trailer
Neighborhood Meeting Minutes

REVIEW OF INFORMATION AND SCHEDULE

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STAFF CONTACT: Byron Toy, AICP

MOTIONS

I move the Unified Government Board of Commissioners APPROVE Petition #SP-2015-3 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. ____________________________________________________________;

2. ____________________________________________________________; And

3. ____________________________________________________________.

OR

I move the Unified Government Board of Commissioners DENY Petition #SP-2015-3, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

#SP-2015-3 July 30, 2015
150033 SPECIAL USE PERMIT APPLICATION #SP-2015-3 – WIL ANDERSON WITH BHC RHODES - SYNOPSIS: Special Use Permit for the Temporary Use of Land for a trailer at 6500 Inland Drive

Recording Secretary Parker stated that the following items should be included as part of the record for this case:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated July 13, 2015;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated January 15, 2015;

Ms. Parker asked if any member of the Planning Commission had any contact to disclose concerning this case. (No one responded in the affirmative.)

Mr. Wil Anderson, BHC Rhodes, 901 North 8th Street, Kansas City, Kansas, 66101, applicant, representing the owner Mr. Frank Perry, appeared in support of this application. He stated that the special use permit is to place a trailer on part of the land for security and monitoring of the goods in and out of the area. The application was held up mainly dealing with the tax payment for the bulk of the land from the adjoining owner. He stated that the taxes have been paid and they are requesting approval of the special use permit.

Planning Commissioner Ernst asked what they are planning to do there. Mr. Anderson stated that it is for one of the garden centers; they want an area to store a pallet of goods that they are trucking to and from.

No one appeared in opposition to this application.

Director Richardson stated that he would like to thank Mr. Anderson for his assistance in getting the former property owner to pay nearly one-quarter of a million dollars in taxes and fees that have been due for a while, which is not in the job description of a surveyor, and getting this application to move forward. The staff recommends approval subject to the stipulations.

On motion by Dr. DeWitt, seconded by Mr. Ernst, the Planning Commission voted as follows to recommend APPROVAL of Special Use Permit Application #SP-2015-3:

Carson Aye
Connelly Aye
DeWitt Aye
Ernst Aye
Escobar Not Present
Gonzalez   Aye
Huey   Not Present
Hurrelbrink  Chairman
Pauley   Aye
Schwartzman  Aye
Walker   Not Present
Motion to recommend APPROVAL Passed: 7 to 0
Subject to:

**Urban Planning and Land Use Comments:**

1. Subject to approval, this special use permit shall be valid for two (2) years.

**Public Works Comments:**

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None

B) Items that are conditions of approval (stipulations):
   1) None

C) Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None
Figure 1. Photograph of the proposed trailer (provided by the applicant).

Figure 2. Photograph of the proposed trailer (provided by the applicant).
<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Phone Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Wil Anderson</td>
<td>901 N 8th St</td>
<td>913-904-4743</td>
</tr>
<tr>
<td></td>
<td>Kansas City, KS</td>
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</tr>
</tbody>
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No Other Signatures
Application Number: SP-14402-00076, Ref: SP-2015-3
Date and Location: Wednesday, January 21, 2015; 901 N. 8th Street, Kansas City, KS

Meeting called to order at: 4:30

Names of people in attendance:
See attached list.
1 person: KL Anderson Present

Introductions:

Presentation by applicant and/or team (explain what information was given to those in attendance and a summary of what the speaker said).

Questions and answers (include the following):
➢ Who asked question or gave comment
➢ What was the question or comment
➢ Who answered the questions/comment
➢ What was the answer given

Meeting adjourned at: 5:30

Minutes taken by:

No minutes taken as no neighborhood attendees.

W[.L.
1/21

#SP-2015-3 July 30, 2015
To: Unified Government Board of Commissioners
From: City Staff
Date: July 30, 2015
Re: Petition #SP-2015-31 (150196)

GENERAL INFORMATION

Applicant:
Todd Bond

Status of Applicant:
BHC Rhodes
7101 College Boulevard, Suite 400
Overland Park, KS 66210

Requested Action:
Approve Special Use Permit

Date of Application:
April 24, 2015

Purpose:
To operate an auto auction parking facility

Property Location:
8501 Gibbs Road

Existing Zoning:
MP-3 Planned Heavy Industrial District
**Existing Surrounding Zoning:**

- **North:** MP-3 Planned Heavy Industrial District
- **South:** MP-3 Planned Heavy Industrial and A-G Agriculture Districts (across the Kansas River)
- **East:** R-1 Single Family District
- **West:** R-1 Single Family District

**Existing Uses:**

- **North:** Office building and sand extraction company
- **South:** Auto auction parking lot and undeveloped land (across the Kansas River)
- **East:** Sand extraction
- **West:** Vacant land

**Total Tract Size:** 14.09 acres

**Master Plan Designation:** The City-Wide Master Plan designates this property is Employment

**Major Street Plan:** The City-Wide Master Plan classifies South 88th Street as a Class C Thoroughfare and Gibbs Road as a local street

**Advertisement:**

- The Wyandotte Echo – May 14, 2015
- Letters to Property Owner – May 13, 2015, June 2, 2015 and July 19, 2015

**Public Hearings:**

- July 13, 2015 and July 30, 2015

**Public Opposition:** No one appeared in opposition at the July 13, 2015 City Planning Commission meeting.

---

**PROPOSAL**

*Detailed Outline of Requested Action:* The applicant, Todd Bond with BHC Rhodes on behalf of Greater Peoria Properties LLC wants to build a parking lot for an auto auction business on 14.09 acres on 8501 Gibbs Road.

*City Ordinance Requirements:* 27-592 through 27-606

---

**FACTORS TO BE CONSIDERED**

1. **The Character of the Neighborhood.**

   The character of the neighborhood is comprised of industrial businesses, including a water treatment plant at the southwest corner of 88th Street and Gibbs Road.
2. **The zoning and uses of properties nearby and the proposed use’s expected compatibility with them.**

   The zoning and their uses are set out above. The proposed use is compatible with the surrounding building uses.

3. **The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property.**

   The removal of the restrictions will not detrimentally affect nearby property.

4. **The length of time the property has remained vacant as zoned.**

   The length of time the property has been vacant is as zoned is unknown.

5. **The degree of conformance of the proposed use to the Master Plan.**

   Special use permits are not addressed in the Master Plan.

6. **Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.**

   The proposed use will not result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.

7. **Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.**

   The site will be entirely screened from public view, so the proposed use will not permanently injure the appropriate use, visual quality, or marketability of adjoining property.

8. **Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.**

   Noise, dust or illumination will not be a problem for nearby property.

9. **Whether the proposed use will pollute the air, land or water.**

   The storage of vehicles leaking fluids may pollute the land and nearby Kansas River if not properly monitored and contained.
10. Whether the use would damage or destroy an irreplaceable natural resource.

The proposed use, if properly constructed will not damage an irreplaceable natural resource.

11. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain to the public health, safety, and welfare is minimal. If this application is denied, the owner will have to find an alternative to expand their parking lot.

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

The proposed use will not result in overcrowding of land or cause undue concentrations of population.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

A neighborhood meeting was held on June 24, 2015. According to the applicant no one appeared.

KEY ISSUES

Floodplain
Building Inspection’s comment

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend approval of Special Use Permit Application #SP-2015-31, subject to:

Urban Planning and Land Use Comments:

1. Per the Business License Department:
   a. Applicant has maintained and is current on occupation tax filing at an adjoining property. If this permit would be for expanded operation of that current location, that record would be adjusted accordingly. If this would be to operate as a different and separate entity, they will need to register and file the occupation tax application with this office for the new location.
2. Per the Building Inspection Department:
   a. This will be a DRC project.
      For assistance, please contact Trey Maevers, Development Review
      Planner at (913) 573-8664.

3. Sec. 27-552(a)(5)a-b.
   a. The storage or processing of materials within the special flood
      hazard area that are in time of flooding buoyant, flammable,
      explosive, or could be injurious to human, animal, or plant life is
      prohibited.
   b. Storage of other material or equipment may be allowed if not subject
      to major damage by floods, if firmly anchored to prevent flotation, or
      if readily removable from the area within the time available after a
      flood warning.

   A LOMA-F will be required prior to issuance of a building permit.

4. The fence around the perimeter of this expansion shall be completely
   screened from public view.

5. Sec. 27-700(b)(3) A buffer area shall be provided alongside and rear
   property lines common to or across an alley from residentially zoned
   property and shall consist of an area 15’ in width improved with a six-foot
   architectural screen adjacent to the property line and one row of shade
   trees spaced not more than 40 feet on center and one row of large shrubs
   not spaced more than eight feet on center.

6. Sec. 27-700(b)(4) Trees may be required depending on the particular
   location and surroundings of the project up to a maximum of one tree per
   15,000 square feet of site area. Auto salvage yards shall be enclosed by a
   minimum eight-foot tall architectural screen fence, and nothing shall be
   stored to a height greater than the height of the fence.

7. Parking surface is not permitted to be gravel. Parking and maneuvering
   areas must be improved surfaces. These permitted surfaces are asphalt or
   concrete.

Public Works Comments:

A) Items that require plan revision or additional documentation before
   engineering can recommend approval:
   1) None

B) Items that are conditions of approval (stipulations):
   1) None

C) Comments that are not critical to engineering’s recommendations for this
   specific submittal, but may be helpful in preparing future documents:
   1) None

Staff Conclusion:

The applicant has resolved the engineering issues. Staff recommends approval
subject to the following stipulations:
(1) Obtain a building permit from Building Inspection.
(2) Planning staff will not issue a building permit until a LOMA-F is issued from FEMA.
(3) The perimeter fence along the east and west property lines shall be solid and at 8' in height. The fence that faces Gibbs Road shall have masonry columns every 32’ on center.
(4) One (1) shade tree shall be planted every 40 feet on center along Gibbs Road.
(5) The parking lot drive aisles shall be asphalt. The parking area or “pads” may be asphalt millings. Gravel is not a permitted surface.
(6) Parking lot shall be striped in accordance with the Parking and Loading section of the City Code.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to Factors to be Considered, and Key Issues and recommends APPROVAL of Petition #SP-2015-31 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

July 13, 2015 City Planning Commission Minutes
Neighborhood Meeting Minutes
Site Plan
Grading Plan
BMP Plan
Erosion Control Plan
Landscape Plan

REVIEW OF INFORMATION AND SCHEDULE

<table>
<thead>
<tr>
<th>Action</th>
<th>Planning Commission</th>
<th>Unified Government Commission</th>
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<tr>
<td>Public Hearing</td>
<td>July 13, 2015</td>
<td>July 30, 2015</td>
</tr>
<tr>
<td>Special Use</td>
<td>Approval</td>
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STAFF CONTACT: Byron Toy, AICP

MOTIONS

I move the Unified Government Board of Commissioners APPROVE Petition #SP-2015-31 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to
resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. ________________________________________________________________;
2. _______________________________________________________________; And
3. ________________________________________________________________.

OR

I move the Unified Government Board of Commissioners DENY Petition #SP-2015-31, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

JULY 13, 2015 CITY PLANNING COMMISSION MINUTES:

150196 SPECIAL USE PERMIT APPLICATION #SP-2015-31 – TODD BOND WITH BHC RHODES - SYNOPSIS: Special Use Permit for an auto auction parking facility at 8501 Gibbs Road

Recording Secretary Parker stated that the following items should be included as part of the record for this case:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated July 13, 2015;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated May 14, 2015;

Ms. Parker asked if any member of the Planning Commission had any contact to disclose concerning this case. (No one responded in the affirmative.)

Mr. Wil Anderson, BHC Rhodes, 901 North 8th Street, Kansas City, Kansas, representing the applicant, appeared in support of this application. He stated that they are requesting this special use permit for a salvage operation. He stated that Todd Bond, engineer from BHC Rhodes is present, Steve Kieupi, owner and Mr. Steve Tibble from Insurance Auto Auctions, proposed operator of the land, are also present this evening. He stated that Insurance Auto Auctions operates on the parcel of land to the south towards the river. They have 170 facilities around North America that operate in a similar way. Below is Gibbs Road and the intention is to access it through the current Insurance Auto Auctions property. They will not use the current entrance on Gibbs Road as security is important and how they deal with the cars. The area is in a floodplain area and the line that runs parallel to the Missouri Creek is in the floodway.
and they do not intend to touch that at all. He further stated that they will fill the land to
above base flood elevation (entire 14 acres). Mr. Anderson stated that no part of the
site is in that floodway area. They want to work with the Unified Government in terms of
the design of the development. They want to get the special use permit so they can
start the operation and they will comply with the stipulations.

Planning Commissioner DeWitt asked how the salvage will be transported to the
property and what is the projected capacity of the number of salvaged automobiles that
can be put on the site. Mr. Steve Tibble, Insurance Auto Auctions, 2 Westbrook
Corporate Center, Suite 500, Westchester, IL 60154, Director of Real Estate and
Development, appeared in support of this application. He stated that the vehicles will
not be brought in off Gibbs Road; they will come in the main entryway off 80th Street.
They have 11 acres that will hold approximately 1500 cars. Most of their vehicles are
brought in by four-car carriers.

Chairman Hurrelbrink asked if they plan to fill in order to be above the 100 year flood
level. Mr. Anderson stated yes.

No one appeared in opposition to this application.

Planning Director Richardson stated that the staff recommends approval subject to the
stipulations in the staff report.

Planning Commissioner Gonzalez stated that the vacant property to the west is
residential. What would happen if the owner wanted to build a single-family home on
that property; does he have a home nearby. Planning Director Richardson stated that
that land has not had the zoning changed yet and he thinks that it would be hard for
them to get a loan on a single-family home adjacent to this facility. That will probably
change in the future and he does not think that it is a serious issue moving forward that
someone would want to build a house there.

Planning Commissioner DeWitt asked if staff is satisfied with the infrastructure for four-
car transport vehicles. Planning Director Richardson stated that Gibbs Road and 88th
Street are both constructed to industrial standards.

On motion by Mr. Carson, seconded by Ms. Pauley, the Planning Commission voted as
follows to recommend APPROVAL of Special Use Permit Application #SP-2015-31:

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<thead>
<tr>
<th>Name</th>
<th>Vote</th>
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<tbody>
<tr>
<td>Carson</td>
<td>Aye</td>
</tr>
<tr>
<td>Connelly</td>
<td>Aye</td>
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<tr>
<td>DeWitt</td>
<td>Aye</td>
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<tr>
<td>Ernst</td>
<td>Aye</td>
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<tr>
<td>Escobar</td>
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<tr>
<td>Gonzalez</td>
<td>Aye</td>
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<tr>
<td>Huey</td>
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<tr>
<td>Hurrelbrink</td>
<td>Chairman</td>
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<tr>
<td>Pauley</td>
<td>Aye</td>
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<tr>
<td>Schwartzman</td>
<td>Aye</td>
</tr>
<tr>
<td>Walker</td>
<td>Not Present</td>
</tr>
</tbody>
</table>

Motion to recommend APPROVAL Passed: 7 to 0
Subject to:

**Urban Planning and Land Use Comments:**

1. **Per the Business License Department:**
   a. Applicant has maintained and is current on occupation tax filing at an adjoining property. If this permit would be for expanded operation of that current location, that record would be adjusted accordingly. If this would be to operate as a different and separate entity, they will need to register and file the occupation tax application with this office for the new location.

2. **Per the Building Inspection Department:**
   a. This will be a DRC project.
   For assistance, please contact Trey Maevers, Development Review Planner at (913) 573-8664.

3. **Sec. 27-552(a)(5)a-b.**
   a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.
   b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning.

   A LOMA-F will be required prior to issuance of a building permit.

4. The fence around the perimeter of this expansion shall be completely screened from public view.

5. **Sec. 27-700(b)(3) A buffer area shall be provided alongside and rear property lines common to or across an alley from residentially zoned property and shall consist of an area 15’ in width improved with a six-foot architectural screen adjacent to the property line and one row of shade trees spaced not more than 40 feet on center and one row of large shrubs not spaced more than eight feet on center.

6. **Sec. 27-700(b)(4) Trees may be required depending on the particular location and surroundings of the project up to a maximum of one tree per 15,000 square feet of site area. Auto salvage yards shall be enclosed by a minimum eight-foot tall architectural screen fence, and nothing shall be stored to a height greater than the height of the fence.

7. Parking surface is not permitted to be gravel. Parking and maneuvering areas must be improved surfaces. These permitted surfaces are asphalt or concrete.

**Public Works Comments:**

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None

B) Items that are conditions of approval (stipulations):
C) Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents:
1) None

Staff Conclusion:

The applicant has resolved the engineering issues. Staff recommends approval subject to the following stipulations:

(1) Obtain a building permit from Building Inspection.
(2) Planning staff will not issue a building permit until a LOMA-F is issued from FEMA.
(3) The perimeter fence along the east and west property lines shall be solid and at 8’ in height. The fence that faces Gibbs Road shall have masonry columns every 32’ on center.
(4) One (1) shade tree shall be planted every 40 feet on center along Gibbs Road.
(5) The parking lot drive aisles shall be asphalt. The parking area or “pads” may be asphalt millings. Gravel is not a permitted surface.
(6) Parking lot shall be striped in accordance with the Parking and Loading section of the City Code.
Special Use Permit Petition #SP - 2015-31

NEIGHBORHOOD MEETING

Wednesday, June 24, 2015, 4:30 p.m.

Minutes:

No attendees.

Todd Bond talked by phone with L.G. Everist and Kaw Valley Sand and Gravel.
Wil Anderson talked by phone with Frank Perry.

All were comfortable with the application.

Wil Anderson
BHC RHODES
To: Unified Government Board of Commissioners
From: City Staff
Date: July 30, 2015
Re: Petition #SP-2015-37 (050203)

GENERAL INFORMATION

Applicant:
Murray Anderson

Status of Applicant:
Taylor Madevisions LLC
1017 North 6th Street
Kansas City, KS 66101

Requested Action:
Approve Special Use Permit

Date of Application:
May 22, 2015

Purpose:
To operate live entertainment in conjunction with a restaurant

Property Location:
1017 North 6th Street

Existing Zoning:
C-D Central Business District
Existing Surrounding Zoning: **North:** C-D Central Business District  
**South:** C-D Central Business District  
**East:** C-D Central Business District  
**West:** C-D Central Business District

**Existing Uses:**  
**North:** Office building  
**South:** Office building  
**East:** Parking garage  
**West:** Parking garage

**Total Tract Size:** .23 acre

**Master Plan Designation:** The Downtown Master Plan designates this property as Public/Semi-Public.

**Major Street Plan:** The City-Wide Master Plan classifies 6th Street and State Avenue as Class B Thoroughfares.

**Advertisement:** The Wyandotte Echo – June 18, 2015  
Letters to Property Owner – June 17, 2015 and July 20, 2015

**Public Hearings:** July 13, 2015 and July 30, 2015

**Public Opposition:** No one appeared in opposition at the July 13, 2015 City Planning Commission meeting.

---

**PROPOSAL**

_Detailed Outline of Requested Action:_ The applicant, Murray Anderson wants to use the former 19,948 YWCA building for live entertainment in conjunction with a roasterie/restaurant and an office for entrepreneurial self employment assistance workforce development education and training at 1017 North 6th Street.

.City Ordinance Requirements: 27-592 through 27-606

---

**FACTORS TO BE CONSIDERED**

1. **The Character of the Neighborhood.**  
The character of the neighborhood is entirely commercial, where there is a mixture of office buildings, parking garages, and surface parking lots.

2. **The zoning and uses of properties nearby and the proposed use’s expected compatibility with them.**  
The zoning and its uses are set out above. The proposed uses are relatively compatible with the surrounding properties.
3. **The suitability of the property for the uses to which it has been restricted.** Will removal of the restrictions detrimentally affect nearby property.

The removal of restrictions should not detrimentally affect nearby property due mainly to the area’s commercial nature.

4. **The length of time the property has remained vacant as zoned.**

The property has been vacant for at least one (1) year.

5. **The degree of conformance of the proposed use to the Master Plan.**

Special use permits are not addressed in the Master Plan.

6. **Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.**

The use will result in increasing the amount of vehicular traffic in the downtown area, but not to the point where it exceeds the capacity of the street network.

7. **Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.**

The proposed use is not reasonably necessary for the convenience and welfare of the public, as those who benefit will be those who patronize the building and the owners. The use will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjacent property.

8. **Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.**

The noise that is associated with the use is not expected to create problems for adjacent property given typical events are in the evenings and weekends as the businesses along State Avenue are commercial in nature.

9. **Whether the proposed use will pollute the air, land or water.**

This is not foreseen to be an issue.

10. **Whether the use would damage or destroy an irreplaceable natural resource.**

This is not foreseen to be an issue.
11. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowners is minimal. Those who attend events will benefit, but if this petition is denied, the applicant could repurpose the building as retail or office space.

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

When evaluating overcrowding, event halls and/or places of assembly are always a concern for staff. If not properly managed, overcrowding could be an issue as individuals typically congregate outside the entrance of the building at the conclusion of an event.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on June 23, 2015. According to the applicant, those in attendance at the meeting did not appear in opposition.

KEY ISSUES

Off-street parking

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend approval of Special Use Permit Application #SP-2015.37, subject to:

Urban Planning and Land Use Comments:

1. Per Sec. 27-671 two or more uses may provide for required parking in a common parking lot if the total spaces provided are not less than the sum of the spaces required for each use individually. However, the number of spaces required in a common parking facility may be reduced below this total by the planning commission if it can be demonstrated that the hours of peak parking demand for the uses are so different that a lower total will provide adequately for all uses served by the facility. A properly drawn legal instrument shall be executed by the responsible parties and joint use parking privileges shall continue in effect only so long as it remains in force and the approved uses and hours continue.
Per Sec. 27-672 - Required off-street parking shall be on the same zoning lot as the principal use served or within 100 feet, or in the case of employee parking within 300 feet of the same lot.

Please provide a signed parking agreement with an adjacent agreeing property owner for the parking required to operate live entertainment at 1017 North 6th Street. The agreement shall list the terms, the number of spaces being used and the hours in which they may be used.

**Applicant Response:** My landlord owns the building and associated parking lot at 552 State Avenue. There are 14 parking spaces in that lot. I am entering into a lease agreement with the Unified Government Parking Control Department to lease 100 spaces at Parking Lot #5 located at 6th and State Avenue.

2. Per Sec. 27-668(a)(12) - The parking ratio for establishments with live entertainment is one space for each 50 square feet of seating or assembly area plus one space for each remaining 200 square feet of total floor area.

**Applicant Response:** Acknowledged.

3. Since this building is over 19,000 square feet, are you intending on separating the uses on different floors, such as the office is going to be restricted to the second floor, the restaurant and live entertainment is in the basement and first floor? Staff needs to determine what areas of the building will be used for live entertainment so we can calculate the required number of parking spaces for the venue.

**Applicant Response:** The main floor – Upscale Theater Entertainment area consists of approximately 5,000 square feet, including a common seating area consisting of approximately 2,500 square feet, and shall be marketed as a Roasterie Coffee and French Pastries Shop along with meeting space offering free Wi-Fi and Fine Dining Area.

The second floor consists of approximately 3,900 square feet and is dedicated to the executive and administrative offices of Taylor Madevisions LLC and is in fact always closed to the general public and open by appointment only.

The lower floor consists of approximately 8,500 square feet of classroom and office space to facilitate the TMV entrepreneurial training and small business development model and is in fact open to students and faculty only.

**Staff Response:** Because the property is zoned C-D Central Business District, parking is not required for the administrative offices, classrooms and general office space. Based on the 5,000 square feet of seating area for the community/theater room and ancillary seating in the “common area”, 100 parking spaces are required in addition to the 4 spaces for the kitchen.
and control room. 114 spaces are able to be provided, which exceeds the code requirement.

4. What are your proposed hours of operation for the office, restaurant and live entertainment events?

Applicant’s Response: The hours of operation are as follows:
- **Aixois Roasterie Coffee Shop**: Monday through Sunday – 8:00 AM to 8:00 PM
- **Aixois Restaurant**: Monday through Sunday – 11:00 AM to 9:00 PM
- **Live Music**: Friday 5:00 PM to 2:00 AM, Saturday 3:00 PM to 2:00 AM, and Sunday Brunch 11:00 AM to 3:00 PM
- **Networking Breakfast**: Tuesday through Thursday – 8:00 AM to 10:00 AM
- **Investment Forum Luncheon**: Tuesday through Thursday – 11:00 to 2:00 PM
- **Economic Inclusion/Voter Registration Breakfast Forum**: Saturday morning – 8:00 AM to 2:00 PM.

5. Your letter states live entertainment/video productions, could you please be more specific. Are you planning on having DJ’s, live musicians, selected authors/poets?

Applicant Response: The live entertainment that I am referring to is political speakers, authors, poets, R&B and Gospel musicians, and business investment speakers.

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None

B) Items that are conditions of approval (stipulations):
   1) None

C) Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

Staff Conclusion:

The applicant, Mr. Anderson has answered and addressed staff’s questions and comments. Once the lease is executed with the Parking Control Department, the landlord at 1017 North 6th Street, CAROJOTO, LLC will have 100 spaces available to use on a monthly basis in Lot #5 at 6th and State Avenue. Mr. Anderson has sent an invoice request for the 100 spaces to the Parking Control Department. As stated previously, 14 spaces are available at 552 State Avenue because the landlord owns both properties. Staff recommends approval of this petition subject to the following:
(1) The parking contract for 100 spaces at City Parking Lot #5 is executed between the UG Parking Control Department and the applicant, Mr. Murray Anderson and the landlord, CAROJOTO, LLC. No live entertainment events may be held until the contract is signed between both parties.
(2) If there is any live entertainment related issues brought to staff within two years, this permit may be submitted to the Board of Commissioners for revocation.
(3) If the parking leases expire or are terminated, the special use permit becomes null and void.
(4) The special use permit shall be approved for two (2) years.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to Factors to be Considered, and Key Issues and recommends APPROVAL of Petition #SP-2015-37 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

July 13, 2015 City Planning Commission Minutes
Applicant Response Letter
Neighborhood Meeting Minutes
Aerial photograph
Floor plans

REVIEW OF INFORMATION AND SCHEDULE

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<tr>
<th>Action</th>
<th>Planning Commission</th>
<th>Unified Government Commission</th>
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<tr>
<td>Public Hearing</td>
<td>July 13, 2015</td>
<td>July 30, 2015</td>
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<tr>
<td>Special Use</td>
<td>Approval</td>
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</tbody>
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STAFF CONTACT: Byron Toy, AICP

MOTIONS

I move the Unified Government Board of Commissioners APPROVE Petition #SP-2015-37 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:
OR

I move the Unified Government Board of Commissioners DENY Petition #SP-2015-37, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

JULY 13, 2015 CITY PLANNING COMMISSION MINUTES:

150203 SPECIAL USE PERMIT APPLICATION #SP-2015-37 – MURRAY D. ANDERSON SR. - SYNOPSIS: Special Use Permit for live entertainment in conjunction with restaurant at 1017 North 6th Street

Recording Secretary Parker stated that the following items should be included as part of the record for this case:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated July 13, 2015;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated June 18, 2015;

Ms. Parker asked if any member of the Planning Commission had any contact to disclose concerning this case. (No one responded in the affirmative.)

Mr. Murray Anderson, 1017 North 6th Street, Kansas City, Kansas, 66101, applicant, appeared in support of this application. He stated that they want to obtain a restaurant and liquor license and there would be some live music such as groups, bands, specific acts, comedians, authors, political events/forums that is considered entertainment. He stated that they are planning several networking events for small businesses. He stated that this will be a destination location. The entertainment events will be rsvp and these types of locations are not successful if you depend on people just showing up. That does not work in a downtown/urban core marketplace. Everything that they do will be filmed (audio and video) and probably streamed as well. He further stated that the major part of their business is financial and entrepreneur education built around entertainment. Chairman Hurrelbrink stated that basically he is before the Commission for the special use permit for live entertainment. Mr. Anderson stated for the live entertainment/restaurant/liquor license. He stated that this is the former YWCA building
that has a coffee shop and a major room that was used as a theatre. They see it as a multi-media studio. They will have an upscale restaurant facility there which means nothing will be cheap.

Planning Commissioner Gonzalez stated that when applicants come forward with live entertainment, the Commission likes to discuss security. As he was looking at the application, he noticed that they will have live music for 9 hours on Friday, 11 hours on Saturday and he asked if he could be more specific with regard to his answer to the question of entertainment/productions. Where does the live music begin, is it specific to 9:00 or 7:00. Usually when you hire live music you hire them for 1 hour, 2 hours or 4 hours. Mr. Anderson stated that the best example would be on Sundays they will have a gospel brunch from 10:00 a.m. to 2:00 p.m. or 11:00 a.m. to 3:00 p.m. They will have gospel entertainers and some of the entertainers would be choirs or quartets but these would be individuals that they selected to be featured. They would come in as guests and perform. On a Saturday evening between 7:00 p.m. and 12:00 Midnight they would feature ballroom dancing and have a live band playing supporting that particular opportunity. That would be packaged with a dinner that a person would have to buy in advance in order to be admitted to participate in that specific opportunity. But on that same day at 12:00 Noon they could feature an author or economic development/financial event and have a speaker or a political event. They intend to have a breakfast each Saturday morning that is a forum that focuses on social/economic circumstances and conditions that affect the community. People would be able to discuss the issues they are interested in discussing. They would probably have a gospel singer that would perform during that period. Mr. Gonzalez asked if he could be more specific in his application because if he is going to start at 3:00 or 4:00 p.m. and they are thinking live entertainment such as a band he should provide a plan for security. Mr. Anderson stated that they do have a plan for security. He is comfortable in employing the Kansas City, Kansas Police Department to provide security and he sees in the information provided by Planning and Zoning that option is available. He intends to have security inside the building and they are selective about their audience because they are not looking for young crowds. They are looking for people that enjoy entertainment but are also looking to be enlightened in an atmosphere that they are comfortable with and are willing to pay. One of the guests that they have invited is the Chairman of the Federal Reserve System which is Janet Yellen, to talk about the economic development and financial issues and tools needed in the community in order to transform the community. Mr. Gonzalez stated that he thinks that this application is unique, very ambitious, and different and he likes to see the model of what he wants to do.

No one appeared in opposition to this application.

Planning Director Richardson stated that one item relating to security there is parking agreements involved in this. If there are any security issues, the parking agreements will likely go away long before the city could act and then the special use permit would be null and void. Mr. Anderson is aware of that and his business plan is quite different than most of the live entertainment venues and there is a certain amount of code-related security that is necessary during certain types of events. The special use permit is for two (2) years. He does not believe that there will be any security issues with the
way this application is formulated. The staff recommends approval subject to the stipulations in the staff report.

Planning Commissioner DeWitt asked if there is any parking or security problem then the special use permit will immediately be void. Planning Director Richardson stated not exactly. If someone would revoke one of the parking agreements, then the special use permit would be void because they would not have sufficient parking. They would have to come up with an alternative agreement which would have to be approved by the Planning Commission or cease operation of that part of the facility. There are at least three (3) different things going on: office space, entrepreneurial space, live entertainment and restaurant. This special use permit and the parking requirement only apply to the restaurant and entertainment space because the rest of the building is covered under the regular C-D District parking requirements.

On motion by Mr. Ernst, seconded by Dr. DeWitt, the Planning Commission voted as follows to recommend APPROVAL of Special Use Permit Application #SP-2015-37:

Carson Aye
Connelly Aye
DeWitt Aye
Ernst Aye
Escobar Not Present
Gonzalez Aye
Huey Not Present
Hurrelbrink Chairman
Pauley Aye
Schwartzman Aye
Walker Not Present

Motion to recommend APPROVAL Passed: 7 to 0
Subject to:

Urban Planning and Land Use Comments:

1. Per Sec. 27-671 two or more uses may provide for required parking in a common parking lot if the total spaces provided are not less than the sum of the spaces required for each use individually. However, the number of spaces required in a common parking facility may be reduced below this total by the planning commission if it can be demonstrated that the hours of peak parking demand for the uses are so different that a lower total will provide adequately for all uses served by the facility. A properly drawn legal instrument shall be executed by the responsible parties and joint use parking privileges shall continue in effect only so long as it remains in force and the approved uses and hours continue.

Per Sec. 27-672 - Required off-street parking shall be on the same zoning lot as the principal use served or within 100 feet, or in the case of employee parking within 300 feet of the same lot.

Please provide a signed parking agreement with an adjacent agreeing property owner for the parking required to operate live entertainment at
1017 North 6th Street. The agreement shall list the terms, the number of spaces being used and the hours in which they may be used.

Applicant Response: *My landlord owns the building and associated parking lot at 552 State Avenue. There are 14 parking spaces in that lot. I am entering into a lease agreement with the Unified Government Parking Control Department to lease 100 spaces at Parking Lot #5 located at 6th and State Avenue.*

2. Per Sec. 27-668(a)(12) - The parking ratio for establishments with live entertainment is one space for each 50 square feet of seating or assembly area plus one space for each remaining 200 square feet of total floor area.

Applicant Response: *Acknowledged.*

3. Since this building is over 19,000 square feet, are you intending on separating the uses on different floors, such as the office is going to be restricted to the second floor, the restaurant and live entertainment is in the basement and first floor? Staff needs to determine what areas of the building will be used for live entertainment so we can calculate the required number of parking spaces for the venue.

Applicant Response: *The main floor – Upscale Theater Entertainment area consists of approximately 5,000 square feet, including a common seating area consisting of approximately 2,500 square feet, and shall be marketed as a Roasterie Coffee and French Pastries Shop along with meeting space offering free Wi-Fi and Fine Dining Area.*

*The second floor consists of approximately 3,900 square feet and is dedicated to the executive and administrative offices of Taylor Madevisions LLC and is in fact always closed to the general public and open by appointment only.*

*The lower floor consists of approximately 8,500 square feet of classroom and office space to facilitate the TMV entrepreneurial training and small business development model and is in fact open to students and faculty only.*

Staff Response: Because the property is zoned C-D Central Business District, parking is not required for the administrative offices, classrooms and general office space. Based on the 5,000 square feet of seating area for the community/theater room and ancillary seating in the “common area”, 100 parking spaces are required in addition to the 4 spaces for the kitchen and control room. 114 spaces are able to be provided, which exceeds the code requirement.

4. What are your proposed hours of operation for the office, restaurant and live entertainment events?
Applicant’s Response: The hours of operation are as follows:

- Aixois Roasterie Coffee Shop: Monday through Sunday – 8:00 AM to 8:00 PM
- Aixois Restaurant: Monday through Sunday – 11:00 AM to 9:00 PM
- Live Music: Friday 5:00 PM to 2:00 AM, Saturday 3:00 PM to 2:00 AM, and Sunday Brunch 11:00 AM to 3:00 PM
- Networking Breakfast: Tuesday through Thursday – 8:00 AM to 10:00 AM
- Investment Forum Luncheon: Tuesday through Thursday – 11:00 to 2:00 PM
- Economic Inclusion/Voter Registration Breakfast Forum: Saturday morning – 8:00 AM to 2:00 PM.

5. Your letter states live entertainment/video productions, could you please be more specific. Are you planning on having DJ’s, live musicians, selected authors/poets?

Applicant Response: The live entertainment that I am referring to is political speakers, authors, poets, R&B and Gospel musicians, and business investment speakers.

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None
B) Items that are conditions of approval (stipulations):
   1) None
C) Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

Staff Conclusion:

The applicant, Mr. Anderson has answered and addressed staff’s questions and comments. Once the lease is executed with the Parking Control Department, the landlord at 1017 North 6th Street, CAROJOTO, LLC will have 100 spaces available to use on a monthly basis in Lot #5 at 6th and State Avenue. Mr. Anderson has sent an invoice request for the 100 spaces to the Parking Control Department. As stated previously, 14 spaces are available at 552 State Avenue because the landlord owns both properties. Staff recommends approval of this petition subject to the following:

1) The parking contract for 100 spaces at City Parking Lot #5 is executed between the UG Parking Control Department and the applicant, Mr. Murray Anderson and the landlord, CAROJOTO, LLC. No live entertainment events may be held until the contract is signed between both parties.
(2) If there is any live entertainment related issues brought to staff within two years, this permit may be submitted to the Board of Commissioners for revocation.

(3) If the parking leases expire or are terminated, the special use permit becomes null and void.

(4) The special use permit shall be approved for two (2) years.
June 25, 2015

Byron Toy
UGWYCOKCK
Urban Planning and Land Use
Sign Ordinance and Permit Applications
Suite 423
701 N 7th Street
Kansas City, KS 66101

RE: #SP-2015-37_July 13, 2015_Urban Planning and Land Use COMMENTS

Dear Mr. Toy,

In response to your July 13, 2015_Urban Planning and Land Use MANDATE regarding #SP-2015-37 (Per Sec. 27-672); Please be advised that under the existing terms of my lease CAROJOTO my LANDLORD has agreed to provide parking spaces at the following parking lot locations:

<table>
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<tr>
<th>LOCATION</th>
<th>#SPACES</th>
<th>TIME</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. 552 State Ave Kansas City, KS</td>
<td># spaces 14</td>
<td>24/7</td>
</tr>
<tr>
<td>2. City Parking Lot 5 6th Nebraska</td>
<td># spaces 100</td>
<td>24/7</td>
</tr>
</tbody>
</table>

In response to your July 13, 2015_Urban Planning and Land Use compliance mandate regarding #SP-2015-37 (Per Sec. 27-668):

I. The main level floor at 1017 N 6th KCK Upscale Restaurant Theater Entertainment area consist of approximately 5000 plus sq. ft., including a common seating area consisting of approximately 2500 sq. ft., and shall be marketed as a Roasterie Coffee and French Pastries Shop along with meeting space offering free Wi-Fi and Fine Dining Area.

II. The 2nd floor of 1017 N 6th consists of approximately 3900 sq. ft., dedicated to the executive and administrative offices of (TAYLOR MADEVISIONS LLC) and is in fact always closed to the general public and open by appointment only.

III. The lower floor of 1017 N 6th consist of approximately 3950 sq. ft. of class room and office space to facilitate the TMV Entrepreneurial training and Small business development model and is in fact open to STUDENTS and FACULTY only.
“LET’S DANCE AND DINE”

TMV MULTI-MEDIA ENTREPRENEURSHIP STUDIO & THEATER RESTAURANT

- Live music
- R&B
- Ballroom Dance
- Gospel brunch
- Fri - Sunday

- Authors of Entrepreneurship Investment & Technology Books Speakers Forum

- Minorities Small Business Entrepreneurship Development Contracting Forum

- Taxali
- Coffee & Upscale Restaurant

- Economic Inclusion
- African American
- Latino American
- Asian American
- Political Speakers Forum

- Global Trade Impact Investment Speakers Forum Luncheon
HOURS OF OPERATIONS

I. Roasterie Coffee and French Pastries Shop and Upscale Restaurant Theater

Aixois Roasterie Coffee Bar hours of operations: Monday – Sunday 8 am to 8 pm
Aixois Restaurant hours of operations: Monday – Sunday 11 am to 9 pm

II. Live Music

Friday 5 pm to 2 am
Saturday Matinee 3 pm to 2 am
Sunday Brunch 11 am to 3 pm

III. Diversified Entertainment Speaker Series

Entrepreneurship Networking Breakfast
(Featuring Biz/buy/sell_ Deal of the Day) Tuesday – Thursday 8 am to 10 am

Impact Investment Forum Luncheon
(Featuring a show me the money moment) Tuesday – Thursday 11 am to 2 am

Alliance for Economic Inclusion
Voter Registration Breakfast Forum
(Featuring the Political/Economic Paradigm Shift) Saturday Morning 8 am to 2 pm
NEIGHBORHOOD MEETING MINUTES

In compliance with our application filed with the Department of Urban Planning and Land Use #SP-15402-00033 (Ref: SP-2015-37) a neighborhood meeting was in fact held on Tuesday June 23, 2015 at 3:00 p.m. at the following address 1017 N 6th Street Kansas City Kansas.

The purpose of this meeting is to explain the proposal and to answer any questions/concerns regarding a Special Use Permit for live entertainment in conjunction with restaurant at the following address:

- 1017 N 6th Street Kansas City Kansas

And whereas J MURRAY D. ANDERSON SR., presented the proposal for a Special Use Permit for live entertainment in conjunction with restaurant operations model outlined in exhibit (A) of the attached June 19th Neighborhood meeting letter sent to the designated interested parties within 200 ft of the property located at 1017 N 6th Street Kansas City Kansas 66101.

SUMMARY: We were able to discuss with full discloser our intent and capacity to effectively manage the TMV entertainment/restaurant model to the satisfaction of the interested parties in attendance.

The following interested parties within 200 ft of the property located at 1017 N 6th Street Kansas City Kansas were in attendance at the aforementioned neighborhood meeting:

1. Mr. Chuck Aylward, Project Manager
   CAROJOTO, L.L.C.
   909 Troost
   Kansas City Missouri 64106

Chuck Aylward
Project Manager
Figure 1. Aerial photograph of 1017 North 6th Street as indicated by the green dot (provided by ArcView GIS).

The TMV MISSION is to build wealth in the underserved ethnic minority community of Wyandotte County at large by financing the development and acquisition of business enterprises in downtown Kansas City Kansas 66101 as the key driver of the Federal Reserve Bank of Kansas City EconAvenue Community Development Grow Your Own Business Development Initiative.

The TMV goal is to establish a $1.2 billion Seed and Venture Capital Fund that shall in fact provide the equity capital required to fund the long term working capital need of the underserved ethnic minority business community of Wyandotte County and therefore create JOBS through an innovative Entrepreneurial Self Employment Assistance Education and Training Business Development and Economic Inclusion Lens that in fact has GLOBAL REACH.

TMV Products and Services:

1. Upscale Restauran/Roasterie Coffee Shop_breakfast_lunch_dinner events!
2. Entrepreneurial Development Impact Investment breakfast_lunch_dinner_Speakers Series Production!
3. Live Entertainment/Video Productions (Dinner)_Thursday_Friday_Saturday_Sunday Brunch!
4. Entrepreneurial Self Employment Assistance Education and Training Contract Services Monday_Tuesday_Wednesday Classes!
To: Unified Government Board of Commissioners  
From: City Staff  
Date: July 30, 2015  
Re: Petition #SP-2015-38 (150198)

GENERAL INFORMATION

Applicant: Marcie Huckaby

Status of Applicant: Representative  
Pearl King  
827 Armstrong Avenue, Suite 200  
Kansas City, KS 66101

Requested Action: Approve Special Use Permit

Date of Application: May 22, 2015

Purpose: To have live entertainment in conjunction with an existing restaurant/drinking establishment

Property Location: 8123 Parallel Parkway

Existing Zoning: CP-1 Planned Limited Business District
Existing Surrounding Zoning: North: R-1 Single Family and CP-1 Planned Limited Business District
South: RP-5 Planned Apartment District
East: CP-1 Planned Limited Business District
West: CP-1 Planned Limited Business and R-1 Single Family Districts

Existing Uses: North: Dollar General retail store and Hen House grocery store (across Parallel Parkway)
South: An apartment complex (across Troup Avenue)
East: Medical office building
West: A bank and single family homes (across North 82\textsuperscript{nd} Street)

Total Tract Size: 1.729 acres

Master Plan Designation: The City-Wide Master Plan designates this property as Community Commercial.

Major Street Plan: The City-Wide Master Plan classifies Parallel Parkway as a Class A Thoroughfare and 82\textsuperscript{nd} Street as a local street.

Advertisement: The Wyandotte Echo – June 18, 2015
Letters to Property Owner - June 17, 2015 and July 20, 2015

Public Hearings: July 13, 2015 and July 30, 2015

Public Opposition: No one appeared in opposition at the July 13, 2015 City Planning Commission.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Marcie Huckaby with MME LLC wants to have live entertainment in conjunction with an existing restaurant/drinking establishment d/b/a The Dotte Bar & Grill at 8123 Parallel Parkway. This address was formerly the Sunset Bar & Grill that operated from 2002 to March 2015.

City Ordinance Requirements: 27-592 through 27-606

FACTORS TO BE CONSIDERED

1. The Character of the Neighborhood.

The character of the neighborhood is comprised of commercial uses to the north, east and west with a mixture of retail stores, bank and medical office. There are single family residences west of North 82\textsuperscript{nd} Street and apartments south of Troup Avenue.
2. **The zoning and uses of properties nearby and the proposed use’s expected compatibility with them.**

   The zoning and uses of properties nearby are set out above. Because the proposed use is within a strip center and buffered by other commercial businesses, compatibility is not an issue.

3. **The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property.**

   The removal of the restrictions will not detrimentally affect nearby properties if stipulations are adhered to.

4. **The length of time the property has remained vacant as zoned.**

   The property is not vacant.

5. **The degree of conformance of the proposed use to the Master Plan.**

   Special use permits are not addressed in the Master Plan.

6. **Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.**

   The proposed use will increase traffic to the property as that is the main point of having live entertainment at an establishment. The influx of customers will not exceed the capacity of the street network to accommodate it.

7. **Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.**

   The proposed use is not reasonably necessary for the convenience and welfare of the public, except those that that will be customers at the restaurant and drinking establishment. The proposed use will not permanently injure the appropriate use, visual quality, or marketability of adjoining property.

8. **Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.**

   If the stipulations are adhered to, noise that would normally be associated with the live entertainment should not create problems for nearby property.

9. **Whether the proposed use will pollute the air, land or water.**

   The proposed use will pollute the air, land or water.
10. Whether the use would damage or destroy an irreplaceable natural resource.

This is not applicable.

11. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the landowners is minimal. If this application was denied, the applicant would be able to have live entertainment, but at no more than four (4) events/days per year.

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

The proposed use will not result in overcrowding of land.

PREVIOUS ACTIONS

None

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on June 16, 2015. According to the applicant, those that attended the meeting did not appear in opposition.

KEY ISSUES

None

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend approval of Special Use Permit Application #SP-2015-38, subject to:

Urban Planning and Land Use Comments:

1. Because this is a strip center, there are not designated parking stalls for each tenant space. Please submit a detailed site plan that accurately shows the parking spaces in the parking lot.

   The parking ratio for establishments with live entertainment is one space for each 50 square feet of seating or assembly area plus one space for each remaining 200 square feet of total floor area. Based on the floor plan that was provided to staff, we determined the building is 3,340 square feet. The seating area is 2,330 square feet. The required parking for this building
is 52 spaces.

Applicant Response: Attached please find a detailed site plan that accurately shows the parking spaces in the parking lot to be 101 spaces, including four handicap spaces – well exceeding the 52 spaces required. The two center rows of parking alone (55 spaces) will fulfill the parking requirements.

2. There is no record of a special use permit for live entertainment for the previous owners of Sunset Bar & Grill.

Applicant Response: In addition to State and City liquor licenses, the previous owner also had an annual entertainment license issued by the City. The applicant is without knowledge as to the reason the previous owner was not required to obtain a special use permit.

3. The applicant has stated that the proposed hours of operation are as follows:
   a. Doors: Monday through Saturday from 11:00 AM to 2:00 AM
   b. DJ and/or Karaoke: Friday and Saturday from 9:00 PM to 1:30 AM
   c. Restaurant (kitchen): Monday through Saturday from 11:00 AM to 10:00 PM

The majority of the businesses within the strip center close before 9:00 PM.

Applicant Response: The hours of operation are correct with the exception b) in that the applicant will have DJ/karaoke every Saturday and occasionally on Friday.

4. The applicant has stated that the estimated average attendance will be 50 people, when there is entertainment.

Applicant Response: Average attendance of 50 people is based on the attendance over the years for identical entertainment at the same location and time.

5. Do you intend on employing security officers on Fridays and Saturdays? If so, whom, how many and how will they be dispersed through the building.

Applicant Response: At this time the applicant does not intend to employ security officers on Saturday and the occasional Friday when they have the DJ/karaoke. Again, they base this on their experience over the years when they were employed by the previous owner. We want to be abundantly clear that the current owner desires to offer the exact same entertainment as the previous owner. Because the owners are aware of the importance of security, they have consulted with Rick Whitby, retired Chief Deputy, Wyandotte County Sheriff’s Department, regarding security needs and he has agreed to assist them with securing off-duty law enforcement should it
ever be an issue or the anticipated size of an event would require security officers.

6. Doors shall remain closed at all times as not to project sound through the parking lot to the surrounding residences.

Applicant Response: The doors will remain closed at all times.

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None

B) Items that are conditions of approval (stipulations):
   1) None

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

Staff Conclusion:

The applicant has worked with staff to resolve lingering questions pertaining to the site plan, hours of operation and security. If there is any live entertainment related issues brought to staff within two (2) years, this permit may be submitted to the Board of Commissioners for revocation. Staff recommends approval of this petition for two (2) years.

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to Factors to be Considered, and Key Issues and recommends APPROVAL of Petition #SP-2015-38 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

July 13, 2015 City Planning Commission Minutes  
Applicant Response Letter  
Neighborhood Meeting Minutes  
Aerial Photograph  
Applicant Submittal Letter  
Site Plan  
Floor Plan  
Site Photographs
MOTIONS

I move the Unified Government Board of Commissioners APPROVE Petition #SP-2015-38 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. ________________________________;

2. ________________________________; And

3. ________________________________.

OR

I move the Unified Government Board of Commissioners DENY Petition #SP-2015-38 as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

JULY 13, 2015 CITY PLANNING COMMISSION MINUTES:

150198 SPECIAL USE PERMIT APPLICATION #SP-2015-38 – MARCIE HUCKABY/MME LLC - SYNOPSIS: Special Use Permit for live entertainment in conjunction with restaurant/drinking establishment at 8121, 8123 and 8125 Parallel Parkway

Recording Secretary Parker stated that the following items should be included as part of the record for this case:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated July 13, 2015;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated June 18, 2015;

Ms. Parker asked if any member of the Planning Commission had any contact to disclose concerning this case. (No one responded in the affirmative.)

Ms. Pearl King, 827 Armstrong Avenue, Suite 200, Kansas City, Kansas, 66101, representing the applicant, appeared in support of this application. She stated that two (2) of the owners are present this evening along with the DJ. This is an existing restaurant/bar and grill that operated under the name of Sunset Bar and Grill since 2002. The current owners purchased this business after working there for many years and have continued to operate the business very similar. They changed the name to the Dotte Spot. She stated that they have all of their licenses including their liquor license, state and city and are operating with everything except their annual entertainment license. The entertainment that they want to have is exactly the same as it was during the previous ownership. They have a DJ on Saturday night and the DJ also provides karaoke and they do occasionally have a request for the DJ on Friday nights for birthdays, etc. Everything is the same as it was with the former owner. She stated that she has done several of these applications. A lot of her clients that she works with are restaurant/bar owners. She knows that when alcohol and entertainment are mixed, there is concern about security, noise, trash, etc. They will make sure the doors are closed when entertainment is going on. She stated that these are very involved owners and the property is well maintained. It is typically at a time when the other businesses in this strip mall are closed. They had a neighborhood meeting and the only ones that attended were a doctor and assistant from an adjacent office building and the live entertainment peaked their interest (and what the entertainment was) and they were told that it was a DJ.

Chairman Hurrelbrink asked if the patio will be used for live entertainment. Ms. King stated the entertainment is inside and not outside. They have had events that extended outside, but are not part of the annual entertainment. Those are things that they have to get special permission from the state and city. They had a similar event when they opened and they had to get permission from the state and city. She stated that it is an involved process to get all the licenses and approval and there are a lot of businesses that open up and try to skirt by as much as they can and she commends her clients because they have worked hard to adhere to everything.

No one appeared in opposition to this application.

Planning Director Richardson stated that Ms. King is correct in that it is not usual that when he asks the question if this is already being done he is told no they want to obey the law. The staff recommends approval subject to the stipulations.

On motion by Ms. Pauley, seconded by Mr. Carson, the Planning Commission voted as follows to recommend APPROVAL of Special Use Permit Application #SP-2015-38:

<table>
<thead>
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<th>Name</th>
<th>Vote</th>
</tr>
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<tbody>
<tr>
<td>Carson</td>
<td>Aye</td>
</tr>
<tr>
<td>Connelly</td>
<td>Aye</td>
</tr>
<tr>
<td>DeWitt</td>
<td>Aye</td>
</tr>
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<tr>
<td>Escobar</td>
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</table>
Urban Planning and Land Use Comments:

1. Because this is a strip center, there are not designated parking stalls for each tenant space. Please submit a detailed site plan that accurately shows the parking spaces in the parking lot.

The parking ratio for establishments with live entertainment is one space for each 50 square feet of seating or assembly area plus one space for each remaining 200 square feet of total floor area. Based on the floor plan that was provided to staff, we determined the building is 3,340 square feet. The seating area is 2,330 square feet. The required parking for this building is 52 spaces.

Applicant Response: Attached please find a detailed site plan that accurately shows the parking spaces in the parking lot to be 101 spaces, including four handicap spaces – well exceeding the 52 spaces required. The two center rows of parking alone (55 spaces) will fulfill the parking requirements.

2. There is no record of a special use permit for live entertainment for the previous owners of Sunset Bar & Grill.

Applicant Response: In addition to State and City liquor licenses, the previous owner also had an annual entertainment license issued by the City. The applicant is without knowledge as to the reason the previous owner was not required to obtain a special use permit.

3. The applicant has stated that the proposed hours of operation are as follows:
   a. Doors: Monday through Saturday from 11:00 AM to 2:00 AM
   b. DJ and/or Karaoke: Friday and Saturday from 9:00 PM to 1:30 AM
   c. Restaurant (kitchen): Monday through Saturday from 11:00 AM to 10:00 PM

The majority of the businesses within the strip center close before 9:00 PM.

Applicant Response: The hours of operation are correct with the exception b) in that the applicant will have DJ/karaoke every Saturday and occasionally on Friday.
4. The applicant has stated that the estimated average attendance will be 50 people, when there is entertainment.

   *Applicant Response: Average attendance of 50 people is based on the attendance over the years for identical entertainment at the same location and time.*

5. Do you intend on employing security officers on Fridays and Saturdays? If so, whom, how many and how will they be dispersed through the building.

   *Applicant Response: At this time the applicant does not intend to employ security officers on Saturday and the occasional Friday when they have the DJ/karaoke. Again, they base this on their experience over the years when they were employed by the previous owner. We want to be abundantly clear that the current owner desires to offer the exact same entertainment as the previous owner. Because the owners are aware of the importance of security, they have consulted with Rick Whitby, retired Chief Deputy, Wyandotte County Sheriff’s Department, regarding security needs and he has agreed to assist them with securing off-duty law enforcement should it ever be an issue or the anticipated size of an event would require security officers.*

6. Doors shall remain closed at all times as not to project sound through the parking lot to the surrounding residences.

   *Applicant Response: The doors will remain closed at all times.*

**Public Works Comments:**

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None

B) Items that are conditions of approval (stipulations):
   1) None

C) Comments that are not critical to engineering's recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

**Staff Conclusion:**

The applicant has worked with staff to resolve lingering questions pertaining to the site plan, hours of operation and security. If there is any live entertainment related issues brought to staff within two (2) years, this permit may be submitted to the Board of Commissioners for revocation. Staff recommends approval of this petition for two (2) years.
June 29, 2015

Urban Planning and Land Use Department
Unified Government
701 North 7th Street, Room 423
Kansas City, KS 66101

RE: MME LLC d/b/a The Dotte Spot - 8123 Parallel Parkway
Petition #SP-2015-39
Application for Special Use Permit

Dear Byron and Staff:

I have reviewed the draft of your comments with the applicant and this letter and the attached are in response to the same.

On page 1, the Date of Application should be April 23, 2015.

On page 2, under the section Proposal, the last sentence of the first paragraph should show that the former owner operated the restaurant and bar, formerly Sunset Bar & Grill from 2002 to March 2015.

As we previously advised and you confirmed via e-mail, on page 3, Factor 9 is a typo and should state, “The proposed use will not pollute the air, land or water.”

In response to numbered Staff Comments and Suggestions:

1. Attached please find a detailed site plan that accurately shows the parking spaces in the parking lot to be 101 spaces, including four handicap spaces - well in excess of the 52 spaces required. The two center rows of parking alone (55 spaces) will fulfill the parking requirements.

2. In addition to State and City liquor licenses, the previous owner also had an annual entertainment license issued by the City. The applicant is without knowledge as to the reason the previous owner was not required to obtain a special use permit.

3. The hours of operation are correct with the exception b) in that the applicant will have the DJ/ karaoke every Saturday and occasionally on Friday.

4. Average attendance of 50 is based on the attendance over the years for identical entertainment at the same location and time.

5. At this time the applicant does not intend to employ security officers on Saturday and the occasional Friday when they have the DJ/ karaoke. Again, they base this on their experience over the years when they were employed by the previous owner. We want to be abundantly clear that the current owner desires to offer the exact same entertainment as the previous
Urban Planning and Land Use Department  
June 29, 2015  
Page 2

owner. Because the owners are aware of the importance of security, they have consulted with Rick Whitby, retired Chief Deputy, Wyandotie County Sheriff’s Department, regarding security needs and he has agreed to assist them with securing off-duty law enforcement should it ever be an issue or the anticipated size of an event would require security officers.

6. The doors will remain closed at all times.

Please advise if you have any questions or if additional information is needed. Thank you.

Sincerely,

[Signature]

Pearl A. King

Enclosure

c: Marcie Hackaby
   Eric & Melissa Nead
MME LLC
d/b/a The Dotte Spot

MINUTES OF NEIGHBORHOOD MEETING

Application Number: SP-2015-38
Date and Location: June 16, 2015 / 8123 Parallel Parkway

Meeting called to order at: 4:40 pm

Names of people in attendance: In addition to the names on the attached Attendance Sheet, Dr. Simmons assistant Susan was also in attendance, for a total of five (5).

Introductions: Pearl King started by introducing herself, then went around the room and everyone introduced themselves.

Pearl King provided a summary of the business operations and ownership experience and the explained the requirement of a special use permit when a business that sells alcohol also wants to obtain an annual entertainment license. Mrs. King detailed the type of entertainment, the frequency and hours when the entertainment is offered.

Questions and answers:
   Question / Susan: So this is an inside event, the same as they have done in the past? For years and years?
   Answer / Pearl: Yes. Any outside events would be handled differently, with a special temporary permit and would require approval from the State and City. That is what they obtained for their grand opening.
   Question / Dr. Simmons: No questions, we were just wondering what it was because we never received any notice like this before.
   Answer / Pearl: The previous owner had an annual entertainment license but had apparently not been required to go through this process, and there could be various reasons for this.
   Question / Susan: We were just worried it might be during our business hours and take up all of the parking. We have never had a problem before and at night we can lock our parking lot.
   Answer / Melissa: No, it is on the weekend and in the evening - not during business hours.
   Question / Dr. Simmons: The first thing I notice is special entertainment and we wondered what is special entertainment. (Group chuckled & made jokes)
   Answer / Pearl: I’m sure you imagined all sorts of things. But no, nothing crazy, just Dan here - [pointed to DJ].
   Melissa and Marcie stressed to Dr. Simmons and Susan that if they ever have any issues to please let them know as they want to be good neighbors.

Meeting adjourned at: 4:55 pm

Minutes taken by: Pearl King

[Signature]

Pearl A. King
Dated: June 18, 2015
Figure 1. Aerial photograph of 8123 Parallel Parkway as indicated by the green dot (provided by ArcView GIS).
April 23, 2015

Urban Planning and Land Use Department
Unified Government
701 North 7th Street, Room 423
Kansas City, KS 66101

RE: MME LLC - 8123 Parallel Parkway
Application for Special Use Permit

Dear Staff:

On behalf of the applicant, MME LLC, I am submitting the application for a Special Use Permit in order to obtain an annual entertainment license. This business, located in the Arrowhead Shopping Center at 82nd and Parallel Parkway, has operated as a restaurant and bar (Sunset Bar & Grill) since 2002. The applicant purchased the business from the previous owner in March of this year. The previous owner had an entertainment license and regularly had a DJ and Karaoke; the current owner desires to offer the same entertainment.

The business open Monday through Saturday from 11:00 am to 2:00 am. They plan to have a DJ and/or Karaoke every Saturday, and occasionally Friday, from 9:00 pm to 1:30 am. They estimate average attendance to be 50 people when there is entertainment. The restaurant offers a full menu with food service available from 11:00 am to 10:00 pm, when the kitchen closes.

Noise has not been an issue in the past and should not be an issue now. The applicant will make sure all doors and windows remain closed when entertainment is utilized. The applicant also intends to have staff patrol and pickup trash outside and around the premises at regular intervals during business hours and at the end of the evening. They intend to have trained staff for handling security and will employ off-duty sheriff and/or police officers when an event’s attendance requires additional security personnel.

The new owners are experienced in the restaurant business and will closely manage the business. Thank you for your time and consideration and please let me know if I can provide any additional information. We look forward to any recommendations the staff may offer.

Sincerely,

Pearl A. King

Enclosures

cc: Marcie Huckaby
    Eric & Melissa Nead
Figure 2. Photograph of 8123 Parallel Parkway (provided by the applicant).

Figure 3. Photograph of 8123 Parallel Parkway (provided by the applicant).
Figure 4. Photograph of the current business located at 8123 Parallel Parkway (provided by the applicant).
To: Unified Government Board of Commissioners

From: City Staff

Date: July 30, 2015

Re: Petition #SP-2015-41 (150200)

**GENERAL INFORMATION**

**Applicant:**
Monica Cabrera and Jose Corrales

**Status of Applicant:**
Owners
1411 North 47th Street
Kansas City, KS 66102

**Requested Action:**
Special Use Permit to keep one (1) horse

**Date of Application:**
May 29, 2015

**Purpose:**
To keep one (1) horse on property

**Property Location:**
1411 North 47th Street

**Existing Zoning:**
R-1 (B) Single-Family District
Existing Surrounding Zoning:  
North:  R-1 (B) Single-Family District  
South:  R-1 Single-Family District and CP-1 Planned General Business District (across Everett Avenue)  
East:  R-1 (B) Single-Family District  
West:  R-1 (B) Single-Family District 

Existing Uses:  
North:  Residential homes  
South:  Residential homes  
East:  Residential homes  
West:  Residential homes 

**Total Tract Size:** 1.089 acres 

**Master Plan Designation:** The City-Wide Master Plan designates this property as Low-Density Residential. 

**Major Street Plan:** The City-Wide Master Plan designates 47th Street as a Minor Arterial. 

**Advertisement:** The Wyandotte Echo – June 18, 2015  
Letters to Property Owner – June 17, 2015 and July 20, 2015 

**Public Hearings:** July 13, 2015 and July 30, 2015 

**Public Opposition:** No one appeared in opposition at the July 13, 2015 City Planning Commission meeting. 

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**PROPOSAL**

**Detailed Outline of Requested Action:** The applicants, Monica Cabrera and Jose Corrales, want to keep one (1) horse in a stall on their property in order to provide proper care for the horse. 

**City Ordinance Requirements:** 27-592 through 27-606 

**FACTORS TO BE CONSIDERED**

1. **The Character of the Neighborhood.** 

   The character of the neighborhood is residential in nature. 

2. **The zoning and uses of properties nearby and the proposed use’s expected compatibility with them.** 

   The proposed use is not inherently compatible with the residential nature of the nearby properties.
3. The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property.

The removal of restrictions will not detrimentally affect nearby property if the horse's waste is properly disposed of and the ground cover is maintained.

4. The length of time the property has remained vacant as zoned.

The property is not vacant.

5. The degree of conformance of the proposed use to the Master Plan.

Special Use Permits are not addressed in the Master Plan.

6. Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.

The proposed use will not result in an increase of vehicular traffic to where it exceeds capacity.

7. Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.

Generally the proposal is only for the benefit of the applicant. The proposed use will not permanently injure the appropriate use, visual quality, or marketability of adjoining property, although horses can create a significant odor and attract vermin.

8. Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.

Noise, vibration, dust, or illumination will not create problems for nearby properties.

9. Whether the proposed use will pollute the air, land or water.

The proposed use will likely not pollute the air. A foreseen issue is surface water runoff polluted with animal waste due to overgrazed and trampled land, which can cause public health issues downstream. Additionally, if the horse waste is not disposed of in a timely manner, neighbors will be negatively affected by the odor.

10. Whether the use would damage or destroy an irreplaceable natural resource.

Staff does not believe this will be an issue.
11. The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.

This project may negatively impact public health due to overgrazed land, leading to increased surface water runoff polluted with animal waste. There is minimal gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowners.

12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

The proposed use will not result in overcrowding of land.

PREVIOUS ACTIONS

There are no previous actions associated to this parcel.

NEIGHBORHOOD MEETING

The applicant held a neighborhood meeting on June 20, 2015 from 6:30 p.m. to 7:38 p.m. Two neighbors attended the meeting—Bob Kernaghan and Gary Joplin—and asked about the horse’s stall. No major concerns were noted.

KEY ISSUES

Accessory structures
Structure for horses
Overgrazing and ground protection
Disposal of animal waste

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend approval of Special Use Permit Application #SP-2015-41, subject to:

Urban Planning and Land Use Comments:

1. How many structures are on your property? What are the dimensions of each structure?

   Applicant’s Response: There are two structures on our property. The first is a small older shed that came with the property. Its dimensions are 10ft (length) x 7ft (width) x 8ft (height). The second structure is the horse’s stall. The stall is 12 x 12 x 9. There is an open space (which serves like a window) for the horse facing west. At the top of the stall 12 inches were left open all the way around for ventilation.
2. How often will horse waste be disposed of and in what way?

Applicant’s Response: As in regards to the disposal of the horse manure, it will be removed from the stall on a daily basis and placed in a closed trash bin. We have two trash bins and when they are both filled up (about every 2 weeks) we take them to a friend of ours who has a small farm and can use the manure. As sort of a backup we know that the land fill in Johnson County takes manure as a special waste.

3. Are plans in place to remove the pile of animal waste, as stated in the Conservation District’s comments?

Applicant’s Response: The pine shavings inside the stall are completely replaced approximately every 2 to 3 weeks. We have properly disposed of the pine shavings that were on the top of the hill on Everett Ave. We would like to clarify that it was not animal waste, just pine shavings. There is a picture attached that proves this issue has been taken care of and the area is now clean.

4. What measures will be taken to ensure adequate ground cover?

Applicant’s Response: As far as the ground goes the horse is taken to a park for trail riding every Sunday. This will reduce the amount of erosion that could be caused by always having the horse here. We have supplied enough sand to cover an area that is used specifically for the horse to train on. The horse will not be freely grazing in the front of the yard. Our acre is divided into sections and the back part of our property is what will be used for grazing, grooming and training.

5. What will the horse’s diet consist of and where will feed be stored?

Applicant’s Response: The horse’s diet consists of grain (Vitality perform 14, Omolene 200 and Oats) and hay (alfalfa or brome). We give the horse 5 gallons of water first thing in the morning. The water is checked at noon and if it needs to be refilled it is. This always depends on the weather. We give the horse another 5 gallons every evening around 5pm. We also give the horse additional vitamins and supplements. They are usually in a liquid form that is mixed with the grain. We have a block of salt that is available for the horse too. All of the feed and hay will be stored inside the shed to avoid moisture.

Animal Control Comments:

If SP-2015-41 is approved by the Board of Commissioners, an animal control permit must be obtained through the Animal Control office.
Conservation District Comments:

There is one major soil type identified: Knox silt loam 7 to 12 percent slopes. This soil type is considered highly erodible when the surface is denuded of a protective cover. This site is not well suited to a grazing operation. The tree cover is too thick for good grass growth. The horse traffic also destroys the leaf litter and causes erosion. The animal waste needs to be controlled so not to contaminate the surrounding area. The pile of animal waste at the top of the hill of Everett Avenue is not environmentally acceptable. All waste needs to be disposed of in a proper manner that protects the community from contamination.

Staff Conclusion:

Staff recommends approval for a special use permit to board one (1) horse, subject to the following:

1. Approval for two (2) years
2. Supplementation of hay and grain provided for the horses with additional food sources in order to ensure adequate diet and manage current vegetation on site
3. Application of additional seed/sod to the area in an effort to establish better ground cover
4. Application for a building permit and communication with Building Inspections Department to ensure stall’s compliance with R-1 Single Family District accessory structure regulations
5. Obtainment of an Animal Control Permit for one (1) horse

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to Factors to be Considered, and Key Issues and recommends APPROVAL of Petition #SP-2015-41 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

July 13, 2015 City Planning Commission Minutes
Site Pictures
Conservation District Comments
Neighborhood Meeting Information (Affidavit, Minutes, Sign-in Sheet)
Applicant’s Responses
Zoning Map
Vicinity Map
Aerial Map
I move the Unified Government Board of Commissioners APPROVE Petition #SP-2015-41 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. ___________________________________________________________;  
2. ___________________________________________________________; And 
3. ___________________________________________________________.

OR

I move the Unified Government Board of Commissioners DENY Petition #SP-2015-41, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

JULY 13, 2015 CITY PLANNING COMMISSION MINUTES:

150200 SPECIAL USE PERMIT APPLICATION #SP-2015-41 – MONICA CABRERA AND JOSE CORRALES - SYNOPSIS: Special Use Permit to keep one (1) horse at 1411 North 47th Street

Recording Secretary Parker stated that the following items should be included as part of the record for this case:

1. The City’s currently adopted zoning and subdivision regulations; 
2. The official zoning map for the area in question; 
3. The City’s currently adopted Master Plan for the area in question; 
4. The staff report and attachments dated July 13, 2015; 
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file; 
6. The Notice in the Wyandotte Echo dated June 18, 2015; 
Ms. Parker asked if any member of the Planning Commission had any contact to disclose concerning this case. (No one responded in the affirmative.)

Ms. Monica Cabrera, 1411 North 47th Street, Kansas City, Kansas, 66102, applicant, appeared in support of this application. She stated that they are requesting approval to keep one (1) horse and they already have a stall built for the horse. She stated that they also have a fenced area for the horse which is the back part of their acre.

Planning Commissioner Schwartzman asked if they have a stock tank for water for the horse. Ms. Cabrera stated that they give the horse fresh water every day because they do not want to have a large amount of water because bacteria could build up in it and also the water gets warm.

No one appeared in opposition to this application.

Planning Director Richardson stated that the staff recommends approval subject to the stipulations in the staff opinion.

On motion by Mr. Schwartzman, seconded by Ms. Pauley, the Planning Commission voted as follows to recommend APPROVAL of Special Use Permit Application #SP-2015-41:

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<td>Carson</td>
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<td>Schwartzman</td>
<td>Aye</td>
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</table>

Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

Urban Planning and Land Use Comments:

1. How many structures are on your property? What are the dimensions of each structure?

   Applicant’s Response: There are two structures on our property. The first is a small older shed that came with the property. Its dimensions are 10ft (length) x 7ft (width) x 8ft (height). The second structure is the horse’s stall. The stall is 12 x 12 x 9. There is an open space (which serves like a window) for the horse facing west. At the top of the stall 12 inches were left open all the way around for ventilation.

2. How often will horse waste be disposed of and in what way?
Applicant’s Response: As in regards to the disposal of the horse manure, it will be removed from the stall on a daily basis and placed in a closed trash bin. We have two trash bins and when they are both filled up (about every 2 weeks) we take them to a friend of ours who has a small farm and can use the manure. As sort of a backup we know that the land fill in Johnson County takes manure as a special waste.

3. Are plans in place to remove the pile of animal waste, as stated in the Conservation District’s comments?

Applicant’s Response: The pine shavings inside the stall are completely replaced approximately every 2 to 3 weeks. We have properly disposed of the pine shavings that were on the top of the hill on Everett Ave. We would like to clarify that it was not animal waste, just pine shavings. There is a picture attached that proves this issue has been taken care of and the area is now clean.

4. What measures will be taken to ensure adequate ground cover?

Applicant’s Response: As far as the ground goes the horse is taken to a park for trail riding every Sunday. This will reduce the amount of erosion that could be caused by always having the horse here. We have supplied enough sand to cover an area that is used specifically for the horse to train on. The horse will not be freely grazing in the front of the yard. Our acre is divided into sections and the back part of our property is what will be used for grazing, grooming and training.

5. What will the horse’s diet consist of and where will feed be stored?

Applicant’s Response: The horse’s diet consists of grain (Vitality perform 14, Omolene 200 and Oats) and hay (alfalfa or brome). We give the horse 5 gallons of water first thing in the morning. The water is checked at noon and if it needs to be refilled it is. This always depends on the weather. We give the horse another 5 gallons every evening around 5pm. We also give the horse additional vitamins and supplements. They are usually in a liquid form that is mixed with the grain. We have a block of salt that is available for the horse too. All of the feed and hay will be stored inside the shed to avoid moisture.

Animal Control Comments:

If SP-2015-41 is approved by the Board of Commissioners, an animal control permit must be obtained through the Animal Control office.

Conservation District Comments:

There is one major soil type identified: Knox silt loam 7 to 12 percent slopes. This soil type is considered highly erodible when the surface is denuded of a protective cover. This site is not well suited to a grazing operation. The tree cover
is too thick for good grass growth. The horse traffic also destroys the leaf litter and causes erosion. The animal waste needs to be controlled so not to contaminate the surrounding area. The pile of animal waste at the top of the hill of Everett Avenue is not environmentally acceptable. All waste needs to be disposed of in a proper manner that protects the community from contamination.

Staff Conclusion:

Staff recommends approval for a special use permit to board one (1) horse, subject to the following:
1. Approval for two (2) years
2. Supplementation of hay and grain provided for the horses with additional food sources in order to ensure adequate diet and manage current vegetation on site
3. Application of additional seed/sod to the area in an effort to establish better ground cover
4. Application for a building permit and communication with Building Inspections Department to ensure stall’s compliance with R-1 Single Family District accessory structure regulations
5. Obtainment of an Animal Control Permit for one (1) horse
Rob Richardson  
Director of Planning  
701 North 7th Street Rm. 423  
Kansas City, KS 66101  
913-573-5750  

RE: SP-2015-41 Monica Cabrera and Jose Corrales, Horse, 1411 North 47th Street  

June 17, 2015  

Dear Mr. Richardson:  

The Wyandotte County Conservation District, with technical assistance from the Natural Resources Conservation Service, has completed an environmental review of the site for SP-2015-41 Monica Cabrera and Jose Corrales, Horse, 1411 North 47th Street.  

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.  

MAPS AND REPORTS  

Soils Map  
Soils Inventory Report  
Map Unit Description (Brief)  
Soil Features  

In summary, the following limitations and resource concerns were noted for this plat:  
• There is one major soil type identified: Knox silt loam 7 to 12 percent slopes. This soil type is considered highly erodible when the surface is denuded of a protective cover.  
• This site is not well suited to a grazing operation. The tree cover is too thick for good grass growth. The horse traffic also destroys the leaf litter and causes erosion. The animal waste needs to be controlled so not to contaminate the surrounding area. The pile of animal waste at the top of the hill on Everett Avenue is not environmentally acceptable. All waste needs to be disposed of in a proper manner that protects the community from contamination.  

Technical assistance is available from our office. Limitation maps, detail soils reports and a conservation plan can also be requested for this site from our office.
The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 ft. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern has been changed in this area due to previous urban development. Therefore, the physical composition influencing the structure of the natural soil has already been altered; however some generalities can still be applied for these soils. On site investigation is needed for detail planning as some delineations on the maps include soils that differ from the named soil. Soil lines may not be exact therefore; on site investigation is needed for site specific planning.

If you have any comments or questions, please do not hesitate to call me.

Sincerely,

Cheri Miller
District Manager

enclosures
AFFIDAVIT - NEIGHBORHOOD MEETING

STATE OF Kansas  
COUNTY OF Wyandotte  

Monica Cabrera + Jose L. Corrales

Comes now ______________ of lawful age, sound mind and open his/her oath states as follows:

1. That I am the petitioner for Petition # SP-2015-41
2. That I conducted a neighborhood meeting on June 20, 2015.
3. Attached are the minutes/summary of the meeting and a copy of the notice mailed to the property owners on the list provided by the Urban Planning and Land Use Department.

Further affiant saith not.

[Signature]
Affiant

SUBSCRIBED IN MY PRESENCE AND SWORN to before me this 22 day of June, 2015

My commission expires 10 of June, 2017

[Signature]
Notary Public
Application #SP – 2015-41

June 21, 2015

1411 N. 47th St.

Kansas City, KS 66102

Meeting called order at: 6:30 pm

Attendance:

Robert M. Kernaghan

Gary Joplin

Robert and Gary came together at 6:43pm and the meeting started. I Monica Cabrera explained the reason for the meeting and asked if they had any questions or concerns. Mr. Kernaghan said he did not really have any concerns and was okay with the horse. Mr. Joplin had some questions about the time the horse spent in the stall. I answered his question and explained the benefits of a horse being in a stall for half of the day. A stall provides shelter from the snow and ice in the winter and protects the horse from the sun in the summer. Our stall has very good ventilation to avoid over-heating in the summer. By being in the stall we are able to control what she eats and how much she eats. Proper food monitoring can help prevent colics and consumption of things like ragweed which can be fatal. We continued to talk about other things about the neighborhood not pertaining to the permit and soon after the meeting came to an end. The other neighbors within the 200 ft that I notified did not come to the meeting, I receive no notification of their absence.

Meeting adjoumed at: 7:28pm

Minutes taken by: Jose L. Corrales

Meeting planned and presented by: Monica Cabrera
Neighborhood Meeting
1411 N. 47th St.
Kansas City, KS 66102
June 20th 2015

Sign in

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<tr>
<th>Name</th>
<th>Time in</th>
<th>Time out</th>
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<tr>
<td>Bob Kernaghan</td>
<td>6:43</td>
<td>7:28</td>
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<tr>
<td>Gary Sowles</td>
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June 26, 2015

To the Department of Urban Planning and Land Use

We are writing to answer the questions and concerns that you have regarding our request for a special land use permit to keep one horse. There are two structures on our property. The first is a small older shed that came with the property. Its dimensions are 10ft (length) x 7ft (width) x 8ft (height). The second structure is the horse’s stall. The stall is 12 x 12 x 9. There is an open space (which serves like a window) for the horse facing west. At the top of the stall 12 inches were left open all the way around for ventilation. As in regards to the disposal of the horse manure, it will be removed from the stall on a daily basis and placed in a closed trash bin. We have two trash bins and when they are both filled up (about every 2 weeks) we take them to a friend of ours who has a small farm and can use the manure. As sort of a back up we know that the land fill in Johnson County takes manure as a special waste. The pine shavings inside the stall are completely replaced approximately every 2 to 3 weeks. We have properly disposed of the pine shavings that were on the top of the hill on Everett Ave. We would like to clarify that it was not animal waste, just pine shavings. There is a picture attached that proves this issue has been taken care of and the area is now clean. As far as the ground goes the horse is taken to a park for trail riding every Sunday. This will reduce the amount of erosion that could be caused by always having the horse here. We have supplied enough sand to cover an area that is used specifically for the horse to train on. The horse will not be freely grazing in the front of the yard. Our acre is divided into sections and the back part of our property is what will be used for grazing, grooming and training. The horse’s diet consist of grain (Vitality perform 14, Omolene 200 and Oats) and hay (alfalfa or brome). We give the horse 5 gallons of water first thing in the morning. The water is checked at noon and if it needs to be refilled it is. This always depends on the weather. We give the horse another 5 gallons every evening around 5pm. We also give the horse additional vitamins and supplements. They are usually in a liquid form that is mixed with the grain. We have a block of salt that is available for the horse too. All of the feed and hay will be stored inside the shed to avoid moisture. If you need anything else clarified feel free to call us anytime at (913) 244-6677.

Sincerely,
Jose Corrales & Monica Cabrera
To: Unified Government Board of Commissioners

From: City Staff

Date: July 30, 2015

Re: Vacation Petition #R/W-2015-4 (150201)

GENERAL INFORMATION

Applicant: Timothy Klink

Status of Applicant: Applicant
Polsinelli PC
900 West 48th Place
Kansas City, MO 64112

Requested Action: Approve Vacation

Date of Application: Vacation: May 29, 2015

Purpose: To vacate right-of-way for the Wyandotte Youth Soccer Complex.

Property Location: 9020 State Avenue

Existing Zoning: A-G Agriculture District
Existing Surrounding Zoning:

**North:** A-G Agriculture, R-1 Single Family and RP-2 Planned Two Family Districts

**South:** A-G Agriculture and R-1 Single Family Districts

**East:** A-G Agriculture, R-1 Single Family, CP-0 Planned Nonretail and CP-1 Planned Limited Business Districts

**West:** A-G Agriculture, R-1 Single Family and CP-1 Planned Limited Business and CP-2 Planned General Business Districts

Existing Uses:

**North:** Single family homes and undeveloped land

**South:** Kansas University Medical Center

**East:** Single family homes and undeveloped, farmland

**West:** A restaurant, single family homes and Schlitterbahn Vacation Village (across 94th Street)

Neighborhood Characteristics: The character of the neighborhood is primarily comprised of single family residences to the south, east and west and undeveloped land pocketed in between parcels to the north and east, across 90th Street. Adjacent to this property is Schlitterbahn Vacation Village which is west of 94th Street.

Total Tract Size: 126.30 acres

Master Plan Designation: The City-Wide Master Plan designates this area as Low Density Residential.

Major Street Plan: The City-Wide Master Plan classifies State Avenue and 90th Street as Class A Thoroughfares and 94th Street as a Class C Thoroughfare.

Advertisement: Wyandotte Echo – June 18, 2015
Letters to Property Owners – June 17, 2015 and July 20, 2015

Public Hearings: July 13, 2015 and July 30, 2015

Public Opposition: No one appeared in opposition at the July 13, 2015 City Planning Commission meeting.

**PROPOSAL**

**Detailed Outline of Requested Action:** The applicant, Timothy Klink on behalf of Vinebrick Acquisitions LLC wants to vacate lots, rights-of-way and streets on land in between 90th and 94th Streets on State Avenue and preliminary and final plat 66.75 acres to develop land for the Wyandotte Youth Soccer Complex.

**City Ordinance Requirements:** Article XXI Sections 27-502 – 27-709 and K.S.A. 12-504 to 12-506 and 12-512b.
FACTORS TO BE CONSIDERED

1. Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.

Development of the property can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.

2. The extent to which utilities and public services are available and adequate to serve the proposed use.
   a. Water/Electric service

      It is unclear that the current system can accommodate the proposed uses. Please coordinate with BPU Water and Electric.

   b. Sanitary sewer service

      It is unclear that the current system can accommodate the proposed uses. Plans must be understood prior to any approval.

   c. Storm water control

      It is unclear that the current system can accommodate the proposed uses. Plans must be understood prior to any approval.

   d. Police

      Police service provided by the West Patrol, District #223

   e. Fire

      Fire service provided by Station #6 located off State Avenue at 95th Street

   f. Transit

      Kansas City ATA provides transit service along State Avenue, Route #101.

   g. Schools

      Kansas City, Kansas USD 500

3. Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.
With coordination with the Public Works Department, streets will be designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses. Significant improvements will be necessary and should be fully understood prior to any approvals.

4. **Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.**

Lots are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.

5. **Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.**

Development patterns will be designed with due regard to topography, but mass grading will be necessary to flatten the site to building multiple soccer fields.

6. **Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.**

Not applicable.

7. **Vacation will not create utility conflicts.**

None

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**KEY ISSUES**

Vacation exhibits
Public Works comments

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**PLANNING COMMISSION RECOMMENDATION**

The Planning Commission voted 7 to 0 to recommend approval of Right-Of-Way Vacation Application #R/W-2015-4, subject to:

**Urban Planning and Land Use Comments:**

1. Please submit exhibits of all the proposed vacations for this development.

#RW-2015-4

July 30, 2015
Applicant Response: The property is subject to a residential plat from 1950, and the portion of said plat located on the property was never developed. Most of the lots were previously vacated, however, the previous owner mistakenly failed to vacate certain items within said plat located upon the property. We are seeking to vacate all dedicated lots, easements, streets, and other items set forth on the prior, defunct plat and located within the property. As such, the boundaries of the vacation are simply the boundaries of the property per the application and per the aerial shown on the front page of the draft comments. We are including in this response, a copy of the original plat with a line around the undeveloped portion that is part of this project.

2. Please provide a site plan to explain sanitary and traffic improvements.

Applicant Response: Per our pre-application meeting with Rob, a site plan for this project has been developed. The sanitary sewer and traffic memos have attempted to examine the existing facilities and their capacities to serve the project from 90th Street. Without a site plan for the project, we cannot define the required improvements until the planning process has begun.

3. When the final plat is submitted for this development, construction drawings will be included in the submittal.

Applicant Response: The application was for the final plat to subdivide the property for the purposes of the land transaction described earlier. Construction drawings will be submitted in the future during the planning process.

4. The plat may not be filed or the vacation published until all utilities have been relocated and new easements provided or new easements are provided for existing utilities.

Applicant Response: There are no utilities located within the property’s platted right-of-ways or elsewhere that do not already have recorded easements, and as such, there are no easements to be recorded or utilities to be relocated. We are only seeking vacation of the former platted items and no other dedicated easements.

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:

1) Were there any existing utility within the right-of-way that would require an easement or relocation?

Applicant Response: There are no utilities located within the right-of-way of the property, and as such, there are no easements to be recorded or
utilities to be relocated.

B) Items that are conditions of approval (stipulations):
   1) None

C) Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

**STAFF COMMENTS AND SUGGESTIONS**

The staff concurs with the recommendation of the City Planning Commission.

**STAFF RECOMMENDATIONS**

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to *Factors to be Considered*, and *Key Issues* and recommends **APPROVAL** of Vacation Petition #RW-2015-4, subject to all comments and suggestions outlined in this staff report.

**ATTACHMENTS**

- July 13, 2015 City Planning Commission Minutes
- Applicant Response Letter
- Preliminary Plat
- Final Plat

**REVIEW OF INFORMATION AND SCHEDULE**

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<tr>
<th>Action</th>
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<th>Unified Government Board of Commissioners</th>
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<tr>
<td>Public Hearing</td>
<td>July 13, 2015</td>
<td>July 30, 2015</td>
</tr>
<tr>
<td>Vacation</td>
<td>Approval</td>
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**STAFF CONTACT:** Byron Toy, AICP

**MOTIONS**

I move the Unified Government Board of Commissioners **APPROVE** Petition #RW-2015-4 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. _______________________________________________________________; And

2. _______________________________________________________________; And
3. _______________________________________________________.

OR

I move the Unified Government Board of Commissioners DENY Petition #RW-2015-4 as they are not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

JULY 13, 2015 CITY PLANNING COMMISSION MINUTES:

150201 RIGHT-OF-WAY VACATION APPLICATION #R/W-2015-4 – TIMOTHY KLINK WITH POLSINELLI – SYNOPSIS: Vacation of right-of-way at 9020 State Avenue

150201 WYANDOTTE YOUTH SOCCER COMPLEX – SYNOPSIS: Preliminary and Final Plat for two (2) commercial lots at 9020 State Avenue

Recording Secretary Parker stated that the following items should be included as part of the record for this case:

1. The City’s currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City’s currently adopted Master Plan for the area in question;
4. The staff report and attachments dated July 13, 2015;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the Wyandotte Echo dated June 18, 2015 for the vacation application;

Ms. Parker asked if any member of the Planning Commission had any contact to disclose concerning this case. (No one responded in the affirmative.)

Mr. Timothy Klink, Polsinelli, 900 West 47th Street, Kansas City, Missouri, applicant, appeared in support of this application. This property will be home to 12 to 16 youth soccer tournament fields primarily in the northeast corner of this property. Overall the property comprises over 128 acres that is all going to be involved in the U.S. Soccer deal. He stated that in April of this year his client, On-Goal and the Unified Government approved and have now executed a U.S. Soccer development agreement that involves the youth tournament complex on this property and U.S. Soccer training center to the northwest. Tonight they are only talking about the youth tournament soccer complex. As part of the agreement the issuance of Star Bonds will help finance the soccer complex including the purchasing of this property. This deal will close the end of July into mid-August once the Star Bonds are ready to be issued. As part of this agreement, the property needs to be separated (128 acres) into several parcels to meet some of their obligations in the development agreement as to how the property is going to be conveyed. Some will be to the Unified Government, his client, some donated and some purchased with Star Bonds. They are requesting vacation of some old right-of-way and platting easements and the second application is for a new plat. They are trying to
clean up this property and get it into a condition to facilitate the closing in August. There is a little lot in the southwest corner that jaunts out and to the left there are three (3) lots and that is the property that his client is purchasing. In 1950 this property was all vacated. There is a plat called San Marcos Addition which covers the southern half of this property. It was vacated partially in 1950 with the intent of getting rid of those lots completely and that was not done that well. The lots that he just pointed to were remnants from that vacation and for some reason when the lots were listed out those four (4) lots were not included. For some reason that the missed 4 of the 100 lots in this area and there are some easements that were meant to be part of that. They are asking to vacate what is left of the San Marcos Addition that is not being used right now for residential. He further stated that they are looking to plat some property on the northeast corner of this property. He stated that it is 68 acres of the total 120 acres. They did an administrative lot split. They are platting the two (2) acre lot that they are creating as part of the agreement and the rest of the property will be conveyed to the Unified Government.

Planning Director Richardson stated that the staff recommends approval.

On motion by Mr. Ernst, seconded by Mr. Gonzalez, the Planning Commission voted as follows to recommend APPROVAL of Right-Of-Way Vacation Application #R/W-2015-4:

Carson       Aye
Connelly     Aye
DeWitt       Aye
Ernst        Aye
Escobar      Not Present
Gonzalez     Aye
Huey         Not Present
Hurrelbrink  Chairman
Pauley       Aye
Schwartzman  Aye
Walker       Not Present

Motion to recommend APPROVAL Passed: 7 to 0

Subject to:

Urban Planning and Land Use Comments:

1. Please submit exhibits of all the proposed vacations for this development.

   Applicant Response: The property is subject to a residential plat from 1950, and the portion of said plat located on the property was never developed. Most of the lots were previously vacated, however, the previous owner mistakenly failed to vacate certain items within said plat located upon the property. We are seeking to vacate all dedicated lots, easements, streets, and other items set forth on the prior, defunct plat and located within the property. As such, the boundaries of the vacation are simply the boundaries of the property per the application and per the aerial shown on the front page of the draft comments. We are including in this response, a...
2. Please provide a site plan to explain sanitary and traffic improvements.

   Applicant Response: Per our pre-application meeting with Rob, a site plan for this project has been developed. The sanitary sewer and traffic memos have attempted to examine the existing facilities and their capacities to serve the project from 90th Street. Without a site plan for the project, we cannot define the required improvements until the planning process has begun.

3. When the final plat is submitted for this development, construction drawings will be included in the submittal.

   Applicant Response: The application was for the final plat to subdivide the property for the purposes of the land transaction described earlier. Construction drawings will be submitted in the future during the planning process.

4. The plat may not be filed or the vacation published until all utilities have been relocated and new easements provided or new easements are provided for existing utilities.

   Applicant Response: There are no utilities located within the property's platted right-of-ways or elsewhere that do not already have recorded easements, and as such, there are no easements to be recorded or utilities to be relocated. We are only seeking vacation of the former platted items and no other dedicated easements.

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) Were there any existing utility within the right-of-way that would require an easement or relocation?

      Applicant Response: There are no utilities located within the right-of-way of the property, and as such, there are no easements to be recorded or utilities to be relocated.

B) Items that are conditions of approval (stipulations):
   1) None

C) Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None
Mr. Klink further stated that they are looking to plat the northeast portion of this property. It is all for the facilitation of the conveying, moving and transferring the property around. He stated that it is 60 acres of the total 120 acres. They did an administrative lot split for the other 60 acres prior to this hearing. They are platting the two (2) acre lot on the eastern boundary of this property that they are creating as part of the U.S. Soccer agreement that requires that all the property be conveyed to the Unified Government with the exception of the two (2) acre parcel which will be retained by his client On-Goal LLC. In order to do that, close on the property and the Star Bonds the two (2) acre lot has to be platted away so they can convey it.

Planning Commissioner DeWitt asked what the purpose is for reserving the two (2) acre parcel. Mr. Klink stated that it is tentatively planned for the US Soccer in-door soccer facility and they are not very far along in the planning process right now and will be before the Commission many times in the coming months with all the plans for this and the soccer training facility.

Mr. Dawn Carter, 1333 North 94th Street, Kansas City, Kansas, stated that she and her neighbors want to know how this application is going to affect their street. There are rumors going around that the soccer field is going to take over their neighborhood. Planning Director Richardson stated that this development will not take any existing homes. He showed her the area where the soccer fields which will start on tree line going east. There may be some type of stormwater detention facility associated with the creek. There will be no development impact on any of the houses on 94th Street or Everett Avenue.

Mr. John Giles, 1328 North 90th Street, Kansas City, Kansas stated that his house is right next door to the northeast property on the south side of it. He asked where the parking will be, where will the main entrances be located, and will their homes be screened from all that. He does not object to the soccer development but he has questions. Director Richardson showed where the main entrance and parking will be located north of that as well; it will be away from his home. Anything that happens on this property will need to comply with the codes for landscaping and screening.

Mr. Jeff Letterman, 1323 North 90th Street, Kansas City, Kansas asked if the street will be widened. Planning Director Richardson stated that they have not gone through the traffic study to determine that. They will come back for a special use permit and plan review application and the traffic will be analyzed at that time. Those present that received a notice for this meeting will also receive a notice for the hearing on the next phase. They will submit a site plan at that time.

Mr. Clayton Seals, 1335 North 92nd Terrace, Kansas City, Kansas, stated that his property (3rd house up on 92nd Street) line abuts up to this property. He stated that this is a private neighborhood and asked what protection there will be for the natural barriers such as their tree line that goes in-between his property and their property. Are they going to put any other barriers between their property and the neighbors to cut off noise level from the soccer fields to keep their neighborhoods private? Also is there any discussion about 92nd Street going through. Planning Director Richardson stated that there are no plans to extend 92nd Street. All the screening issues will be addressed at the plan review hearing. There will be no changes to the street (92nd); there are
possible changes to 90th Street which would be reviewed as part of the plan review process. They will receive a notice of the plan review if they received a notice for the meeting tonight.

Planning Director Richardson stated that the staff recommends approval.

On motion by Dr. DeWitt, seconded by Mr. Carson, the Planning Commission voted as follows to **APPROVE Wyandotte Youth Soccer Complex Preliminary and Final Plat**:

- Carson  Aye
- Connelly  Aye
- DeWitt  Aye
- Ernst  Aye
- Escobar  Not Present
- Gonzalez  Aye
- Huey  Not Present
- Hurrelbrink  Chairman
- Pauley  Aye
- Schwartzman  Aye
- Walker  Not Present

Motion to APPROVE Passed: 7 to 0

Subject to the above Planning stipulations and the following Public Works comments

**Public Works Comments:**

**Preliminary and Final Plat:**

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None

B) Items that are conditions of approval (stipulations):
   1) Traffic Study did not calculated traffic growth in the area. This project would be located in an area that has potential for future development. Please provide a higher level projection of what type of development might occur in the area and show how that would affect the surrounding area as well as existing road infrastructure.
   2) The traffic analysis sheets show very low green time for 90th street, particularly during events. That does not seem realistic.
   3) The traffic study did not indicate that traffic data was collected at the intersections. So, it is not cleared whether the traffic data shown is representative of the existing condition along 90th Street.
   4) Verify that the proposed access points have adequate sight distance to safely serve exiting vehicles.
   5) Make sure the site layout does not preclude the addition of a future second exit lane at both Drive A and Drive B. The current analysis shows no need for that even with full development, but just in case something unforeseen develops on site, let’s not be boxed in to never being able to add a lane.
   6) Provide a printout of the map Closure report for the plat boundary.
7) You will need to provide this office with signed and sealed Section corner reference reports with a check and enveloped addressed to the Kansas State Historical Society or provide this office with copies of the reference reports, check and a cover letter that was sent to the Kansas State Historical Society.

8) Show all setback lines per the proposed zoning.

C) Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents:

1) Drive A (Figure A-1) – as drawn seems too close to property line
VIA HAND DELIVERY AND ELECTRONIC MAIL

June 29, 2015

Mr. Byron Toy
Urban Planning and Land Use
Unified Government of Wyandotte County / Kansas City, Kansas
701 N. 7th Street, Ste. 423
Kansas City, KS 66101

RE: Responses to Draft UG Comments – Vacation Petition #RW-2015-4 and Preliminary and Final Plat – Wyandotte Youth Soccer Complex

Dear Byron,

Thank you for providing draft comments to the above-referenced petitions / applications (collectively, the “Application”). As you may know, we have been engaged as consultants for Vinebrick Acquisitions LLC (“Vinebrick”) in connection with said Application.

As you may also know, we met with Rob Richardson on May 8, 2015, along with David Fickin, with OnGoal LLC (“OnGoal”), and Timothy Klink, with Polsinelli PC, to discuss the need to divide, vacate, and plat the property that is the subject of the Application (the “Property”). OnGoal, an affiliate of Vinebrick, recently finalized with the UG that certain U.S. Soccer National Training Center Development Agreement (the “US Soccer Agreement”) pursuant to which OnGoal will develop certain improvements related to the US Soccer National Training Center and youth soccer complex on two sites, one of which is the Property. The STAR Bonds related to the US Soccer Agreement, and thus the property conveyances required thereby, are slated to close in late July / early August 2015. Concurrent with the STAR Bond closing, certain portions of the Property will be conveyed to UG.

When we met with Mr. Richardson on May 8, 2015, the topic of conversation was that we needed to quickly subdivide the Property so that we could, by the end of July 2015, meet the code requirements necessary to convey the Property as required by the US Soccer Agreement. We also discussed that planning in connection with the Property would not be complete at the time of the closing. Mr. Richardson made some recommendations as to how we could hasten the approval processes for subdividing the Property, which recommendations we adopted as we moved through the application process. At that point, we indicated that we were not far enough along in planning to submit the typical package with the plat and vacation applications, nor would we be prior to vacation and plat approval, but that it was critical that we nonetheless be able to move forward with subdividing the Property, with final approval for the vacation and the plat at the end of July 2015.

With the foregoing as a backdrop, please see the following responses to the draft comments received from Ms. Janet Parker on June 22, 2015:
Page 3-4: Factors to Be Considered

1. No response required.

2.a. The Application should be viewed without reference to any proposed uses. As mentioned above, we are only seeking plat and vacation approval at this time for the purposes of permitted conveyance of the Property as required by the US Soccer Agreement. Water and electrical service will be addressed during the planning process.

2.b. Information related to sanitary sewer service was submitted with the Application. However, we anticipate addressing sanitary sewer service design details during the planning process.

2.c. Information related to storm water control was submitted with the Application. However, we anticipate addressing storm water control design details during the planning process.

2.d. No response required.

2.e. No response required.

2.f. No response required.

2.g. No response required.

3. We will address street design and traffic during the planning process.

4. No response required.

5. No response required.

6. No response required.

7. No response required.

Pages 5-6: Staff Comments and Suggestions

Urban Planning and Land Use Comments

1. The Property is subject to a residential plat from 1950, and the portion of said plat located on the Property was never developed. Most of the lots were previously vacated; however, the previous owner mistakenly failed to vacate certain items within said plat located upon the Property. We are seeking to vacate all dedicated lots, easements, streets, and other items set forth on the prior, defunct plat and located within the Property. As such, the boundaries of the vacation are simply the boundaries of the Property per the Application and per the aerial shown on the front page of the draft comments. We are including in this response, a copy of the original Plat with a line around the undeveloped portion that is part of this project.

2. Per our pre-application meeting with Rob, a site plan for this project has not been developed. The Sanitary Sewer and Traffic memos have attempted to examine the existing facilities and their capacities to serve the project from 90th Street. Without a site plan for the project, we cannot define the required improvements until the planning process has begun.

3. The Application was for the final plat to subdivide the property for the purposes of the land transaction described earlier. Construction drawings will be submitted in the future during the planning process.
4. There are no utilities located within the Property's platted right-of-ways or elsewhere that do not already have recorded easements, and as such, there are no easements to be recorded or utilities to be relocated. We are only seeking vacation of the former platted items and not other dedicated easements.

Public Works Comments – Vacation

A.1. There are no utilities located within the right-of-way of the Property, and as such, there are no easements to be recorded or utilities to be relocated.

B.1. No response required.

C.1. No response required.

Public Works Comments – Preliminary and Final Plat

A.1. We have not yet received comments from Brent Thompson. We will respond to same when they are received.

A.2. Construction drawings are not complete. As discussed above, the planning process has not begun. Construction drawings will be provided during the planning process.

A.3. Per our pre-application meeting with Rob, a site plan for this project has not been developed. The Sanitary Sewer, Stormwater and Traffic memos have attempted to examine the existing facilities and their capacities to serve the project. Without a site plan for the project, we cannot define the required improvements until the planning process has begun.

A.4. It is anticipated that two drives will provide access to the facility from 90th Street. At this time, we generally foresee them to be located near the northern portion of the 90th Street frontage and near the southern portion of the 90th Street frontage. As the plan is developed, we will work with Public Works/Engineering Staff to evaluate safe and efficient locations for the final driveway placement.

A.5. We agree that this area has more potential to grow and are willing to work with Public Works/Engineering staff to look at what projected uses we should assume on adjacent properties to grow traffic projections. At this time, our analysis indicates that with the existing baseline assumptions on traffic plus the Youth Soccer Complex development, the two project driveways and two signalized intersections on 90th Street will operate at level of service A or B.

A.8. The analysis had the software optimize the evaluated intersections for the traffic volumes. Actuated controls on the signals will call for the green time and the signals can be programmed for weekday and weekend settings that serve the traveling public and facility best.

A.7. Counts were unavailable from the U.G. for this location; however, recent data was available for the 94th Street intersections at State and Parallel. As noted in the study, this data was transferred to the 90th Street intersections to make our preliminary evaluation of whether existing facilities will function properly with the addition of this project.

A.8. It is anticipated that two drives will provide access to the facility from 90th Street. At this time, we generally foresee them to be located near the northern portion of the 90th Street frontage and near the southern portion of the 90th Street frontage. The profile of 90th Street was reviewed to understand the grades and vertical crest curve location prior to selection of the general locations. As the plan is developed, we will work with Public
Works/Engineering Staff to evaluate safe and efficient locations for the final driveway placement.

A.9. This is a good suggestion and will be further evaluated with the site planning because it is important for the project to have safe and efficient vehicular and pedestrian flow throughout the facility. The facility planning intends to address different items such as parents dropping off players for practice during the week and parking to attend games on the weekend.

A.10. It is anticipated that Brent Thompson will request the same as a part of his comments. It is our intent to provide at that time. Please advise if that is acceptable.

A.11. It is anticipated that Brent Thompson will request the same as a part of his comments. It is our intent to provide at that time. Please advise if that is acceptable.

A.12. The 10' U/E has been added to the revised plat included herewith.

A.13. The 5' U/E has been added to the revised plat included herewith.

A.14. Because the planning process has not begun, we are unsure as to the required zoning classification for Property. As such, we cannot at this time include setback lines for same.

A.15. The County Surveyor's license number is included on the revised plat included herewith.

A.16. The UG signature block's size has been increased on the revised plat included herewith.

B.1. No response required.

C.1. No response required.

Included in this resubmission is a Revised Preliminary Plat; Revised Final Plat; Exhibit of San Marcos Village Addition Plat outlining the area and items of the plat for the vacation request; and a CD with PDFs of these items.

If you have any additional questions, please do not hesitate to contact me. Further, we are available to meet, or discuss via a conference call, if you desire.

Sincerely,

CONTINENTAL CONSULTING ENGINEERS, INC.

[Signature]

Philip D. Gibbs, Jr., P.E.
Vice-President

Cc via email: Mr. Rob Richardson
Mr. John Cygiewicz
Mr. David Ficklin

Ms. Janet Parker
Mr. Timothy Klink

#RW-2015-4

July 30, 2015
To: Unified Government Board of Commissioners  
From: City Staff  
Date: July 30, 2015  
Re: Vacation Petition #R/W-2015-5 (150055)

GENERAL INFORMATION

Applicant: Phillip Brown

Status of Applicant: Board of Public Utilities  
6742 Riverview Avenue  
Kansas City, KS 66102

Requested Action: Approve vacation of right-of-way, alleys and streets

Date of Application: May 29, 2015

Purpose: To build and operate an electrical substation

Property Location: 1130 Ray Avenue

Existing Zoning: R-1(B) Single Family District
Existing Surrounding Zoning:

North: R-1(B) Single Family District
South: R-1(B) Single Family District
East: RP-5 Planned Apartment District
West: R-1(B) Single Family and R-2(B) Two Family Districts

Existing Uses:

North: Single family homes and vacant land
South: Interstate 70
East: Apartments
West: Single family homes, duplexes and vacant land

Neighborhood Characteristics: The character of the neighborhood is primarily comprised of vacant land except for a few single family homes and duplexes to the north and west, respectively and the apartment complex to the east. There is a BPU facility directly south of the proposed substation.

Total Tract Size: 1.7 acres

Master Plan Designation: The City-Wide Master Plan designates this property as Public/Semi-Public and

Major Street Plan: The City-Wide Master Plan classifies South 12th Street, Ray Avenue and South Bethany Street as local streets.

Advertisement: Wyandotte Echo – June 18, 2015
Letters to Property Owners – June 17, 2015 and July 21, 2015

Public Hearings: July 13, 2015 and July 30, 2015

Public Opposition: No one appeared in opposition at the July 13, 2015 City Planning Commission meeting.

PROPOSAL

Detailed Outline of Requested Action: The applicant, Phillip Brown with the Board of Public Utilities (BPU) wants to vacate right-of-way, alleys and streets in order to build an electrical substation on 1.7 acres at 1130 Ray Avenue.


FACTORS TO BE CONSIDERED

1. Development of such character that it can be used safely without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.

The proposed substation and its associated vacations can be used safely
without danger to health, or peril from fire, flood, erosion, excessive noise or other adversity.

2. The extent to which utilities and public services are available and adequate to serve the proposed use.
   
a. Water service
   
   Available
   
b. Sanitary sewer service
   
   Available
   
c. Storm water control
   
   To be designed to meet City Code
   
d. Police
   
   Police service provided by the East Patrol, District #114
   
e. Fire
   
   Fire service provided by Station #9 located at 11th and Central Avenue
   
f. Transit
   
   Kansas City ATA does not provide transit service near this property.
   
g. Schools
   
   Kansas City, Kansas USD 500

3. Streets are designed so as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probable future land and building uses.

   Streets are designed as to provide a safe, convenient and functional system for vehicular traffic, and having such width, gradient, location and structural quality as to accommodate prospective traffic as determined by existing and probably future land and building uses.
4. **Assurance that buildings, lots, blocks, parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.**

Parcels and streets are so arranged as to afford adequate light, open space or air, to facilitate fire protection, and to provide for long-term sustained real estate values.

5. **Development patterns are designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.**

The proposed substation is being designed with due regard to topography, so that the natural features of the land and vegetation shall be protected and enhanced.

6. **Adequate sites are provided for schools, parks, playgrounds, and other community services so that residents of all neighborhoods shall have convenient access to such facilities.**

This is not applicable.

7. **Vacation will not create utility conflicts.**

The proposed vacation will not create any utility conflicts.

---

**KEY ISSUES**

Public Works comment

**PLANNING COMMISSION RECOMMENDATION**

The Planning Commission voted 7 to 0 to recommend **approval** of Right-Of-Way Vacation Application #R/W-2015-5, subject to:

**Urban Planning and Land Use Comments:**

1. **Staff has amended the vacation legal description “I” as BPU is not the property owner to the north, along Allen Avenue between South 12th and Bethany Streets. Only the southern half of the alley will be transferred to BPU.**

2. **The vacation ordinance will not be published until the special use permit for the proposed substation is approved by the Unified Government Board of Commissioners.**
Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None

B) Items that are conditions of approval (stipulations):
   1) None

C) Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATIONS

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to Factors to be Considered, and Key Issues and recommends APPROVAL of Vacation Petition #RW-2015-5 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

July 13, 2015 City Planning Commission Minutes
Vacation Exhibit

REVIEW OF INFORMATION AND SCHEDULE

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STAFF CONTACT: Byron Toy, AICP

MOTIONS

I move the Unified Government Board of Commissioners APPROVE Petition #RW-2015-5 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. ______________________________________________________________;

2. ______________________________________________________________; And
OR

I move the Unified Government Board of Commissioners **DENY** Petition **#RW-2015-5** as they are not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

**JULY 13, 2015 CITY PLANNING COMMISSION MINUTES:**

**150055 RIGHT-OF-WAY VACATION APPLICATION #R/W-2015-5 – PHILLIP BROWN WITH BOARD OF PUBLIC UTILITIES – SYNOPSIS:** Vacation of right-of-way at 1130 Ray Avenue

Recording Secretary Parker stated that the following items should be included as part of the record for this case:

1. The City's currently adopted zoning and subdivision regulations;
2. The official zoning map for the area in question;
3. The City's currently adopted Master Plan for the area in question;
4. The staff report and attachments dated July 13, 2015;
5. The application and other documents, plans, pictures and maps submitted by the applicant in furtherance of the case and contained in the official file;
6. The Notice in the *Wyandotte Echo* dated June 18, 2015;

Ms. Parker asked if any member of the Planning Commission had any contact to disclose concerning this case. (No one responded in the affirmative.)

Mr. Phillip Brown, 2503 North 43rd Street, Kansas City, Kansas, applicant, appeared in support of this application. He stated that BPU came in possession of this property in the 1950s. They used to have the electrical department there. To the west is where BPU Water keeps their pull yard and on the east side they plan to build a substation. This property has been in the BPU/UG’s possession for the last 50 to 60 years and they would like to vacate the right-of-way (shown on the screen). They need more space to make sure there is enough space for the substation.

No one appeared in opposition to this application.

Planning Director Richardson stated that the staff recommends approval subject to the stipulations.

On motion by Dr. DeWitt, seconded by Mr. Carson, the Planning Commission voted as follows to recommend **APPROVAL** of Right-Of-Way Vacation Application **#R/W-2015-5**:  
Carson  Aye
Motion to recommend APPROVAL Passed: 7 to 0
Subject to:

Urban Planning and Land Use Comments:

1. Staff has amended the vacation legal description “I” as BPU is not the property owner to the north, along Allen Avenue between South 12th and Bethany Streets. Only the southern half of the alley will be transferred to BPU.

2. The vacation ordinance will not be published until the special use permit for the proposed substation is approved by the Unified Government Board of Commissioners.

Public Works Comments:

A) Items that require plan revision or additional documentation before engineering can recommend approval:
   1) None

B) Items that are conditions of approval (stipulations):
   1) None

C) Comments that are not critical to engineering’s recommendations for this specific submittal, but may be helpful in preparing future documents:
   1) None
To: Unified Government Board of Commissioners  
From: City Staff  
Date: July 30, 2015  
Re: Proposed Code Amendment concerning the Floodplain District (110164)

GENERAL INFORMATION

On August 21, 2014 the Unified Government was notified of the proposed modified flood hazard determinations (FHDs) affecting the Flood Insurance Rate Map (FIRM) and Flood Insurance Study (FIS) in Wyandotte County. Shortly thereafter, on September 4, 2014, the 90-day appeal process was initiated and there were no valid requests for changes in the FHDs. Since there were no requests for changes, the modified FHDs and revised map panels, as referenced above, will be effective as of September 2, 2015, and revise the FIRM that was in effect prior to that date. The effective date is also the date when flood insurance rates will be based on the new flood data for new construction built after this date. The effective FIRM will be used by federally insured or regulated lenders to determine if flood insurance is required as a condition of a loan. For insurance rating purposes, please find attached the new suffix code for the panels being revised. These new panels will be used for all new policies and renewals.

Each time the Federal Emergency Management Agency (FEMA) provides a community with new or revised flood hazard data, the community must either adopt new floodplain management regulations, or amend its existing regulations to reference the new FIRM and FIS report. Furthermore, as a condition of continued eligibility in the National Flood Insurance Program (NFIP) communities are required to adopt or show evidence of adoption of floodplain management regulations that meet the standards of Paragraph 60.3(d) of the NFIP regulations. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature. It must be emphasized that all the standards specified in Paragraph 60.3(d) of the NFIP regulations must be enacted in a legally enforceable document. This includes the adoption of the effective FIRM and FIS report to which the regulations apply and the modifications made by this map revision.
PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend approval of this ordinance amendment.

STAFF COMMENTS AND SUGGESTIONS

Since the Unified Government’s floodplain management regulations are compliant with the NFIP requirements, the only requirement is to amend the map reference section of the floodplain management regulations that identify the new FIRM and FIS report. Therefore, Staff’s recommendation is to amend the existing floodplain management ordinance (Sec. 27-548-Sec. 27-555) to reflect the new effective date of September 2, 2015 on all the FIRM panels (see attached map).

ATTACHMENTS

July 13, 2015 City Planning Commission Minutes
Proposed Code Amendment
Summary of Map Actions (effected LOMCs)
Wyandotte County FIRM panel index

REVIEW OF INFORMATION AND SCHEDULE

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STAFF CONTACT: Rob Richardson (r丰富ardson@wycokck.org)

MOTIONS

I move the Unified Government Board of Commissioners APPROVE this ordinance amendment as meeting all the requirements of the City Code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. ___________________________________________________________;  
2. ___________________________________________________________; And  
3. ___________________________________________________________.  

OR

I move the Unified Government Board of Commissioners DENY this ordinance amendment, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

JULY 13, 2015 CITY PLANNING COMMISSION MINUTES:

110164 ORDINANCE AMENDMENT - Amendment to the existing floodplain management ordinance, Sec. 27-548-Sec. 27-555, Planning and Development of Kansas City, Kansas Code of Ordinances, in order to continue eligibility in the National Flood Insurance Program (NFIP). This amendment is only updating dates to reflect the new effective date of September 2, 2015 on all the Flood Insurance Rate Maps (FIRMs) for the community.

Ms. Parker asked if any member of the Planning Commission had any contact to disclose concerning this amendment. (No one responded in the affirmative.)

Planning Director Richardson stated that whenever the maps are updated the ordinance has to be approved by the state (so the city is eligible for flood insurance) and the state will not do that until the city updates the date of the map. He stated that he anticipates more map changes in the future as the next round has not been done yet. He anticipates that happening in the next year or two. Staff recommends approval of this ordinance amendment.

No one appeared in opposition to this ordinance amendment.

On motion by Mr. Carson, seconded by Ms. Pauley, the Planning Commission voted as follows to recommend APPROVAL of this ordinance amendment:

Carson Aye
Connelly Aye
DeWitt Aye
Ernst Aye
Escobar Not Present
Gonzalez Aye
Huey Not Present
Hurrelbrink Chairman
Pauley Aye
Schwartzman Aye
Walker Not Present

Motion to recommend APPROVAL Passed: 7 to 0
Subdivision III. - Floodplain District

FOOTNOTE(S):
--- (10) ---
State Law reference—Floodplain zoning, K.S.A. 12-766. (Back)
--- (11) ---
Note—A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.

Sec. 27-548. - Definitions.

Unless specifically defined below, words or phrases used in this floodplain district subdivision shall be interpreted so as to give them the same meaning they have in common usage and to give this subdivision its most reasonable application.

100-year flood see "base flood."

Accessory structure means the same as "appurtenant structure."

Actuarial rates see "risk premium rates."

Administrator means the Federal Insurance Administrator.

Agency means the Federal Emergency Management Agency (FEMA).

Agriculture accessory structure for the purpose of this article, agriculture accessory structure is defined as farm storage structure(s) used exclusively for the storage of farm machinery and equipment (e.g., pole and pre-fabricated metal frame structures with open or closed sides). Grain bins and corn cribs. General purpose barns for the temporary feeding of livestock, provided they remain open on at least one side.

Appeal means a request for review of the floodplain administrator's interpretation of any provision of this article or a request for a variance.

Appurtenant structure means a structure that is on the same parcel of property as the principle structure to be insured and the use of which is incidental to the use of the principal structure.

Area of shallow flooding means a designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year.

Base flood means the flood having a one percent chance of being equaled or exceeded in any given year.

Base flood elevation (BFE) The elevation of surface water resulting from a flood that has a 1 percent chance of equaling or exceeding that level in any given year. The BFE is shown on the flood insurance rate Map (FIRM) for zones AE, AH, A1—A30, AR, AR/A, AR/AE, AR/A1— A30, AR/AH, AR/AO, V1—V30, and VE.

Basement means any area of the structure having its floor subgrade (below ground level) on all sides.

Building see "structure."
Chief engineer means the chief engineer of the division of water resources, Kansas Department of Agriculture.

Chief executive officer or chief elected official means the official of the community who is charged with the authority to implement and administer laws, ordinances, and regulations for that community.

Community means any state or area or political subdivision thereof, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

Community rating system (CRS) A program developed by FEMA to provide incentives for those communities in the regular program that have gone beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding.

Development means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, levees, levee systems, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials. Development does not include: a.) maintenance of existing buildings or facilities, such as re-roofing, re-siding, or resurfacing of roads when there is no increase in the building footprint ground or road surface elevation; b.) gardening, tilling, plowing or similar agricultural practices that do not involve filling, grading, terracing of land, or construction of levees.

Elevated building means for insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Existing construction means for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from: (1) the overflow of inland waters; (2) the unusual and rapid accumulation or runoff of surface waters from any source; and (3) the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood, or by some similarly unusual and unforeseeable event which results in flooding as defined above in item (1).

Flood boundary and floodway map (FBFM) means an official map of a community on which the administrator has delineated both special flood hazard areas and the designated regulatory floodway.

Flood elevation determination means a determination by the administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

Flood elevation study means an examination, evaluation and determination of flood hazards and if appropriate, corresponding water surface elevations.

Flood fringe means the area outside the floodway encroachment lines, but still subject to inundation by the regulatory flood.

Flood hazard boundary map (FHB) means an official map of a community, issued by the administrator, where the boundaries of the flood areas having special flood hazards have been designated as (unnumbered or numbered) A zones.

Flood hazard map means the document adopted by the governing body showing the limits of: (1) the floodplain; (2) the floodway; (3) streets; (4) stream channel; and (5) other geographic features.
Flood insurance rate map (FIRM) means an official map of a community, on which the administrator has delineated both the special flood hazard areas and the risk premium zones applicable to the community.

Flood insurance study (FIS) means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

Floodplain or flood-prone area means any land area susceptible to being inundated by water from any source (see "flooding").

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations.

Floodplain management regulations means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain and grading ordinances) and other applications of police power. The term describes such state or local regulations, in any combination thereof, that provide standards for the purpose of flood damage prevention and reduction.

Floodproofing means any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, or structures and their contents.

Floodway or regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floodway encroachment lines means the lines marking the limits of floodways on federal, state and local floodplain maps.

Freeboard means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as bridge openings and the hydrological effect of urbanization of the watershed.

Functionally dependent use means a use that cannot perform its intended purpose unless it is located or carried out in close proximity to water. This term includes only docking facilities and facilities that are necessary for the loading and unloading of cargo or passengers, but does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure means any structure that is (a) listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either (1) by an approved state program as determined by the Secretary of the Interior or (2) directly by the Secretary of the Interior in states without approved programs.

Lowest floor means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage, in an area other than a basement area, is not considered a building's lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable floodproofing design requirements of this article.

Manufactured home means a structure, transportable in one or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."

Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
Map means the flood hazard boundary map (FHBM), flood insurance rate map (FIRM), or the flood boundary and floodway map (FBFM) for a community issued by the Federal Emergency Management Agency (FEMA).

Market value or fair market value means an estimate of what is fair, economic, just and equitable value under normal local market conditions.

Mean sea level means, for purposes of the National Flood Insurance Program (NFIP), the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's flood insurance rate map (FIRM) are referenced.

New construction means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of the floodplain management regulations adopted by a community and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

(NFIP) means the National Flood Insurance Program.

Participating community also known as an "eligible community", means a community in which the administrator has authorized the sale of flood insurance.

Permit means a signed document from a designated community official authorizing development in a floodplain, including all necessary supporting documentation such as: (1) the site plan; (2) an elevation certificate; and (3) any other necessary or applicable approvals or authorizations from local, state or federal authorities.

Person includes any individual or group of individuals, corporation, partnership, association, or any other entity, including federal, state, and local governments and agencies.

Pre-FIRM building a building for which construction or substantial improvement occurred on or before December 31, 1974, or before the effective date of an initial flood insurance rate map (FIRM).

Post-FIRM building a building for which construction or substantial improvement occurred after December 31, 1974, or on or after the effective date of an initial flood insurance rate map (FIRM), whichever is later.

Principally above ground means that at least 51 percent of the actual cash value of the structure, less land value, is above ground.

Reasonably safe from flooding means base flood waters will not inundate the land or damage structures to be removed from the SFHA and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

Recreational vehicle means a vehicle which is (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projections; (c) designed to be self-propelled or permanently able to be towed by a light-duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.

Remedy a violation means to bring the structure or other development into compliance with federal, state, or local floodplain management regulations; or, if this is not possible, to reduce the impacts of its noncompliance.

Risk premium rates means those rates established by the administrator pursuant to individual community studies and investigations, which are undertaken to provide flood insurance in accordance with section 1307 of the National Flood Disaster Protection Act of 1973 and the accepted actuarial principles. "Risk premium rates" include provisions for operating costs and allowances.

Special flood hazard area see "area of special flood hazard."

Special hazard area means an area having special flood hazards and shown on an FHBM, FIRM or FBFM as zones (unnumbered or numbered) A, AO, AE, or AH.
Start of construction includes substantial improvements, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvements were within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, the installation of streets and/or walkways, excavation for a basement, footings, piers, foundations, the erection of temporary forms, nor installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State coordinating agency means the Division of Water Resources, Kansas Department of Agriculture, or other office designated by the governor of the state or by state statute at the request of the administrator to assist in the implementation of the national flood insurance program (NFIP) in that state.

Structure means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. "Structure" for insurance purposes, means a walled and roofed building, other than a gas or liquid storage tank that is principally above ground and affixed to a permanent site, as well as a manufactured home on a permanent foundation, or a travel trailer, without wheels on a permanent foundation. For the latter purpose, the term includes a building while in the course of construction, alteration or repair, but does not include building materials or supplies intended for use in such construction, alteration or repair, unless such materials or supplies are within an enclosed building on the premises. For the purpose of this article, the term building or structure does not include open pavilions, bleachers, carports, and similar structures that do not have at least two rigid walls and a roof.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to pre-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before "start of construction" of the improvement. This term includes structures, which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or (2) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a "historic structure."

Variance means a grant of relief by the community from the terms of a floodplain management regulation. Flood insurance requirements remain in place for any varied use or structure and cannot be varied by the community.

Violation means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required by this article is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum where specified) of floods of various magnitudes and frequencies in the floodplain riverine areas.

(Ord. No. O-7-14, § 2, 2-6-2014)
Sec. 27-549. - Statutory authorization, findings of fact, and purposes.

(a) Statutory authorization.

1(1) Approval of draft ordinance by the state chief engineer prior to adoption. The following floodplain management regulations, as written, were approved in draft form by the chief engineer of the Division of Water Resources of the Kansas Department of Agriculture, December 30, 2013.

(2) Kansas statutory authorization. The legislature of the State of Kansas in K.S.A. 12-741 et seq., and specifically in K.S.A. 12-766, delegated the responsibility to local governmental units to adopt floodplain management regulations designed to protect the health, safety, and general welfare.

(b) Findings of fact.
(1) **Flood losses resulting from periodic inundation.** The special flood hazard areas in the city are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base; all of which adversely affect the public health, safety and general welfare.

(2) **General causes of the flood losses.** These flood losses are caused by (1) the cumulative effect of development in any delineated floodplain causing increases in flood heights and velocities; and (2) the occupancy of flood hazard areas by uses vulnerable to floods, hazardous to others, inadequately elevated, or otherwise unprotected from flood damages.

(3) **Methods used to analyze flood hazards.** The flood insurance study (FIS) that is the basis of this subdivision uses a standard engineering method of analyzing flood hazards, which consist of a series of interrelated steps.

a. Selection of a base flood that is based upon engineering calculations, which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The base flood selected for this subdivision is representative of large floods, which are characteristic of what can be expected to occur on the particular streams subject to this subdivision. The base flood is the flood that is estimated to have a one percent chance of being equaled or exceeded in any one year as delineated on the federal insurance administrator’s FIS, and illustrative materials dated February 5, 2014 - September 2, 2015 as amended, and any future revisions thereto.

b. Calculation of water surface profiles that are based on a standard hydraulic engineering analysis of the capacity of the stream channel and overbank areas to convey the regulatory flood.

c. Computation of a floodway required to convey this flood without increasing flood heights more than one foot at any point.

d. Delineation of floodway encroachment lines within which no development is permitted that would cause any increase in flood height.

e. Delineation of floodway fringe, i.e., that area outside the floodway encroachment lines, but still subject to inundation by the base flood.

(c) **Statement of purpose.** It is the purpose of this subdivision to promote the public health, safety, and general welfare; to minimize those losses described in subsection 27-549 b(1); to establish or maintain the city’s eligibility for participation in the National Flood Insurance Program (NFIP) as defined in 44 Code of Federal Regulations (CFR) 59.22(a)(3); and to meet the requirements of 44 CFR 60.3(d) and K.A.R. 5-44-4 by applying the provisions of this subdivision to:

1. Restrict or prohibit uses that are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities;

2. Require uses vulnerable to floods, including public facilities that serve such uses, be provided with flood protection at the time of initial construction; and

3. Protect individuals from buying lands that are unsuited for the intended development purposes due to the flood hazard.

(Ord. No. O-7-14, § 2, 2-6-2014)

Sec. 27-550. - General provisions.

(a) **Lands to which this subdivision applies.** This subdivision shall apply to all lands within the jurisdiction of the city identified as numbered and unnumbered A zones, AE, AO, and AH zones, on the index map dated February 5, 2014 - September 2, 2015 of the flood insurance rate map (FIRM) as amended and any future revisions thereto. In all areas covered by this subdivision, no development shall be permitted except through the issuance of a floodplain development permit, granted by the unified government board of commissioners or its duly designated representative under such safeguards and restrictions as unified government board of commissioners or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community, and as specifically noted in this subdivision.

(b) **Compliance.** No development located within the special flood hazard areas of this community shall be located, extended, converted, or structurally altered without full compliance with the terms of this subdivision and other applicable regulations.
Abrogation and greater restrictions. It is not intended by this subdivision to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this subdivision imposes greater restrictions, the provisions of this subdivision shall prevail. All other ordinances inconsistent with this subdivision are hereby repealed to the extent of the inconsistency only.

Interpretation. In their interpretation and application, the provisions of this subdivision shall be held to be minimum requirements, shall be liberally construed in favor of the governing body, and shall not be deemed a limitation or repeal of any other powers granted by Kansas statutes.

Warning: Disclaimer of liability. The degree of flood protection required by this subdivision is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or the flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This subdivision does not imply that areas outside the floodway and flood fringe or land uses permitted within such areas will be free from flooding or flood damage. This subdivision shall not create a liability on the part of the unified government, any officer or employee thereof, for any flood damages that may result from reliance on this subdivision or any administrative decision lawfully made there under.

Severability. If any section; clause; provision; or portion of this subdivision is adjudged unconstitutional or invalid by a court of appropriate jurisdiction, the remainder of this subdivision shall not be affected thereby.

Sec. 27-551. - Administration.

Floodplain development permit. A floodplain development permit shall be required for all proposed construction or other development, including the placement of manufactured homes, in the areas described in 27-550, subsection (a). No person, firm, corporation, or unit of government shall initiate any development or substantial improvement or cause the same to be done without first obtaining a separate floodplain development permit for each structure or other development. This permit may be incorporated into the regular building permit provided there is a check box indicating floodplain review is necessary and that proper documentation of review is kept in the approval file and verified during post construction inspection by staff or a third party engineer or surveyor.

An application for a floodplain development permit shall be required for all development activities located wholly within, partially within, or in contact with an identified special flood hazard area (SFHA) or future conditions flood hazards area.

Designation of floodplain administrator. The director of planning or his or her designate is hereby appointed to administer and implement the provisions of this subdivision.

Duties and responsibilities of floodplain administrator. Duties of the floodplain administrator shall include, but not be limited to:

1. Review of all applications for floodplain development permits and when necessary coordinate with the county engineer to assure that sites are reasonably safe from flooding and that the floodplain development permit requirements of this subdivision have been satisfied;

2. Review of all applications for floodplain development permits for proposed development to assure that all necessary permits have been obtained from federal, state, or local governmental agencies from which prior approval is required by federal, state, or local law;

3. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding;

4. Issue floodplain development permits for all approved applications;

5. Notify adjacent communities and the Division of Water Resources, Kansas Department of Agriculture, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA);

6. Assure that the flood-carrying capacity is not diminished and shall be maintained within the altered or relocated portion of any watercourse; and

7. Verify and maintain a record of the actual elevation (in relation to mean sea level) of the lowest floor, including basement, of all new or substantially improved structures;

8. Verify and maintain a record of the actual elevation (in relation to mean sea level) that the new or substantially improved non-residential structures have been floodproofed;
When floodproofing techniques are utilized for a particular non-residential structure, the floodplain administrator shall require certification from a registered professional engineer or architect.

**Application for floodplain development permit.** To obtain a floodplain development permit, the applicant shall first file an application in writing on a form furnished for that purpose. Every floodplain development permit application shall:

1. Describe the land on which the proposed work is to be done by lot, block and tract, house and street address, or similar description that will readily identify and specifically locate the proposed structure or work;
2. Identify and describe the work to be covered by the floodplain development permit;
3. Indicate the use or occupancy for which the proposed work is intended;
4. Indicate the assessed value of the structure and the fair market value of the improvement;
5. Specify whether development is located in designated flood fringe or floodway;
6. Identify the existing base flood elevation and the elevation of the proposed development;
7. Give such other information as reasonably may be required by the floodplain administrator;
8. Be accompanied by plans and specifications for proposed construction; and
9. Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.

(Ord. No. O-7-14, § 2, 2-6-2014)

Sec. 27-552. - Provisions for flood hazard reduction.

(a) General standards.

1. No permit for floodplain development shall be granted for new construction, substantial improvements, and other improvements, including the placement of manufactured homes, within any numbered or unnumbered A zones, AE, AO, and AH zones, unless the conditions of this section are satisfied.

2. All areas identified as unnumbered A zones on the FIRM are subject to inundation of the 100-year flood; however, the base flood elevation is not provided. Development within unnumbered A zones is subject to all provisions of this subdivision. If flood insurance study data is not available, the community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from federal, state, or other sources.

3. Until a floodway is designated, no new construction, substantial improvements, or other development, including fill, shall be permitted within any unnumbered or numbered A zones, or AE zones on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

4. All new construction, subdivision proposals, substantial improvements, prefabricated structures, placement of manufactured homes, and other developments shall require:
   a. Design or adequate anchorage to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
   b. Construction with materials resistant to flood damage;
   c. Utilization of methods and practices that minimize flood damages;
   d. All electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
   e. New or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems be located so as to avoid impairment or contamination from them during flooding; and
   f. Subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, located within special flood hazard areas are required to assure that:
      1. All such proposals are consistent with the need to minimize flood damage;
2. All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage;

3. Adequate drainage is provided so as to reduce exposure to flood hazards; and

4. All proposals for development, including proposals for manufactured home parks and subdivisions, of five acres or 50 lots, whichever is lesser, include within such proposals base flood elevation data.

(5) **Storage, material, and equipment.**

a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.

b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning.

(6) **Nonconforming uses.** A structure, or the use of a structure or premises that was lawful before the passage or amendment of this subdivision, but which is not in conformity with the provisions of this subdivision, may be continued subject to the following conditions:

a. If such structure, use, or utility service is discontinued for 18 consecutive months, any future use of the building shall conform to this subdivision.

b. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50 percent of the pre-damaged market value of the structure. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building, safety codes, regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places upon determination.

(b) **Specific standards.**

(1) In all areas identified as numbered and unnumbered A zones, AE, and AH zones, where base flood elevation data have been provided, as set forth in subsection 27-552(a)(2), the following provisions are required:

a. **Residential construction.** New construction, substantial improvement, or substantial damage of any residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated a minimum of 18 inches above base flood elevation. The elevation of the lowest floor shall be certified by a licensed land surveyor or professional engineer. Substantial improvement or substantial damage is applied when the combined total of improvements or repairs made to the structure in the calendar year exceeds 50 percent of the structure's market value.

   All electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities be designed to be elevated to a minimum of 18 inches above the base flood elevation and in accordance with section 27-552.

   When fill is used, the top layer shall be above the BFE and in accordance with adopted building code standards. Fill shall not adversely affect the flow or surface drainage from or onto neighboring properties.

   Retrofitting a pre-firm single family residence that fully enclosed areas below lowest floor used solely for parking of vehicles, building access, or storage in an area other than a basement and that are subject to flooding may be retrofitted to meet the design standards for insurance ratings as specified in FEMA flood insurance manual, lowest floor guide. Owners may voluntarily choose to wet floodproof. Any mechanical, electrical, or other utility equipment must be located 18 inches above the base flood elevation. Designs for meeting this requirement must either be certified by a registered professional engineer or architect and meet or exceed the following minimum criteria National Flood Insurance Program (NFIP) opening requirements. If wet floodproofing techniques are utilized, a certificate of wet floodproofing shall be provided by a registered professional engineer or architect.

   Pre-firm accessory structure in a single family residential zoned district, that are subject to flooding may be retrofitted to meet the design criteria for automatically equalize hydrostatic flood
forces on exterior walls by allowing for the entry and exit of flood waters. Owners may voluntarily choose to wet floodproof an accessory structure to reduce potential flood damage. Designs for meeting this requirement must either be certified by a registered professional engineer or architect and meet or exceed the following minimum criteria National Flood Insurance Program (NFIP) opening requirements.

b. **Non-residential construction.** New construction, substantial improvement or substantial damage of any commercial, industrial, or other non-residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated a minimum of 18 inches above the base flood elevation or, together with attendant utility and sanitary facilities in accordance with section 27-552, be dry floodproofed to a minimum of 18 inches above the base flood elevation. A registered professional engineer and/or architect shall certify that the standards of this subsection are satisfied. The elevation of the lowest floor shall be certified by a licensed land surveyor or professional engineer. Such certification shall be provided to the floodplain administrator as set forth in subsection 27-551(c)(7)—(9). Substantial improvement or substantial damage is applied when the combined total of improvements or repairs made to the structure in the calendar year exceeds 50 percent of the structure's market value. When fill is used, the top layer shall be above the BFE and in accordance with adopted building code standards. Fill shall not adversely affect the flow or surface drainage from or onto neighboring properties.

c. Require, for all new construction and substantial improvements, that fully enclosed areas below lowest floor used solely for parking of vehicles, building access, or storage in an area other than a basement and that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

1. The structure must provide one square inch of venting for every square foot of enclosed area;
2. The structure must provide at least two vents located on different sides of the structure, with one being located on the upstream side of the structure, if possible;
3. The bottom of required vents must be no higher than one foot above grade;
4. The required vents must be freely open with no human interventions required and be equipped with screens, louvers, valves, or other coverings or devices provided that they permit automatic entry and exit of floodwaters;
5. The area below the base flood elevation must be unfinished and constructed of flood-resistant materials as the same are defined by FEMA. Sheetrock or drywall used for fire protection is permitted in unfinished areas;
6. All ductwork, heating, ventilation and air conditioning systems, electrical and hot water heaters included as part of the structure must be elevated a minimum of 18 inches above the base flood elevation;
7. All of the above required features must be shown on the plan submitted for the floodplain development permit;
8. An elevation certificate must document the venting features included in a structure and be filed with the floodplain administrator before the structure is occupied.

(c) **Manufactured homes.**

1. All manufactured homes to be placed within all unnumbered and numbered A zones, AE, and AH zones, on the community's FIRM shall be required to be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

2. Require manufactured homes that are placed or substantially improved within unnumbered or numbered A zones, AE, and AH zones, on the community's FIRM on sites:
   a. Outside of a manufactured home park or subdivision;
b. In a new manufactured home park or subdivision;

c. In an expansion to and existing manufactured home park or subdivision; or

d. In an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated a minimum of 18 inches above the base flood elevation and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. The elevation of the lowest floor shall be certified by a licensed land surveyor or professional engineer.

(3) Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within all unnumbered and numbered A zones, AE and AH zones, on the community's FIRM, that are not subject to the provisions of subsection 27-551(c)(2) of this subdivision, be elevated so that either:

a. The lowest floor of the manufactured home is a minimum of 18 inches above the base flood level;

or

b. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. The elevation of the lowest floor shall be certified by a licensed land surveyor or professional engineer.

(d) **Appurtenant structure/accessory structure.** Agriculture structure, or accessory structure with two or less outside rigid walls and a fully secured roof, or an accessory structure used solely for parking and limited storage purposes, not attached to any other structure on the site, and of limited investment value may be constructed at-grade and wet-floodproofed (flood vents and flood openings) provided there is no human habitation or occupancy of the structure; that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Accessory structure shall be in conformance with section 27, article VIII, zoning and accessory uses. Designs for meeting this requirement must either be certified by a registered professional engineer or architect and meet or exceed the following minimum criteria National Flood Insurance Program (NFIP) opening requirements.

In order to minimize flood damages during the 100-year flood and the threat to public health and safety, the following conditions shall be included for agricultural structures and accessory structures that are constructed at grade and wet-floodproofed.

(1) Use of the accessory structures must be solely for parking and limited storage purposes in zones A, AE, AO, and AH only as identified on the community's flood insurance rate map (FIRM).

(2) For any new or substantially damaged accessory structures, the exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below the base flood elevation, must be built with flood resistant materials. If floodproofing techniques are utilized, a certificate of floodproofing shall be provided by a registered professional engineer or architect.

(3) The accessory structures must be adequately anchored to prevent flotation, collapse, or lateral movement of the structures. All of the building's structural components must be capable of resisting specific flood related forces including hydrostatic, buoyancy, and hydrodynamic and debris impact forces.

(4) Any mechanical, electrical, or other utility equipment must be located 18 inches above the base flood elevation.

(5) The accessory structures must meet all National Flood Insurance Program (NFIP) opening requirements. The NFIP requires that enclosure or foundation walls, subject to the 100-year flood, contain openings that will permit the automatic entry and exit of floodwaters. If wet floodproofing techniques are utilized, a certificate of floodproofing shall be provided by a registered professional engineer or architect.

(6) Reserved.

(7) Equipment, machinery, or other contents must be protected from any flood damage and in accordance with subsections 27-522(5)(a) and (b). Equipment such as scales, may be floodproofed so that they
are contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions. If floodproofing techniques are utilized, a certificate of floodproofing shall be provided by a registered professional engineer or architect.

(8) Reserved.

(9) All of the above required features must be shown on the plan submitted for the floodplain development permit.

(10) An elevation certificate must document the features included in a structure and be filed with the floodplain administrator before the structure is occupied.

(e) Areas of shallow flooding (AO and AH zones). Located within the areas of special flood hazard as described in subsection 27-550(a) are areas designated as AO zones. These areas have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. The following provisions apply:

(1) AO zones.
   a. All new construction and substantial improvements of residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).
   b. All new construction and substantial improvements of any commercial, industrial, or other non-residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community FIRM (at least two feet if no depth number is specified) or together with attendant utilities and sanitary facilities be completely floodproofed to that level so that the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
   c. Adequate drainage paths shall be required around structures on slopes, in order to guide floodwaters around and away from proposed structures.

(2) AH zones.
   a. The specific standards for all areas of special flood hazard where base flood elevation has been provided shall be required as set forth in subsection 27-552(b).
   b. Adequate drainage paths shall be required around structures on slopes, in order to guide floodwaters around and away from proposed structures.

(f) Floodway. Located within areas of special flood hazard established in subsection 27-550(a) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that carry debris and potential projectiles, the following provisions shall apply:

(1) The unified government shall select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood without increasing the water surface elevation of that flood more than one foot at any point.

(2) The unified government shall prohibit any encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the city during the occurrence of the base flood discharge.

(3) If subsection 27-552(e)(2), is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of section 27-552.

(4) In unnumbered A zones, the unified government shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from federal, state, or other sources as set forth in subsection 27-552(a)(2).

(g) Recreational vehicles. Require that recreational vehicles placed on sites within all unnumbered and numbered A zones, AE, AH, and AO zones on the city's FIRM either:

(1) Be on the site for fewer than 180 consecutive days, or

(2) Be fully licensed and ready for highway use; or
(3) Meet the permitting, elevation, and anchoring requirements for manufactured homes of this subdivision.

(Ord. No. O-7-14, § 2, 2-6-2014)

Sec. 27-553. - Floodplain management variance procedures.

(a) Establishment of appeal board. The city's board of zoning appeals, as established by article III of the unified government planning and development ordinances shall hear and decide appeals and requests for variances from the floodplain management requirements of this subdivision.

(b) Responsibility of appeal board. Where an application for a floodplain development permit is denied by the floodplain administrator, the applicant may apply for such floodplain development permit directly to the appeal board, as defined in subsection 27-553(a).

The appeal board shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this subdivision.

(c) Appeals. Any person aggrieved by the decision of the appeal board or any taxpayer may appeal such decision to the district court as provided in K.S.A. 12-759 and 12-760.

(d) Floodplain management variance criteria. In passing upon such applications for variances, the appeal board shall consider all technical data and evaluations, all relevant factors, standards specified in other sections of this subdivision, and the following criteria:

(1) Danger to life and property due to flood damage;

(2) Danger that materials may be swept onto other lands to the injury of others;

(3) Susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

(4) Importance of the services provided by the proposed facility to the community;

(5) Necessity to the facility of a waterfront location, where applicable;

(6) Availability of alternative locations, not subject to flood damage, for the proposed use;

(7) Compatibility of the proposed use with existing and anticipated development;

(8) Relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

(9) Safety of access to the property in times of flood for ordinary and emergency vehicles;

(10) Expected heights, velocity, duration, rate of rise and sediment transport of the flood waters, if applicable, expected at the site; and,

(11) Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems; streets; and bridges.

(e) Conditions for approving floodplain management variances.

(1) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood elevation, providing items two through six below have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

(2) Variances may be issued for the reconstruction, repair, rehabilitation, or restoration of structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places upon determination, provide the proposed activity will not preclude the structure’s continued historic designation and the variance is the minimum necessary to preserve the historic character and design of the structure.

(3) Variances shall not be issued within any designated floodway if any significant increase in flood discharge would result.

(4) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.
(5) Variances shall only be issued upon: (a) showing of good and sufficient cause, (b) determination that failure to grant the variance would result in exceptional hardship to the applicant, and (c) determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(6) A community shall notify the applicant in writing over the signature of a community official that: (a) the issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance up to amounts as high as $25.00 for $100.00 of insurance coverage and (b) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this subdivision.

Sec. 27-554. - Penalties for violation.

(a) Violation of the provisions of this subdivision or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with granting of variances) shall constitute a misdemeanor. Any person who violates this subdivision or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than $500.00, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues, shall be considered a separate offense. Nothing herein contained shall prevent the unified government or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation. Each day such violation continues shall be considered a separate offense.

(b) Nothing contained in this section shall prevent the unified government or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

Sec. 27-555. - Amendments.

The regulations, restrictions, and boundaries set forth in this subdivision may from time to time be amended, supplemented, changed, or appealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973, provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties of interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in the official newspaper of the city. At least 20 days shall elapse between the date of this publication and the public hearing. A copy of such amendments will be provided to the FEMA Region VII office. The regulations of this subdivision are in compliance with the NFIP regulations.

Secs. 27-556—27-572. - Reserved.
FINAL SUMMARY OF MAP ACTIONS

Community: KANSAS CITY, CITY OF
Community No: 200363

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs) and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on September 2, 2016.

1. LOMCs Incorporated

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

<table>
<thead>
<tr>
<th>LOMC</th>
<th>Case No.</th>
<th>Date Issued</th>
<th>Project Identifier</th>
<th>Old Panel</th>
<th>New Panel</th>
</tr>
</thead>
<tbody>
<tr>
<td>LOMF</td>
<td>07-07-370A</td>
<td>06/18/1997</td>
<td>8TH WOODLAND AVENUE - PORTION OF SECTION 21, T116 E, RGE. 8TH P.</td>
<td>NO CASES RECORDED</td>
<td></td>
</tr>
<tr>
<td>LOMF</td>
<td>02-07-710A</td>
<td>06/19/2002</td>
<td>REPEAT OF KANSAS, LOT 8 8TH SOUTH 8TH STREET</td>
<td>NO CASES RECORDED</td>
<td></td>
</tr>
<tr>
<td>LOMA</td>
<td>10-07-106A</td>
<td>06/29/2010</td>
<td>Lot 1 and 2, Wav 05 - 30TH South Main Street</td>
<td>NO CASES RECORDED</td>
<td></td>
</tr>
<tr>
<td>LOMA</td>
<td>12-07-2316A</td>
<td>06/19/2012</td>
<td>425 SOUTH 8TH STREET</td>
<td>NO CASES RECORDED</td>
<td></td>
</tr>
</tbody>
</table>

2. LOMCs Not Incorporated

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels because of soil limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that restate the validity of the previous LOMCs.

<table>
<thead>
<tr>
<th>LOMC</th>
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<td></td>
</tr>
</tbody>
</table>

3. LOMCs Superseded

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new detailed flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

<table>
<thead>
<tr>
<th>LOMC</th>
<th>Case No.</th>
<th>Date Issued</th>
<th>Project Identifier</th>
<th>Reason Determination Will be Superseded</th>
</tr>
</thead>
</table>

2/10/2015  Page 1 of 2
# FINAL SUMMARY OF MAP ACTIONS

Community: KANSAS CITY, CITY OF

<table>
<thead>
<tr>
<th>LOMC</th>
<th>Case No.</th>
<th>Date Issued</th>
<th>Project Identifier</th>
<th>Reason Determination Will be Superseded</th>
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</thead>
<tbody>
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<td></td>
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<td></td>
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</tr>
</tbody>
</table>

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor area below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.

**4. LOMCs To Be Redetermined**

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reconfirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures has changed, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and issue a new determination for the affected properties after the effective date of the revised FIRMs.

<table>
<thead>
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</table>
To: Unified Government Board of Commissioners

From: City Staff

Date: July 30, 2015

Re: Proposed Ordinance Amendment concerning tire shops, automotive mechanical shops, used car lots, and automotive salvage yards except when concerning new automotive dealerships (100200)

GENERAL INFORMATION

This is a request of staff from the Board of Commissioners to prepare and process the following:

- Ordinance amendment to require a special use permit for used car and truck lots, automotive services, maintenance, repair, and mechanics when not associated with a new automotive or truck dealership
- New definition for “used car or truck lot”
- New definition for “light automotive service and maintenance”
- New definition for “heavy automotive and truck service, repair, and mechanics”

Purpose: To better regulate used car and truck lots, automotive services, maintenance, repair, and mechanics

Advertisement: June 18, 2015

Public Hearings: July 13, 2015 and July 30, 2015

Public Opposition: Several very negative comments from the industry have been received by staff.
PROPOSAL

Staff proposes the following ordinance modifications to achieve the goals of the community:

Sec. 27-340. – Definitions.

**Used car/truck lot**, means the use of a parcel of land, either with or without structures, for the purpose of offering for sale, rent, or lease, automobiles, light duty trucks or heavy duty trucks.

**Light automotive service and maintenance**, means any of the following:

1. Tire and battery sales and installation.
2. Brakes and other similar diagnostic and repair services.
3. Auto detail shops, tune-up shops, upholstery shops, radiator repair shops, lubrications service, sound system shops, or alignment and suspension services.

**Heavy automotive/truck service, repair, and mechanics**, means major mechanical repair shops including any of the following:

1. Body work and painting.
2. Tire recapping.
3. Engine and transmission repair.

**Inoperable**, means that an automobile or truck which cannot be driven away in a safe condition.

**Ruined**, means that an automobile which is substantially damaged to the extent that it is valueless or useless as an operable automobile or truck or parts thereof are only useful as materials for reprocessing, melting, remanufacturing, or disposal for salvage or scrap material.

**Dismantled**, means that a number of useful parts, including but not limited to, tires, batteries, doors, hoods, or windows, have been removed from the automobile as to render the automobile unsafe to operate.

**Wrecked**, means those automobiles or trucks that have more than twenty-five (25) percent of the vehicle in damaged condition externally as to render it unsafe to operate.

Sec. 27-593. - Allowable special uses.

(b) The following uses are permitted only on approval of a special use permit regardless of the zoning district of the proposed location:

19) **Used car/truck lots and light automotive service and maintenance only in C-2 general business district, C-3 commercial district, M-1 light**
industrial and industrial park district, M-2 general industrial district, and M-3 heavy industrial district subject to the following criteria:

a. **Repurposing of structure(s) for used car/truck lots or light automotive service and maintenance**
   1. Upgrade parking, including striping and/or resurfacing of parking lots, if deemed necessary by staff
   2. Landscaping, screening, and façade improvements to meet commercial design guidelines

b. **Signage**
   1. Following all permanent sign requirements under section 27-727.
   2. Following all special event display requirements under section 27-734.
   3. No display on sidewalks.

c. **Facade, Landscaping, and Screening**
   1. For new buildings:
      a. All commercial design guidelines and district regulations shall be upheld in C-3 commercial districts including, but not limited to, the creation of quality development with respect to site planning, architectural design and landscaping.
      b. Commercial uses in industrial districts shall be subject to commercial design guidelines.
   2. For existing structures:
      a. **Such modifications as:**
         1. Restoring original brick.
         2. Any necessary repair of the facade.
         3. New doors or windows if existing fixtures are in disrepair.
         4. Substantial effort beyond simply painting the building is necessary. Brick structures must be cleaned, paint removed and tuck pointed.
         5. For non-brick buildings in addition to paint, additional architectural embellishments such as a brick wainscot may be required.

b. **Condition of Automobiles/Trucks**
   1. Automobiles/trucks available for sale, rent or lease must not be inoperable, ruined, dismantled or wrecked.

c. **Parking**
   1. The display area shall not be placed within a required parking/paving setback area and shall not reduce the capacity of a parking lot below that required by sections 27-466 through 27-470.
2. Parking shall be upgraded to current standards and regulations including medians, landscaping, and screening
3. Each automobile shall be in a striped, designated parking space.

d. Install/repair sidewalks per code.

(20) Heavy automotive/truck service, repair, and mechanics only in C-3 commercial district, M-1 light industrial and industrial park district, M-2 general industrial district, and M-3 heavy industrial district subject to the following criteria:

a. Repurposing of structure(s) for heavy automotive/truck service, repair, and mechanics
   1. Upgrade parking, including striping and/or resurfacing of parking lots, if deemed necessary by staff
   2. Landscaping, screening, and façade improvements to meet commercial design guidelines

b. Signage
   1. Following all permanent sign requirements under section 27-727.
   2. Following all special event display requirements under section 27-734.
   3. No displays on sidewalks.

c. Façade, Landscaping, and Screening
   1. For new buildings:
      a. All commercial design guidelines and district regulations shall be upheld in C-3 commercial districts including, but not limited to, the creation of quality development with respect to site planning, architectural design and landscaping.
      b. Commercial uses in industrial districts shall be subject to commercial design guidelines.
   2. For existing structures:
      a. Such modifications as:
         1. Restoring original brick.
         2. Any necessary repair of the facade.
         3. New doors or windows if existing fixtures are in disrepair.
         4. Substantial effort beyond simply painting the building is necessary. Brick structures must be cleaned, paint removed and tuck pointed.
         5. For non-brick buildings in addition to paint, additional architectural embellishments such as a brick wainscot may be required.
**d. Parking**

1. Parking of the automobiles under heavy service, repair, or mechanics shall not be placed within a required parking/paving setback area and shall not reduce the capacity of a parking lot below that required by sections 27-466 through 27-470.
2. Parking shall be upgraded to current standards and regulations including medians, landscaping, and screening
3. Each automobile shall be in a striped, designated parking space.

**e. Install/repair sidewalks per code.**

---

**PLANNING COMMISSION RECOMMENDATION**

The Planning Commission voted 7 to 0 to recommend approval of this ordinance amendment.

**STAFF COMMENTS AND SUGGESTIONS**

Staff concurs with the recommendation of the City Planning Commission.

**ATTACHMENT**

July 13, 2015 City Planning Commission Minutes

**REVIEW OF INFORMATION AND SCHEDULE**

<table>
<thead>
<tr>
<th>Action</th>
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</thead>
<tbody>
<tr>
<td>Public Hearing</td>
<td>July 13, 2015</td>
<td>July 30, 2015</td>
</tr>
<tr>
<td></td>
<td>Approval</td>
<td></td>
</tr>
</tbody>
</table>

**STAFF CONTACT:** Robin H. Richardson, AICP
rrichardson@wycokck.org

**MOTIONS**

I move the Unified Government Board of Commissioners **APPROVE** this ordinance amendment as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. ________________________________________________________________;
2. ________________________________________________________________; And
I move the Unified Government Board of Commissioners **DENY** this ordinance amendment, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

**JULY 13, 2015 CITY PLANNING COMMISSION MINUTES:**

**100200 ORDINANCE AMENDMENT** - A new provision to Section 27-593(a), Planning and Development of Kansas City, Kansas Code of Ordinances, requiring a special use permit for tire shops, automotive mechanical shops, used car lots, and automotive salvage yards. This provision generally concerns signage, landscaping, screening, and condition of automobiles.

Ms. Parker asked if any member of the Planning Commission had any contact to disclose concerning this amendment. (No one responded in the affirmative.)

Planning Director Richardson stated that in development of this ordinance, he made an error as to how the staff was applying it. He thought that once the Commission thought to act on this that the staff could have people start to apply for special use permits and that was incorrect. The staff has received a few applications and their filing fee will be refunded and the staff will sign their business license forms. There are approximately 6 to 9 businesses doing applying for automotive related uses. The proposed ordinance generated quite a bit of comment. One of the issues in the community was dealing with used vehicles, mechanics shops and tire shops as they tend to be some of the less attractive operations in the community. Commissioner Walker was correct in thinking that there needed to be some type of more formal operation and special use permit process. He stated that the Planning Interns, Taylor and Lauren, worked hard on this with him to develop some different regulations related to these operations such as car and truck lots, tire and battery sales, light mechanical and heavy mechanical and body work. If it is a new business, they will have to comply with the Overlay Zone and that is no different than any other new business. If it is an existing business, requirements would be restoring original bricks, taking the paint off the original brick, tuckpointing it and maintaining it properly and bringing back the original brick structure. If it is not brick, then possibly adding wainscot to bring it closer in line with new commercial structures. Also a substantial effort beyond just painting is necessary. That would be a similar situation for heavier automotive uses. They will have to create a parking lot, landscape it and stripe it. There is a building that looks like an old Dairy Queen at 65th and State Avenue that had a change of zone (for a car lot) and they took out some of the parking, landscaped it and striped the parking and provided customer parking. That is an example of what has been done. A special use permit when approved initially for a two (2) year period encourages better maintenance and operations and hopefully they will get in the habit of maintaining those facilities in a higher manner and over a period of years will increase the general aesthetics and desirability of the community through this.
Planning Commissioner Gonzalez asked how the city is doing in general with special use permits and revoking them. Planning Director Richardson stated that there have probably only been two (2) or three (3) cases when special use permits were at a point that he thought they should be revoked. The staff has not had to do that because they have either gone away for other reasons or started to comply. As far as revocation goes, 16 North James would have been close to being revoked if they had not closed down. The Wine Barn is another example of one that was getting close to being revoked at a point or two. The applicants understand that when they come back before the Planning Commission, they need to have everything in order. There has not been a lot of need for revocation. He might talk to them about how that process goes and that usually inspires corrective action.

Planning Commissioner Ernst stated that for existing buildings will the staff determine the process for restoring the brick, doors, etc. Planning Director Richardson stated that would be a stipulation of the approval. They would obtain permits through the Development Review Committee. Mr. Ernst asked who decides if the doors are in disrepair and need to be replaced. Director Richardson stated the staff will do that as part of the staff review before it goes to the Planning Commission. They might restore the doors or put in new doors and that is how it will come to the Commission in the staff report. Mr. Ernst stated that it looks like a lot of extra work for the staff. Director Richardson stated that he thinks that there will be good results for the effort it takes.

On motion by Dr. DeWitt, seconded by Mr. Schwartzman, the Planning Commission voted as follows to recommend APPROVAL of this ordinance amendment:

<table>
<thead>
<tr>
<th>Name</th>
<th>Vote</th>
</tr>
</thead>
<tbody>
<tr>
<td>Carson</td>
<td>Aye</td>
</tr>
<tr>
<td>Connelly</td>
<td>Aye</td>
</tr>
<tr>
<td>DeWitt</td>
<td>Aye</td>
</tr>
<tr>
<td>Ernst</td>
<td>Aye</td>
</tr>
<tr>
<td>Escobar</td>
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</tr>
<tr>
<td>Gonzalez</td>
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<td>Huey</td>
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<td>Pauley</td>
<td>Aye</td>
</tr>
<tr>
<td>Schwartzman</td>
<td>Aye</td>
</tr>
<tr>
<td>Walker</td>
<td>Not Present</td>
</tr>
</tbody>
</table>

Motion to recommend APPROVAL Passed: 7 to 0
To: Unified Government Board of Commissioners

From: City Staff

Date: July 30, 2015

Re: Proposed Ordinance Amendment concerning accessory uses in Residential Districts (150202)

GENERAL INFORMATION

This is a request of staff from the Board of Commissioners to process the following:

- Ordinance amendment to prohibit the use of any yard area for commercial or any non-residential or ongoing non-resident parking purposes in residential districts
- Strike the current definition of an accessory use
- New definition for “accessory use, accessory structure”
- New definition for “parking lot, commercial”
- Opportunity for public comment regarding this amendment.

Purpose: To prevent the use of yard area for non-residential parking purposes in residential districts and amend general definitions of accessory uses and parking lots.

Advertisement: June 18, 2015

Public Hearing: July 13, 2015 and July 30, 2015

Public Opposition: None expressed to date
Staff proposes the following two (2) ordinance modifications to achieve the goals of the community:

Sec. 27-340. Definitions.

Accessory use means a use of building or land that is customarily incidental to and located on the same lot or premises as the main use of the premises.

Accessory use, accessory structure means a use of land or structure which involves all of the following characteristics:

(1) Subordinate to and serves a principal use or structure.
(2) Subordinate in area, extent and purpose to the principal use or structure served.
(3) Contributes to the comfort, convenience or necessity of occupants of the principal use or structure served.
(4) Located on the same lot or lots, under the same ownership and in the same zoning district as the principal use or structure.

Parking Lot, Commercial means a paved area or structure intended or used for the off-street parking of operable motor vehicles on a temporary basis, other than accessory to a principal use.

Sec. 27-609. - Districts R-1, R-1(B), R-2, R-2(B).

(6) Storage of equipment, material or vehicle. Only motor passenger cars, other operable domestic equipment, material or vehicles, or a truck of 10,000 pounds GVWR or less shall be kept, parked or stored for more than 48 hours in any 30-day period in a residential area. Only a single one of each of the following may be stored: truck other than customary vans or pickup trucks, camping trailer, hauling trailer, boat, or recreational vehicle. The parking of vehicles or equipment shall not occur on lawn areas, or other locations that tend to visually downgrade the property and neighborhood. Parking shall be limited to areas that have an improved surface and such areas shall generally be located in close relationship to the garage or an otherwise vehicle-oriented section of the premises or be located in the rear yard, so that the lawn areas upon which the living section of the dwelling faces can be attractively maintained with grass, trees and shrubs. Use of any yard area for commercial or any non-residential or ongoing non-resident parking purposes is prohibited.

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 7 to 0 to recommend approval of this ordinance amendment.
STAFF COMMENTS AND SUGGESTIONS

Staff concurs with the recommendation of the City Planning Commission.

ATTACHMENT

July 13, 2015 City Planning Commission Minutes

REVIEW OF INFORMATION AND SCHEDULE

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</tbody>
</table>

STAFF CONTACT:       Lauren Reiman   lreiman@wycokck.org
                      Taylor Plummer       tplummer@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners **APPROVE** this ordinance amendment as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. ___________________________________________________________;  
2. _________________________________________________________; And  
3. _________________________________________________________.

OR

I move the Unified Government Board of Commissioners **DENY** this ordinance amendment, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

JULY 13, 2015 CITY PLANNING COMMISSION MINUTES:

150202 ORDINANCE AMENDMENT - Certain amendments to Section 27-340 and Section 27-609(6), Planning and Development of Kansas City, Kansas Code of Ordinances, generally concerning definitions and the use of yard area for non-residential parking purposes in residential districts
Ms. Parker asked if any member of the Planning Commission had any contact to disclose concerning this amendment. (No one responded in the affirmative.)

Planning Director Richardson stated that this is the final action that will be before the Commission related to the home in Hanover Heights that expanded their yard in concrete a few months ago and was before the Board of Zoning Appeals for variances previously. He further stated that the neighborhood groups have recommended some changes to the accessory use portions of the residential code. Those changes are largely clarifications and are before the Commission this evening. The staff recommends approval of this ordinance amendment.

No one appeared in opposition to this ordinance amendment.

On motion by Dr. DeWitt, seconded by Mr. Carson, the Planning Commission voted as follows to recommend APPROVAL of this ordinance amendment:

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</tr>
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</table>

Motion to recommend APPROVAL Passed: 7 to 0
ORDINANCE NO. ______________

AN ORDINANCE prohibiting the use of any yard area for commercial or any non-residential or ongoing non-resident parking purposes in residential districts; amending Chapter 27, Article VIII, Sections 27-340 and 27-609 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WyANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. That Chapter 27, Planning and Development, Article VIII, Sections 27-340 and 27-609 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby amended to read as follows:

Sec. 27-340. Definitions.

Accessory use means a use of building or land that is customarily incidental to and located on the same lot or premises as the main use of the premises.

Accessory use, accessory structure means a use of land or structure which involves all of the following characteristics:

1. Subordinate to and serves a principal use or structure.
2. Subordinate in area, extent and purpose to the principal use or structure served.
3. Contributes to the comfort, convenience or necessity of occupants of the principal use or structure served.
4. Located on the same lot or lots, under the same ownership and in the same zoning district as the principal use or structure.

Parking Lot, Commercial means a paved area or structure intended or used for the off-street parking of operable motor vehicles on a temporary basis, other than accessory to a principal use.

Sec. 27-609. - Districts R-1, R-1(B), R-2, R-2(B).

6. Storage of equipment, material or vehicle. Only motor passenger cars, other operable domestic equipment, material or vehicles, or a truck of 10,000 pounds GVWR or less shall be kept, parked or stored for more than 48 hours in any 30-day period in a residential area. Only a single one of each of the following may
be stored: truck other than customary vans or pickup trucks, camping trailer, hauling trailer, boat, or recreational vehicle. The parking of vehicles or equipment shall not occur on lawn areas, or other locations that tend to visually downgrade the property and neighborhood. Parking shall be limited to areas that have an improved surface and such areas shall generally be located in close relationship to the garage or an otherwise vehicle-oriented section of the premises or be located in the rear yard, so that the lawn areas upon which the living section of the dwelling faces can be attractively maintained with grass, trees and shrubs. Use of any yard area for commercial or any non-residential or ongoing non-resident parking purposes is prohibited.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,
THIS _____ DAY OF _______________________, 2015.

________________________________________
Mark Holland, Mayor/CEO

Attest:

________________________________________
Unified Government Clerk

Approved as to form:

________________________________________
Patrick Waters
Legal Department
AN ORDINANCE amending the existing floodplain management ordinances to reflect the new effective date of September 2, 2015 on all of the FIRM panels; amending Chapter 27, Article VIII, Sections 27-548 to 27-555 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. That Chapter 27, Planning and Development, Article VIII, Sections 27-548 to 27-555 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby amended to read as follows:

Subdivision III. - Floodplain District

FOOTNOTE(S):
--- (10) ---

State Law reference—Floodplain zoning, K.S.A. 12-766. (Back)
--- (11) ---
Note—A recreational vehicle is ready for highway use if it is on its wheels or jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions.

Sec. 27-548. - Definitions.
Unless specifically defined below, words or phrases used in this floodplain district subdivision shall be interpreted so as to give them the same meaning they have in common usage and to give this subdivision its most reasonable application.

100-year flood see "base flood."

Accessory structure means the same as "appurtenant structure."

Actuarial rates see "risk premium rates."

Administrator means the Federal Insurance Administrator.

Agency means the Federal Emergency Management Agency (FEMA).

Agriculture accessory structure for the purpose of this article, agriculture accessory structure is defined as farm storage structure(s) used exclusively for the storage of farm machinery and equipment (e.g., pole and pre-fabricated metal frame structures with open or closed sides). Grain bins and corn cribs. General purpose barns for the temporary feeding of livestock, provided they remain open on at least one side.

Appeal means a request for review of the floodplain administrator's interpretation of any provision of this article or a request for a variance.

Appurtenant structure means a structure that is on the same parcel of property as the principle structure to be insured and the use of which is incidental to the use of the principal structure.

Area of shallow flooding means a designated AO or AH zone on a community's Flood Insurance Rate Map (FIRM) with a one percent or greater annual chance of flooding to an average depth of one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and where velocity flow may be evident. Such flooding is characterized by ponding or sheet flow.

Area of special flood hazard is the land in the floodplain within a community subject to a one percent or greater chance of flooding in any given year.

Base flood means the flood having a one percent chance of being equaled or exceeded in any given year.

Base flood elevation (BFE) The elevation of surface water resulting from a flood that has a 1 percent chance of equaling or exceeding that level in any given year. The BFE is shown on the flood insurance rate Map (FIRM) for zones AE, AH, A1—A30, AR, AR/A, AR/AR/A, AR/A—A30, AR/AH, AR/AO, V1—V30, and VE.

Basement means any area of the structure having its floor subgrade (below ground level) on all sides.

Building see "structure."

Chief engineer means the chief engineer of the division of water resources, Kansas Department of Agriculture.

Chief executive officer or chief elected official means the official of the community who is charged with the authority to implement and administer laws, ordinances, and regulations for that community.

Community means any state or area or political subdivision thereof, which has authority to adopt and enforce floodplain management regulations for the areas within its jurisdiction.

Community rating system (CRS) A program developed by FEMA to provide incentives for those communities in the regular program that have gone beyond the minimum floodplain management requirements to develop extra measures to provide protection from flooding.
Development means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, levees, levee systems, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials. Development does not include: a.) maintenance of existing buildings or facilities, such as re-roofing, re-siding, or resurfacing of roads when there is no increase in the building footprint ground or road surface elevation; b.) gardening, tilling, plowing or similar agricultural practices that do not involve filling, grading, terracing of land, or construction of levees.

Elevated building means for insurance purposes, a non-basement building which has its lowest elevated floor raised above ground level by foundation walls, shear walls, posts, piers, pilings, or columns.

Eligible community or participating community means a community for which the administrator has authorized the sale of flood insurance under the National Flood Insurance Program (NFIP).

Existing construction means for the purposes of determining rates, structures for which the "start of construction" commenced before the effective date of the FIRM or before January 1, 1975, for FIRMs effective before that date. "Existing construction" may also be referred to as "existing structures."

Existing manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before the effective date of the floodplain management regulations adopted by a community.

Expansion to an existing manufactured home park or subdivision means the preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads).

Flood or flooding means a general and temporary condition of partial or complete inundation of normally dry land areas from: (1) the overflow of inland waters; (2) the unusual and rapid accumulation or runoff of surface waters from any source; and (3) the collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm, or by an unanticipated force of nature, such as flash flood, or by some similarly unusual and unforeseeable event which results in flooding as defined above in item (1).

Flood boundary and floodway map (FBFM) means an official map of a community on which the administrator has delineated both special flood hazard areas and the designated regulatory floodway.

Flood elevation determination means a determination by the administrator of the water surface elevations of the base flood, that is, the flood level that has a one percent or greater chance of occurrence in any given year.

Flood elevation study means an examination, evaluation and determination of flood hazards and if appropriate, corresponding water surface elevations.

Flood fringe means the area outside the floodway encroachment lines, but still subject to inundation by the regulatory flood.

Flood hazard boundary map (FHBM) means an official map of a community, issued by the administrator, where the boundaries of the flood areas having special flood hazards have been designated as (unnumbered or numbered) A zones.

Flood hazard map means the document adopted by the governing body showing the limits of: (1) the floodplain; (2) the floodway; (3) streets; (4) stream channel; and (5) other geographic features.

Flood insurance rate map (FIRM) means an official map of a community, on which the administrator has delineated both the special flood hazard areas and the risk premium zones applicable to the community.
Flood insurance study (FIS) means an examination, evaluation and determination of flood hazards and, if appropriate, corresponding water surface elevations.

Floodplain or flood-prone area means any land area susceptible to being inundated by water from any source (see “flooding”).

Floodplain management means the operation of an overall program of corrective and preventive measures for reducing flood damage, including but not limited to emergency preparedness plans, flood control works, and floodplain management regulations.

Floodplain management regulations means zoning ordinances, subdivision regulations, building codes, health regulations, special purpose ordinances (such as floodplain and grading ordinances) and other applications of police power. The term describes such state or local regulations, in any combination thereof, that provide standards for the purpose of flood damage prevention and reduction.

Floodproofing means any combination of structural and nonstructural additions, changes, or adjustments to structures that reduce or eliminate flood damage to real estate or improved real property, water and sanitary facilities, or structures and their contents.

Floodway or regulatory floodway means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floodway encroachment lines means the lines marking the limits of floodways on federal, state and local floodplain maps.

Freeboard means a factor of safety usually expressed in feet above a flood level for purposes of floodplain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as bridge openings and the hydrological effect of urbanization of the watershed.

Functionally dependent use means a use that cannot perform its intended purpose unless it is located or carried out in close proximity to water. This term includes only docking facilities and facilities that are necessary for the loading and unloading of cargo or passengers, but does not include long-term storage or related manufacturing facilities.

Highest adjacent grade means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

Historic structure means any structure that is (a) listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) individually listed on a state inventory of historic places in states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either (1) by an approved state program as determined by the Secretary of the Interior or (2) directly by the Secretary of the Interior in states without approved programs.

Lowest floor means the lowest floor of the lowest enclosed area, including basement. An unfinished or flood-resistant enclosure, usable solely for parking of vehicles, building access, or storage, in an area other than a basement area, is not considered a building’s lowest floor, provided that such enclosure is not built so as to render the structure in violation of the applicable floodproofing design requirements of this article.

Manufactured home means a structure, transportable in one or more sections, that is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. The term "manufactured home" does not include a "recreational vehicle."
Manufactured home park or subdivision means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.

Map means the flood hazard boundary map (FHB), flood insurance rate map (FIRM), or the flood boundary and floodway map (FBFM) for a community issued by the Federal Emergency Management Agency (FEMA).

Market value or fair market value means an estimate of what is fair, economic, just and equitable value under normal local market conditions.

Mean sea level means, for purposes of the National Flood Insurance Program (NFIP), the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a community's flood insurance rate map (FIRM) are referenced.

New construction means, for the purposes of determining insurance rates, structures for which the "start of construction" commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, "new construction" means structures for which the "start of construction" commenced on or after the effective date of the floodplain management regulations adopted by a community and includes any subsequent improvements to such structures.

New manufactured home park or subdivision means a manufactured home park or subdivision for which the construction of facilities for servicing the lot on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of floodplain management regulations adopted by the community.

(NFIP) means the National Flood Insurance Program.

Participating community also known as an "eligible community", means a community in which the administrator has authorized the sale of flood insurance.

Permit means a signed document from a designated community official authorizing development in a floodplain, including all necessary supporting documentation such as: (1) the site plan; (2) an elevation certificate; and (3) any other necessary or applicable approvals or authorizations from local, state or federal authorities.

Person includes any individual or group of individuals, corporation, partnership, association, or any other entity, including federal, state, and local governments and agencies.

Pre-FIRM building a building for which construction or substantial improvement occurred on or before December 31, 1974, or before the effective date of an initial flood insurance rate map (FIRM).

Post-FIRM building a building for which construction or substantial improvement occurred after December 31, 1974, or on or after the effective date of an initial flood insurance rate map (FIRM), whichever is later.

Principally above ground means that at least 51 percent of the actual cash value of the structure, less land value, is above ground.

Reasonably safe from flooding means base flood waters will not inundate the land or damage structures to be removed from the SFHA and that any subsurface waters related to the base flood will not damage existing or proposed buildings.

Recreational vehicle means a vehicle which is (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projections; (c) designed to be self-propelled or permanently able to be towed by a light-duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel, or seasonal use.
Remedy a violation means to bring the structure or other development into compliance with federal, state, or local floodplain management regulations; or, if this is not possible, to reduce the impacts of its noncompliance.

Risk premium rates means those rates established by the administrator pursuant to individual community studies and investigations, which are undertaken to provide flood insurance in accordance with section 1307 of the National Flood Disaster Protection Act of 1973 and the accepted actuarial principles. “Risk premium rates” include provisions for operating costs and allowances.

Special flood hazard area see “area of special flood hazard.”

Special hazard area means an area having special flood hazards and shown on an FHBM, FIRM or FBFM as zones (unnumbered or numbered) A, AO, AE, or AH.

Start of construction includes substantial improvements, and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition placement, or other improvements were within 180 days of the permit date. The actual start means either the first placement of permanent construction of a structure on a site, such as the pouring of slabs or footings, the installation of piles, the construction of columns, any work beyond the stage of excavation, or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling, the installation of streets and/or walkways, excavation for a basement, footings, piers, foundations, the erection of temporary forms, nor installation on the property of accessory structures, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of a building, whether or not that alteration affects the external dimensions of the building.

State coordinating agency means the Division of Water Resources, Kansas Department of Agriculture, or other office designated by the governor of the state or by state statute at the request of the administrator to assist in the implementation of the national flood insurance program (NFIP) in that state.

Structure means, for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank, that is principally above ground, as well as a manufactured home. “Structure” for insurance purposes, means a walled and roofed building, other than a gas or liquid storage tank that is principally above ground and affixed to a permanent site, as well as a manufactured home on a permanent foundation, or a travel trailer, without wheels on a permanent foundation. For the latter purpose, the term includes a building while in the course of construction, alteration or repair, but does not include building materials or supplies intended for use in such construction, alteration or repair, unless such materials or supplies are within an enclosed building on the premises. For the purpose of this article, the term building or structure does not include open pavilions, bleachers, carports, and similar structures that do not have at least two rigid walls and a roof.

Substantial damage means damage of any origin sustained by a structure whereby the cost of restoring the structure to pre-damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred.

Substantial improvement means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before “start of construction” of the improvement. This term includes structures, which have incurred “substantial damage,” regardless of the actual repair work performed. The term does not, however, include either (1) any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications that have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions, or (2) any alteration of a historic structure, provided that the alteration will not preclude the structure’s continued designation as a “historic structure.”

Variance means a grant of relief by the community from the terms of a floodplain management regulation. Flood insurance requirements remain in place for any varied use or structure and cannot be varied by the community.
Violation means the failure of a structure or other development to be fully compliant with the community’s floodplain management regulations. A structure or other development without the elevation certificate, other certifications, or other evidence of compliance required by this article is presumed to be in violation until such time as that documentation is provided.

Water surface elevation means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929 (or other datum where specified) of floods of various magnitudes and frequencies in the floodplain riverine areas.

(Ord. No. O-7-14, § 2, 2-6-2014)

Sec. 27-549. - Statutory authorization, findings of fact, and purposes.

(a) Statutory authorization.

1(1) Approval of draft ordinance by the state chief engineer prior to adoption. The following floodplain management regulations, as written, were approved in draft form by the chief engineer of the Division of Water Resources of the Kansas Department of Agriculture, December 30, 2013.

(2) Kansas statutory authorization. The legislature of the State of Kansas in K.S.A. 12-741 et seq., and specifically in K.S.A. 12-766, delegated the responsibility to local governmental units to adopt floodplain management regulations designed to protect the health, safety, and general welfare.

(b) Findings of fact.

(1) Flood losses resulting from periodic inundation. The special flood hazard areas in the city are subject to inundation which results in loss of life and property, health and safety hazards, disruption of commerce and governmental services, extraordinary public expenditures for flood protection and relief, and impairment of the tax base; all of which adversely affect the public health, safety and general welfare.

(2) General causes of the flood losses. These flood losses are caused by (1) the cumulative effect of development in any delineated floodplain causing increases in flood heights and velocities; and (2) the occupancy of flood hazard areas by uses vulnerable to floods, hazardous to others, inadequately elevated, or otherwise unprotected from flood damages.

(3) Methods used to analyze flood hazards. The flood insurance study (FIS) that is the basis of this subdivision uses a standard engineering method of analyzing flood hazards, which consist of a series of interrelated steps.

a. Selection of a base flood that is based upon engineering calculations, which permit a consideration of such flood factors as its expected frequency of occurrence, the area inundated, and the depth of inundation. The base flood selected for this subdivision is representative of large floods, which are characteristic of what can be expected to occur on the particular streams subject to this subdivision. The base flood is the flood that is estimated to have a one percent chance of being equaled or exceeded in any one year as delineated on the federal insurance administrator’s FIS, and illustrative materials dated February 5, 2014–September 2, 2015 as amended, and any future revisions thereto.

b. Calculation of water surface profiles that are based on a standard hydraulic engineering analysis of the capacity of the stream channel and overbank areas to convey the regulatory flood.

c. Computation of a floodway required to convey this flood without increasing flood heights more than one foot at any point.

d. Delineation of floodway encroachment lines within which no development is permitted that would cause any increase in flood height.
e. Delineation of floodway fringe, i.e., that area outside the floodway encroachment lines, but still subject to inundation by the base flood.

(c) **Statement of purpose.** It is the purpose of this subdivision to promote the public health, safety, and general welfare; to minimize those losses described in subsection 27-549 b(1); to establish or maintain the city's eligibility for participation in the National Flood Insurance Program (NFIP) as defined in 44 Code of Federal Regulations (CFR) 59.22(a)(3); and to meet the requirements of 44 CFR 60.3(d) and K.A.R. 5-44-4 by applying the provisions of this subdivision to:

1. Restrict or prohibit uses that are dangerous to health, safety, or property in times of flooding or cause undue increases in flood heights or velocities;
2. Require uses vulnerable to floods, including public facilities that serve such uses, be provided with flood protection at the time of initial construction; and
3. Protect individuals from buying lands that are unsuited for the intended development purposes due to the flood hazard.

(Ord. No. O-7-14, § 2, 2-6-2014)

Sec. 27-550. - General provisions.

(a) **Lands to which this subdivision applies.** This subdivision shall apply to all lands within the jurisdiction of the city identified as numbered and unnumbered A zones, AE, AO, and AH zones, on the index map dated February 5, 2014 September 2, 2015 of the flood insurance rate map (FIRM) as amended and any future revisions thereto. In all areas covered by this subdivision, no development shall be permitted except through the issuance of a floodplain development permit, granted by the unified government board of commissioners or its duly designated representative under such safeguards and restrictions as unified government board of commissioners or the designated representative may reasonably impose for the promotion and maintenance of the general welfare, health of the inhabitants of the community, and as specifically noted in this subdivision.

(b) **Compliance.** No development located within the special flood hazard areas of this community shall be located, extended, converted, or structurally altered without full compliance with the terms of this subdivision and other applicable regulations.

(c) **Abrogation and greater restrictions.** It is not intended by this subdivision to repeal, abrogate, or impair any existing easements, covenants, or deed restrictions. However, where this subdivision imposes greater restrictions, the provisions of this subdivision shall prevail. All other ordinances inconsistent with this subdivision are hereby repealed to the extent of the inconsistency only.

(d) **Interpretation.** In their interpretation and application, the provisions of this subdivision shall be held to be minimum requirements, shall be liberally construed in favor of the governing body, and shall not be deemed a limitation or repeal of any other powers granted by Kansas statutes.

(e) **Warning: Disclaimer of liability.** The degree of flood protection required by this subdivision is considered reasonable for regulatory purposes and is based on engineering and scientific methods of study. Larger floods may occur on rare occasions or the flood heights may be increased by man-made or natural causes, such as ice jams and bridge openings restricted by debris. This subdivision does not imply that areas outside the floodway and flood fringe or land uses permitted within such areas will be free from flooding or flood damage. This subdivision shall not create a liability on the part of the unified government, any officer or employee thereof, for any flood damages that may result from reliance on this subdivision or any administrative decision lawfully made there under.

(f) **Severability.** If any section; clause; provision; or portion of this subdivision is adjudged unconstitutional or invalid by a court of appropriate jurisdiction, the remainder of this subdivision shall not be affected thereby.

(Ord. No. O-7-14, § 2, 2-6-2014)

Sec. 27-551. - Administration.
(a) **Floodplain development permit.** A floodplain development permit shall be required for all proposed construction or other development, including the placement of manufactured homes, in the areas described in 27-550, subsection (a). No person, firm, corporation, or unit of government shall initiate any development or substantial improvement or cause the same to be done without first obtaining a separate floodplain development permit for each structure or other development. This permit may be incorporated into the regular building permit provided there is a check box indicating floodplain review is necessary and that proper documentation of review is kept in the approval file and verified during post construction inspection by staff or a third party engineer or surveyor.

An application for a floodplain development permit shall be required for all development activities located wholly within, partially within, or in contact with an identified special flood hazard area (SFHA) or future conditions flood hazards area.

(b) **Designation of floodplain administrator.** The director of planning or his or her designate is hereby appointed to administer and implement the provisions of this subdivision.

(c) **Duties and responsibilities of floodplain administrator.** Duties of the floodplain administrator shall include, but not be limited to:

1. Review of all applications for floodplain development permits and when necessary coordinate with the county engineer to assure that sites are reasonably safe from flooding and that the floodplain development permit requirements of this subdivision have been satisfied;
2. Review of all applications for floodplain development permits for proposed development to assure that all necessary permits have been obtained from federal, state, or local governmental agencies from which prior approval is required by federal, state, or local law;
3. Review all subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, to determine whether such proposals will be reasonably safe from flooding;
4. Issue floodplain development permits for all approved applications;
5. Notify adjacent communities and the Division of Water Resources, Kansas Department of Agriculture, prior to any alteration or relocation of a watercourse, and submit evidence of such notification to the Federal Emergency Management Agency (FEMA);
6. Assure that the flood-carrying capacity is not diminished and shall be maintained within the altered or relocated portion of any watercourse; and
7. Verify and maintain a record of the actual elevation (in relation to mean sea level) of the lowest floor, including basement, of all new or substantially improved structures;
8. Verify and maintain a record of the actual elevation (in relation to mean sea level) that the new or substantially improved non-residential structures have been floodproofed;
9. When floodproofing techniques are utilized for a particular non-residential structure, the floodplain administrator shall require certification from a registered professional engineer or architect.

(d) **Application for floodplain development permit.** To obtain a floodplain development permit, the applicant shall first file an application in writing on a form furnished for that purpose. Every floodplain development permit application shall:

1. Describe the land on which the proposed work is to be done by lot, block and tract, house and street address, or similar description that will readily identify and specifically locate the proposed structure or work;
2. Identify and describe the work to be covered by the floodplain development permit;
3. Indicate the use or occupancy for which the proposed work is intended;
4. Indicate the assessed value of the structure and the fair market value of the improvement;
(5) Specify whether development is located in designated flood fringe or floodway;
(6) Identify the existing base flood elevation and the elevation of the proposed development;
(7) Give such other information as reasonably may be required by the floodplain administrator;
(8) Be accompanied by plans and specifications for proposed construction; and
(9) Be signed by the permittee or his authorized agent who may be required to submit evidence to indicate such authority.

(Ord. No. O-7-14, § 2, 2-6-2014)

Sec. 27-552. - Provisions for flood hazard reduction.

(a) General standards.

(1) No permit for floodplain development shall be granted for new construction, substantial improvements, and other improvements, including the placement of manufactured homes, within any numbered or unnumbered A zones, AE, AO, and AH zones, unless the conditions of this section are satisfied.

(2) All areas identified as unnumbered A zones on the FIRM are subject to inundation of the 100-year flood; however, the base flood elevation is not provided. Development within unnumbered A zones is subject to all provisions of this subdivision. If flood insurance study data is not available, the community shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from federal, state, or other sources.

(3) Until a floodway is designated, no new construction, substantial improvements, or other development, including fill, shall be permitted within any unnumbered or numbered A zones, or AE zones on the FIRM, unless it is demonstrated that the cumulative effect of the proposed development, when combined with all other existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

(4) All new construction, subdivision proposals, substantial improvements, prefabricated structures, placement of manufactured homes, and other developments shall require:
   a. Design or adequate anchorage to prevent flotation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy;
   b. Construction with materials resistant to flood damage;
   c. Utilization of methods and practices that minimize flood damages;
   d. All electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities be designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding;
   e. New or replacement water supply systems and/or sanitary sewage systems be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems be located so as to avoid impairment or contamination from them during flooding; and
   f. Subdivision proposals and other proposed new development, including manufactured home parks or subdivisions, located within special flood hazard areas are required to assure that:
      1. All such proposals are consistent with the need to minimize flood damage;
      2. All public utilities and facilities, such as sewer, gas, electrical, and water systems are located and constructed to minimize or eliminate flood damage;
      3. Adequate drainage is provided so as to reduce exposure to flood hazards; and
4. All proposals for development, including proposals for manufactured home parks and subdivisions, of five acres or 50 lots, whichever is lesser, include within such proposals base flood elevation data.

(5) **Storage, material, and equipment.**

a. The storage or processing of materials within the special flood hazard area that are in time of flooding buoyant, flammable, explosive, or could be injurious to human, animal, or plant life is prohibited.

b. Storage of other material or equipment may be allowed if not subject to major damage by floods, if firmly anchored to prevent flotation, or if readily removable from the area within the time available after a flood warning.

(6) **Nonconforming uses.** A structure, or the use of a structure or premises that was lawful before the passage or amendment of this subdivision, but which is not in conformity with the provisions of this subdivision, may be continued subject to the following conditions:

a. If such structure, use, or utility service is discontinued for 18 consecutive months, any future use of the building shall conform to this subdivision.

b. If any nonconforming use or structure is destroyed by any means, including flood, it shall not be reconstructed if the cost is more than 50 percent of the pre-damaged market value of the structure. This limitation does not include the cost of any alteration to comply with existing state or local health, sanitary, building, safety codes, regulations or the cost of any alteration of a structure listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places upon determination.

(b) **Specific standards.**

1. In all areas identified as numbered and unnumbered A zones, AE, and AH zones, where base flood elevation data have been provided, as set forth in subsection 27-552(a)(2), the following provisions are required:

a. **Residential construction.** New construction, substantial improvement, or substantial damage of any residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated a minimum of 18 inches above base flood elevation. The elevation of the lowest floor shall be certified by a licensed land surveyor or professional engineer. Substantial improvement or substantial damage is applied when the combined total of improvements or repairs made to the structure in the calendar year exceeds 50 percent of the structure's market value.

All electrical, heating, ventilation, plumbing, air-conditioning equipment, and other service facilities be designed to be elevated to a minimum of 18 inches above the base flood elevation and in accordance with section 27-552.

When fill is used, the top layer shall be above the BFE and in accordance with adopted building code standards. Fill shall not adversely affect the flow or surface drainage from or onto neighboring properties.

Retrofitting a pre-firm single family residence that fully enclosed areas below lowest floor used solely for parking of vehicles, building access, or storage in an area other than a basement and that are subject to flooding may be retrofitted to meet the design standards for insurance ratings as specified in FEMA flood insurance manual, lowest floor guide. Owners may voluntarily choose to wet floodproof. Any mechanical, electrical, or other utility equipment must be located 18 inches above the base flood elevation. Designs for meeting this requirement must either be certified by a registered professional engineer or architect and meet or exceed the following minimum criteria National Flood Insurance Program (NFIP) opening requirements. If wet floodproofing techniques are utilized, a certificate of wet floodproofing shall be provided by a registered professional engineer or architect.
Pre-firm accessory structure in a single family residential zoned district, that are subject to flooding may be retrofitted to meet the design criteria for automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Owners may voluntarily choose to wet floodproof an accessory structure to reduce potential flood damage. Designs for meeting this requirement must either be certified by a registered professional engineer or architect and meet or exceed the following minimum criteria National Flood Insurance Program (NFIP) opening requirements.

b. **Non-residential construction.** New construction, substantial improvement or substantial damage of any commercial, industrial, or other non-residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated a minimum of 18 inches above the base flood elevation or, together with attendant utility and sanitary facilities in accordance with section 27-552, be dry floodproofed to a minimum of 18 inches above the base flood elevation. A registered professional engineer and/or architect shall certify that the standards of this subsection are satisfied. The elevation of the lowest floor shall be certified by a licensed land surveyor or professional engineer. Such certification shall be provided to the floodplain administrator as set forth in subsection 27-551(c)(7)—(9). Substantial improvement or substantial damage is applied when the combined total of improvements or repairs made to the structure in the calendar year exceeds 50 percent of the structure’s market value.

When fill is used, the top layer shall be above the BFE and in accordance with adopted building code standards. Fill shall not adversely affect the flow or surface drainage from or onto neighboring properties.

c. Require, for all new construction and substantial improvements, that fully enclosed areas below lowest floor used solely for parking of vehicles, building access, or storage in an area other than a basement and that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect or meet or exceed the following minimum criteria:

1. The structure must provide one square inch of venting for every square foot of enclosed area;
2. The structure must provide at least two vents located on different sides of the structure, with one being located on the upstream side of the structure, if possible;
3. The bottom of required vents must be no higher than one foot above grade;
4. The required vents must be freely open with no human interventions required and be equipped with screens, louvers, valves, or other coverings or devices provided that they permit automatic entry and exit of floodwaters;
5. The area below the base flood elevation must be unfinished and constructed of flood-resistant materials as the same are defined by FEMA. Sheetrock or drywall used for fire protection is permitted in unfinished areas;
6. All ductwork, heating, ventilation and air conditioning systems, electrical and hot water heaters included as part of the structure must be elevated a minimum of 18 inches above the base flood elevation;
7. All of the above required features must be shown on the plan submitted for the floodplain development permit;
8. An elevation certificate must document the venting features included in a structure and be filed with the floodplain administrator before the structure is occupied.

(c) **Manufactured homes.**
(1) All manufactured homes to be placed within all unnumbered and numbered A zones, AE, and AH zones, on the community's FIRM shall be required to be installed using methods and practices that minimize flood damage. For the purposes of this requirement, manufactured homes must be elevated and anchored to resist flotation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.

(2) Require manufactured homes that are placed or substantially improved within unnumbered or numbered A zones, AE, and AH zones, on the community's FIRM on sites:
   a. Outside of a manufactured home park or subdivision;
   b. In a new manufactured home park or subdivision;
   c. In an expansion to and existing manufactured home park or subdivision; or
   d. In an existing manufactured home park or subdivision on which a manufactured home has incurred substantial damage as the result of a flood, be elevated on a permanent foundation such that the lowest floor of the manufactured home is elevated a minimum of 18 inches above the base flood elevation and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. The elevation of the lowest floor shall be certified by a licensed land surveyor or professional engineer.

(3) Require that manufactured homes to be placed or substantially improved on sites in an existing manufactured home park or subdivision within all unnumbered and numbered A zones, AE and AH zones, on the community's FIRM, that are not subject to the provisions of subsection 27-551(c)(2) of this subdivision, be elevated so that either:
   a. The lowest floor of the manufactured home is a minimum of 18 inches above the base flood level; or
   b. Reserved.
   c. The manufactured home chassis is supported by reinforced piers or other foundation elements of at least equivalent strength that are no less than 36 inches in height above grade and be securely attached to an adequately anchored foundation system to resist flotation, collapse, and lateral movement. The elevation of the lowest floor shall be certified by a licensed land surveyor or professional engineer.

(d) Appurtenant structure/accessory structure. Agriculture structure, or accessory structure with two or less outside rigid walls and a fully secured roof, or an accessory structure used solely for parking and limited storage purposes, not attached to any other structure on the site, and of limited investment value may be constructed at-grade and wet-floodproofed (flood vents and flood openings) provided there is no human habitation or occupancy of the structure; that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of flood waters. Accessory structure shall be in conformance with section 27, article VIII, zoning and accessory uses. Designs for meeting this requirement must either be certified by a registered professional engineer or architect and meet or exceed the following minimum criteria National Flood Insurance Program (NFIP) opening requirements.

   In order to minimize flood damages during the 100-year flood and the threat to public health and safety, the following conditions shall be included for agricultural structures and accessory structures that are constructed at grade and wet-floodproofed.

(1) Use of the accessory structures must be solely for parking and limited storage purposes in zones A, AE, AO, and AH only as identified on the community's flood insurance rate map (FIRM).
(2) For any new or substantially damaged accessory structures, the exterior and interior building components and elements (i.e., foundation, wall framing, exterior and interior finishes, flooring, etc.) below the base flood elevation, must be built with flood resistant materials. If floodproofing techniques are utilized, a certificate of floodproofing shall be provided by a registered professional engineer or architect.

(3) The accessory structures must be adequately anchored to prevent flotation, collapse, or lateral movement of the structures. All of the building's structural components must be capable of resisting specific flood related forces including hydrostatic, buoyancy, and hydrodynamic and debris impact forces.

(4) Any mechanical, electrical, or other utility equipment must be located 18 inches above the base flood elevation.

(5) The accessory structures must meet all National Flood Insurance Program (NFIP) opening requirements. The NFIP requires that enclosure or foundation walls, subject to the 100-year flood, contain openings that will permit the automatic entry and exit of floodwaters. If wet floodproofing techniques are utilized, a certificate of floodproofing shall be provided by a registered professional engineer or architect.

(6) Reserved.

(7) Equipment, machinery, or other contents must be protected from any flood damage and in accordance with subsections 27-522(5)(a) and (b). Equipment such as scales, may be floodproofed so that they are contained within a watertight, floodproofed enclosure that is capable of resisting damage during flood conditions. If floodproofing techniques are utilized, a certificate of floodproofing shall be provided by a registered professional engineer or architect.

(8) Reserved.

(9) All of the above required features must be shown on the plan submitted for the floodplain development permit.

(10) An elevation certificate must document the features included in a structure and be filed with the floodplain administrator before the structure is occupied.

(e) Areas of shallow flooding (AO and AH zones). Located within the areas of special flood hazard as described in subsection 27-550(a) are areas designated as AO zones. These areas have special flood hazards associated with base flood depths of one to three feet where a clearly defined channel does not exist and where the path of flooding is unpredictable and indeterminate. The following provisions apply:

(1) AO zones.
   a. All new construction and substantial improvements of residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community's FIRM (at least two feet if no depth number is specified).
   b. All new construction and substantial improvements of any commercial, industrial, or other non-residential structures, including manufactured homes, shall have the lowest floor, including basement, elevated above the highest adjacent grade at least as high as the depth number specified in feet on the community FIRM (at least two feet if no depth number is specified) or together with attendant utilities and sanitary facilities be completely floodproofed to that level so that the structure is watertight with walls substantially impermeable to the passage of water and with structural components having the capability of resisting hydrostatic and hydrodynamic loads and effects of buoyancy.
   c. Adequate drainage paths shall be required around structures on slopes, in order to guide floodwaters around and away from proposed structures.
(2) **AH zones.**

a. The specific standards for all areas of special flood hazard where base flood elevation has been provided shall be required as set forth in subsection 27-552(b).

b. Adequate drainage paths shall be required around structures on slopes, in order to guide floodwaters around and away from proposed structures.

(f) **Floodway.** Located within areas of special flood hazard established in subsection 27-550(a) are areas designated as floodways. Since the floodway is an extremely hazardous area due to the velocity of floodwaters that carry debris and potential projectiles, the following provisions shall apply:

1. The unified government shall select and adopt a regulatory floodway based on the principle that the area chosen for the regulatory floodway must be designed to carry the waters of the base flood without increasing the water surface elevation of that flood more than one foot at any point.

2. The unified government shall prohibit any encroachments, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the city during the occurrence of the base flood discharge.

3. If subsection 27-552(e)(2), is satisfied, all new construction and substantial improvements shall comply with all applicable flood hazard reduction provisions of section 27-552.

4. In unnumbered A zones, the unified government shall obtain, review, and reasonably utilize any base flood elevation or floodway data currently available from federal, state, or other sources as set forth in subsection 27-552(a)(2).

(g) **Recreational vehicles.** Require that recreational vehicles placed on sites within all unnumbered and numbered A zones, AE, AH, and AO zones on the city's FIRM either:

1. Be on the site for fewer than 180 consecutive days, or

2. Be fully licensed and ready for highway use [11]; or

3. Meet the permitting, elevation, and anchoring requirements for manufactured homes of this subdivision.

(Ord. No. O-7-14, § 2, 2-6-2014)

Sec. 27-553. - Floodplain management variance procedures.

(a) **Establishment of appeal board.** The city's board of zoning appeals, as established by article III of the unified government planning and development ordinances shall hear and decide appeals and requests for variances from the floodplain management requirements of this subdivision.

(b) **Responsibility of appeal board.** Where an application for a floodplain development permit is denied by the floodplain administrator, the applicant may apply for such floodplain development permit directly to the appeal board, as defined in subsection 27-553(a).

The appeal board shall hear and decide appeals when it is alleged that there is an error in any requirement, decision, or determination made by the floodplain administrator in the enforcement or administration of this subdivision.

(c) **Appeals.** Any person aggrieved by the decision of the appeal board or any taxpayer may appeal such decision to the district court as provided in K.S.A. 12-759 and 12-760.

(d) **Floodplain management variance criteria.** In passing upon such applications for variances, the appeal board shall consider all technical data and evaluations, all relevant factors, standards specified in other sections of this subdivision, and the following criteria:

1. Danger to life and property due to flood damage;
(2) Danger that materials may be swept onto other lands to the injury of others;

(3) Susceptibility of the proposed facility and its contents to flood damage and the effect of such damage on the individual owner;

(4) Importance of the services provided by the proposed facility to the community;

(5) Necessity to the facility of a waterfront location, where applicable;

(6) Availability of alternative locations, not subject to flood damage, for the proposed use;

(7) Compatibility of the proposed use with existing and anticipated development;

(8) Relationship of the proposed use to the comprehensive plan and floodplain management program for that area;

(9) Safety of access to the property in times of flood for ordinary and emergency vehicles;

(10) Expected heights, velocity, duration, rate of rise and sediment transport of the flood waters, if applicable, expected at the site; and,

(11) Costs of providing governmental services during and after flood conditions, including maintenance and repair of public utilities and facilities such as sewer, gas, electrical, and water systems; streets; and bridges.

(e) **Conditions for approving floodplain management variances.**

(1) Generally, variances may be issued for new construction and substantial improvements to be erected on a lot of one-half acre or less in size contiguous to and surrounded by lots with existing structures constructed below the base flood elevation, providing items two through six below have been fully considered. As the lot size increases beyond the one-half acre, the technical justification required for issuing the variance increases.

(2) Variances may be issued for the reconstruction, repair, rehabilitation, or restoration of structures listed on the National Register of Historic Places, the State Inventory of Historic Places, or local inventory of historic places upon determination, provide the proposed activity will not preclude the structure's continued historic designation and the variance is the minimum necessary to preserve the historic character and design of the structure.

(3) Variances shall not be issued within any designated floodway if any significant increase in flood discharge would result.

(4) Variances shall only be issued upon a determination that the variance is the minimum necessary, considering the flood hazard, to afford relief.

(5) Variances shall only be issued upon: (a) showing of good and sufficient cause, (b) determination that failure to grant the variance would result in exceptional hardship to the applicant, and (c) determination that the granting of a variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances, cause fraud on or victimization of the public, or conflict with existing local laws or ordinances.

(6) A community shall notify the applicant in writing over the signature of a community official that: (a) the issuance of a variance to construct a structure below base flood level will result in increased premium rates for flood insurance up to amounts as high as $25.00 for $100.00 of insurance coverage and (b) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with the record of all variance actions as required by this subdivision.

(Ord. No. O-7-14, § 2, 2-6-2014)

Sec. 27-554. - Penalties for violation.

(a) Violation of the provisions of this subdivision or failure to comply with any of its requirements (including violations of conditions and safeguards established in connection with granting of
variances) shall constitute a misdemeanor. Any person who violates this subdivision or fails to comply with any of its requirements shall, upon conviction thereof, be fined not more than $500.00, and in addition, shall pay all costs and expenses involved in the case. Each day such violation continues, shall be considered a separate offense. Nothing herein contained shall prevent the unified government or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation. Each day such violation continues shall be considered a separate offense.

(b) Nothing contained in this section shall prevent the unified government or other appropriate authority from taking such other lawful action as is necessary to prevent or remedy any violation.

(Ord. No. O-7-14, § 2, 2-6-2014)

Sec. 27-555. - Amendments.

The regulations, restrictions, and boundaries set forth in this subdivision may from time to time be amended, supplemented, changed, or appealed to reflect any and all changes in the National Flood Disaster Protection Act of 1973, provided, however, that no such action may be taken until after a public hearing in relation thereto, at which parties of interest and citizens shall have an opportunity to be heard. Notice of the time and place of such hearing shall be published in the official newspaper of the city. At least 20 days shall elapse between the date of this publication and the public hearing. A copy of such amendments will be provided to the FEMA Region VII office. The regulations of this subdivision are in compliance with the NFIP regulations.

(Ord. No. O-7-14, § 2, 2-6-2014)

Secs. 27-556—27-572. - Reserved.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,
THIS ______ DAY OF _________________________, 2015.

_________________________________________
Mark Holland, Mayor/CEO

Attest:

_________________________________________
Unified Government Clerk

Approved as to form:

_________________________________________
Patrick Waters
Legal Department
ORDINANCE NO. __________________________

AN ORDINANCE concerning tire shops, automotive mechanical shops, used car lots, and automotive salvage yards, except when concerning new automotive dealerships; amending Chapter 27, Article VIII, Sections 27-340 and 27-593 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas.

BE IT ORDAINED BY THE UNIFIED GOVERNMENT COMMISSION OF WYANDOTTE/COUNTY/KANSAS CITY, KANSAS:

Section 1. That Chapter 27, Planning and Development, Article VIII, Sections 27-340 and 27-593 of the 2008 Code of Ordinances and Resolutions of the Unified Government of Wyandotte County/Kansas City, Kansas, is hereby amended to read as follows:

Sec. 27-340. – Definitions.

_used car/truck lot_, means the use of a parcel of land, either with or without structures, for the purpose of offering for sale, rent, or lease, automobiles, light duty trucks or heavy duty trucks.

_light automotive service and maintenance_, means any of the following:

(1) Tire and battery sales and installation.
(2) Brakes and other similar diagnostic and repair services.
(3) Auto detail shops, tune-up shops, upholstery shops, radiator repair shops, lubrications service, sound system shops, or alignment and suspension services.

_heavy automotive/truck service, repair, and mechanics_, means major mechanical repair shops including any of the following:

(1) Body work and painting.
(2) Tire recapping.
(3) Engine and transmission repair.

_inoperable_, means that an automobile or truck which cannot be driven away in a safe condition.

_ruined_, means that an automobile which is substantially damaged to the extent that it is valueless or useless as an operable automobile or truck or parts thereof are only useful as materials for reprocessing, melting, remanufacturing, or disposal for salvage or scrap material.
Dismantled, means that a number of useful parts, including but not limited to, tires, batteries, doors, hoods, or windows, have been removed from the automobile as to render the automobile unsafe to operate.

Wrecked, means those automobiles or trucks that have more than twenty-five (25) percent of the vehicle in damaged condition externally as to render it unsafe to operate.

Sec. 27-593. - Allowable special uses.

(b) The following uses are permitted only on approval of a special use permit regardless of the zoning district of the proposed location:

(19) Used car/truck lots and light automotive service and maintenance only in C-2 general business district, C-3 commercial district, M-1 light industrial and industrial park district, M-2 general industrial district, and M-3 heavy industrial district subject to the following criteria:

a. Repurposing of structure(s) for used car/truck lots or light automotive service and maintenance
   1. Upgrade parking, including striping and/or resurfacing of parking lots, if deemed necessary by staff
   2. Landscaping, screening, and façade improvements to meet commercial design guidelines

b. Signage
   1. Following all permanent sign requirements under section 27-727.
   2. Following all special event display requirements under section 27-734.
   3. No display on sidewalks.

c. Façade, Landscaping, and Screening
   1. For new buildings:
      a. All commercial design guidelines and district regulations shall be upheld in C-3 commercial districts including, but not limited to, the creation of quality development with respect to site planning, architectural design and landscaping.
      b. Commercial uses in industrial districts shall be subject to commercial design guidelines.
   2. For existing structures:
      a. Such modifications as:
         1. Restoring original brick.
         2. Any necessary repair of the facade.
         3. New doors or windows if existing fixtures are in disrepair.
4. Substantial effort beyond simply painting the building is necessary. Brick structures must be cleaned, paint removed and tuck pointed.
5. For non-brick buildings in addition to paint, additional architectural embellishments such as a brick wainscot may be required.

b. **Condition of Automobiles/Trucks**
   1. Automobiles/trucks available for sale, rent or lease must not be inoperable, ruined, dismantled or wrecked.

c. **Parking**
   1. The display area shall not be placed within a required parking/paving setback area and shall not reduce the capacity of a parking lot below that required by sections 27-466 through 27-470.
   2. Parking shall be upgraded to current standards and regulations including medians, landscaping, and screening
   3. Each automobile shall be in a striped, designated parking space.

d. Install/repair sidewalks per code.

Heavy automotive/truck service, repair, and mechanics only in C-3 commercial district, M-1 light industrial and industrial park district, M-2 general industrial district, and M-3 heavy industrial district subject to the following criteria:

a. **Repurposing of structure(s) for heavy automotive/truck service, repair, and mechanics**
   1. Upgrade parking, including striping and/or resurfacing of parking lots, if deemed necessary by staff
   2. Landscaping, screening, and façade improvements to meet commercial design guidelines

b. **Signage**
   1. Following all permanent sign requirements under section 27-727.
   2. Following all special event display requirements under section 27-734.
   3. No displays on sidewalks.

c. **Facade, Landscaping, and Screening**
   1. For new buildings:
      a. All commercial design guidelines and district regulations shall be upheld in C-3 commercial districts including, but not limited to, the creation of quality development with respect to site planning, architectural design and landscaping.
      b. Commercial uses in industrial districts shall be subject to commercial design guidelines.
2. For existing structures:
   a. Such modifications as:
      1. Restoring original brick.
      2. Any necessary repair of the facade.
      3. New doors or windows if existing fixtures are in disrepair.
      4. Substantial effort beyond simply painting the building is necessary. Brick structures must be cleaned, paint removed and tuck pointed.
      5. For non-brick buildings in addition to paint, additional architectural embellishments such as a brick wainscot may be required.
   
   d. Parking
      1. Parking of the automobiles under heavy service, repair, or mechanics shall not be placed within a required parking/paving setback area and shall not reduce the capacity of a parking lot below that required by sections 27-466 through 27-470.
      2. Parking shall be upgraded to current standards and regulations including medians, landscaping, and screening.
      3. Each automobile shall be in a striped, designated parking space.
   
   e. Install/repair sidewalks per code.

PASSED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,

THIS ______ DAY OF _________________________, 2015.

_________________________________________
Mark Holland, Mayor/CEO

Attest:

_________________________________________
Unified Government Clerk

Approved as to form:

_________________________________________
Patrick Waters
Legal Department
ORDINANCE NO.________________

AN ORDINANCE rezoning property hereinafter described located at approximately 2035 North 109th Street in Kansas City, Kansas, by changing the same from its present zoning of CP-1 Planned Limited Business District to CP-2 Planned General Business

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. It is hereby found and determined that a petition was filed on March 27, 2015, by the owners of property to have the zoning of said property changed from its present zoning of CP-1 Planned Limited Business District to CP-2 Planned General Business District.

It is likewise found and determined that the Planning Commission published notice, mailed notices, held public hearing(s), prepared recommendations and followed the procedures provided by law.

Section 2. In compliance with recommendations of the Planning Commission, it is hereby ordained that the zoning of the following described property:

All of Lot 2, SECURITY BANK, a subdivision in a part of the Southeast Quarter (SE/4) of Section Thirty-four (34), Township Ten (10) South, Range Twenty-three (23) East, Kansas City, Wyandotte County, State of Kansas according to the recorded plat thereof, recorded in Doc. #2004R-33090, Book 4918, Page 742 and Book 41, Page 33, Slide I-33, located at approximately 2035 North 109th Street, Kansas City, Kansas,

be changed from its present zoning of CP-1 Planned Limited Business District to CP-2 Planned General Business District as defined by the Zoning Ordinances of Kansas City, Kansas.

Section 3. Pursuant to the Code of City Ordinances, Section 27-466, the Governing Body approves the preliminary development plans, incorporated herein by reference, marked as the certified preliminary development plan, and maintained in the Urban Planning and Land Use Department as submitted to the Governing Body and received by the Unified Clerk.
Section 4. The Urban Planning and Land Use Department of Kansas City, Kansas, is hereby ordered and directed to cause such designation to be made on the official District Map of said City in its custody and to show the property herein described to be now zoned for CP-2 Planned General Business District. Said District Map, previously incorporated by reference by Section 27-408 of the Code of Ordinances of Kansas City, Kansas, is hereby reincorporated as part of the Zoning Ordinance as amended.

Section 5. This ordinance shall be in full force and effect from and after its passage, approval and publication in the Wyandotte Echo.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS _______ DAY OF ____________________, 2015.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

BY: ________________________________
    MARK HOLLAND
    MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

_____________________________
UNIFIED GOVERNMENT CLERK
ORDINANCE NO.________

AN ORDINANCE vacating the Southeasterly 1/2 of a 15 feet wide alley adjacent to a portion of Lot 40, and all of Lots 41 through 45, Rosedale Park, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows: Beginning at the most Westerly corner of Lot 45; thence Northwesterly 7.50 feet along the Northwesterly extension of the Southwesterly line of Lot 45 to a point on the centerline of a 15 feet wide platted alley adjacent to said lots; thence Northeasterly 116.1 feet, more or less, along the said centerline to the South right-of-way line of Dodson Avenue, as now established; thence East 13.12 feet more or less along the South right-of-way line of Dodson Avenue to a Northwesterly corner of Lot 40; thence Southwesterly 126.86 feet along the Northwesterly lines of Lot 40 through 45, Rosedale Park Amended Plat, to the Point of Beginning. Containing 911.1 square feet or 0.0209 acres more or less, located at approximately 1022 Merriam Lane.

BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AS FOLLOWS:

Section 1. That the following described alley in Kansas City, Kansas be and the same is hereby vacated:

The Southeasterly 1/2 of a 15 feet wide alley adjacent to a portion of Lot 40, and all of Lots 41 through 45, Rosedale Park, a subdivision of land in Kansas City, Wyandotte County, Kansas, being more particularly described as follows: Beginning at the most Westerly corner of Lot 45; thence Northwesterly 7.50 feet along the Northwesterly extension of the Southwesterly line of Lot 45 to a point on the centerline of a 15 feet wide platted alley adjacent to said lots; thence Northeasterly 116.1 feet, more or less, along the said centerline to the South right-of-way line of Dodson Avenue, as now established; thence East 13.12 feet more or less along the South right-of-way line of Dodson Avenue to a Northwesterly corner of Lot 40; thence Southwesterly 126.86 feet along the Northwesterly lines of Lot 40 through 45, Rosedale Park Amended Plat, to the Point of Beginning. Containing 911.1 square feet or 0.0209 acres more or less, located at approximately 1022 Merriam Lane.

Section 2. The City of Kansas City, Kansas, reserves to itself the right to, at any time after the effective date of this ordinance, reenter or permit a public utility to reenter that portion of said tract of land hereby vacated for the purpose of repairing,
installing, constructing or reconstructing any public utilities, such as sewers, conduits, electric light pole lines, etc. that are now or may hereafter be installed in the tract of land hereby vacated.

Section 3. This ordinance shall take effect and be in force from and after its passage, approval, and publication in the WYANDOTTE COUNTY ECHO.

PASSED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS _____ DAY OF __________, 2015.

UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS

BY: ________________________________
MARK HOLLAND
MAYOR/CHIEF EXECUTIVE OFFICER

ATTEST:

________________________
UNIFIED GOVERNMENT CLERK
To: Unified Government Board of Commissioners
From: City Staff
Date: July 30, 2015
Re: Petition #SP-2015-16 (130035)

GENERAL INFORMATION

Applicant:
Randel and Barbara VanBeber

Status of Applicant:
Applicants
3415 North 63rd Street
Kansas City, KS 66104

Requested Action:
Renewal of a special use permit to keep two goats on 1.4 acres

Date of Application:
March 10, 2015

Purpose:
To keep two goats on 1.4 acres

Property Location:
3415 North 63rd Street

Existing Zoning:
R-1 Single Family District
Existing Surrounding Zoning:  
- North: R-1 Single Family District  
- South: R-1 Single Family District  
- East: R-1 Single Family District  
- West: R-1 Single Family District  

Existing Uses:  
- North: Residential Homes  
- South: Residential Homes  
- East: Residential Homes  
- West: Residential Homes  

Total Tract Size: 1.4 acres

Master Plan Designation: The City-Wide Master Plan designates this property as Low-Density Residential.

Major Street Plan: Pawnee Avenue is designated as a local street.

Advertisement: The Wyandotte Echo – April 16, 2015  
Letters to Property Owner – April 14, 2015, May 19, 2015, June 12, 2015 and July 19, 2015

Public Hearings: May 11, 2015, June 8, 2015, July 13, 2015 and July 30, 2015

Public Opposition: One person appeared in opposition at the May 11, 2015, June 8, 2015 and July 13, 2015 City Planning Commission meetings.

**PROPOSAL**

*Detailed Outline of Requested Action:* Randel and Barbara VanBeber are requesting renewal of a special use permit to continue to keep two goats on 1.4 acres of property.

*City Ordinance Requirements:* 27-592 to 27-606

**FACTORS TO BE CONSIDERED**

1. *The Character of the Neighborhood.*

This neighborhood is residential in nature.

2. *The zoning and uses of properties nearby and the proposed use’s expected compatibility with them.*

If the proper precautions are in place, staff would consider this proposal to be compatible with nearby uses.
3. **The suitability of the property for the uses to which it has been restricted. Will removal of the restrictions detrimentally affect nearby property.**

   The property is restricted for residential. With the proper precautions the additions of small goats will not have a negative effect on adjacent property.

4. **The length of time the property has remained vacant as zoned.**

   The property is not vacant. It is the current home of the applicants.

5. **The degree of conformance of the proposed use to the Master Plan.**

   The City-Wide Master Plan does not address special use permits.

6. **Whether the proposed use will result in increasing the amount of vehicular traffic to the point where it exceeds the capacity of the street network to accommodate it.**

   The proposal would not create any more traffic than what is currently there.

7. **Whether the proposed use is reasonably necessary for the convenience and welfare of the public and will not substantially or permanently injure the appropriate use, visual quality, or marketability of adjoining property.**

   Generally, the proposal is only for the benefit of the applicant.

8. **Whether the noise, vibration, dust, or illumination that would normally be associated with such use is of such duration and intensity as to create problems for near-by property.**

   This is not foreseen to be an issue.

9. **Whether the proposed use will pollute the air, land or water.**

   The only foreseen issue is excessive surface water runoff polluted with animal waste due to overgrazed and trampled land, which can cause public health issues downstream.

10. **Whether the use would damage or destroy an irreplaceable natural resource.**

    Staff does not believe that this will be an issue.

11. **The relative gain to the public health, safety, and welfare as compared to the hardship imposed on the individual landowner or landowners.**

    This project may negatively impact public health due to overgrazed and trampled land leading to increased surface water runoff polluted with animal waste.
12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

Staff does not believe that this will be an issue.

PREVIOUS ACTIONS

A special use permit to keep two goats on 1.4 acres was previously issued for this property on January 31, 2013 for a two (2) year timespan.

This application was held over from the May 11, 2015 City Planning Commission meeting due to the fact that the applicants could not be present due to storm damage clean up on their property. This application was held over for a second time from the June 8, 2015 City Planning Commission to give the applicant time to invite Code Enforcement and Animal Control to their property to ensure proper animal living conditions.

NEIGHBORHOOD MEETING

A neighborhood meeting is not required.

KEY ISSUES

Increased surface water runoff
Animal waste
Acreage of grazing land

PLANNING COMMISSION RECOMMENDATION

The Planning Commission voted 6 to 1 to recommend approval of Special Use Permit Application #SP-2015-16, subject to:

Urban Planning and Land Use Comments:

1) The opinions of surrounding property owners are critical. Are there significant complaints made by surrounding property owners?
   Applicant’s Response: None

2) What is the goats’ diet? What is the square footage of the fenced area where the goats graze?
   Applicant’s Response: Molasses, corn, oats, hay, carrots and cabbage, will add fencing totaling 1.5 acres

3) What measures do you take to ensure that the fenced area is not overgrazed and trampled?
Applicant’s Response: The goats are fed enough molasses, corn, oats, hay, carrots and cabbage to not need to graze a lot.

4) Do you plan to increase the fenced, grazing area for your two (2) goats?
   Applicant’s Response: Yes

5) How often do you clean up the goats’ waste?
   Applicant’s Response: Every day – waste goes in the garden

Staff recommends approval subject to:

- Approval would be for five (5) years
- Property owners maintain daily disposal of goats’ waste
- Property owners complete fence addition within a three (3) month time span
- The goats’ diet remain as stated in applicant’s response—molasses, corn, oats, hay, carrots, and cabbage—to ensure that the grass is not overgrazed

As per Animal Control, they do not foresee any issues.
   Applicant’s Response: Okay

Conservation District Comments:

There are two major soil types identified: Ladoga silt loam, 3 to 8 percent slopes silt loam and Knox silt loam 7 to 12 percent slopes. These soil types are considered highly erodible when the surface is denuded of a protective cover.

This site is not being managed well. The seeding is in bad shape. It is overgrazed and trampled. The lack of vegetation will create undo runoff from the site. The runoff will be polluted with animal waste which can cause health issues downstream. This site is too small for these animals. This size of goat needs to have at least one acre of well managed pasture per goat. If it is poorly managed then you will need two to three acres of pasture. Goats also like a larger percent of browse material in the pasture mix.

There is a larger area to the back of the property that can be fenced and allow for more pasture area. The goats should not be allowed in the present location. Runoff from this site will go directly into the drainage way to the south.
   Applicant’s Response: Okay

Animal waste needs to be cleaned up on a daily bases and disposed of property. This site will cause excessive runoff and carry animal waste with it.”
   Applicant’s Response: Okay

Public Works Comments:

No comments
Update – July 13, 2015 Planning Commission Meeting:

The Planning Commission voted to HOLD OVER Special Use Permit Application #SP-2015-16 for one (1) month for the applicants to provide the medical records and invite Animal Control and Code Enforcement onto their property to inspect the living conditions.

The applicants contacted Animal Control on June 15, 2015 and were instructed to get rid of their pit bull mix dog, as pit bulls are not allowed in the city. The applicants submitted a letter to staff stating they would get rid of the pit bull mix dog on June 15, 2015. A notice from Animal Control from May 11, 2015 was also submitted by the applicant that stated, on complaint of 2 illegal pit bulls, no violation was observed.

Code Enforcement reported no current violations for this property.

The applicants submitted immunization records for both goats, as well as their dogs. Records were submitted for their dogs in response to a neighbor’s concern of no immunization records for all animals on the property. Documentation stating the applicants have given away their pit bull-mix dog was also received by staff.

Staff also contacted the Humane Society in Kansas City, Kansas and they stated that they had not had any calls for issues on this property.

Staff Conclusion:

Staff recommends approval subject to:

- Approval would be for five (5) years
- Property owners maintain daily disposal of goats’ waste
- Property owners complete fence addition within a three (3) month time span
- The goats’ diet remain as stated in applicant’s response—molasses, corn, oats, hay, carrots and cabbage—to ensure that the grass is not overgrazed
- Animal Control Permit issued for two (2) goats

STAFF COMMENTS AND SUGGESTIONS

The staff concurs with the recommendation of the City Planning Commission.

STAFF RECOMMENDATION

Staff recommends that the Board of Commissioners make the findings contained within the staff report related to Factors to be Considered, and Key Issues and recommends APPROVAL of Petition #SP-2015-16 subject to all comments and suggestions outlined in this staff report.
ATTACHMENTS

May 11, 2015 City Planning Commission Minutes
June 8, 2015 City Planning Commission Minutes
July 13, 2015 City Planning Commission Minutes
Zoning Map
Vicinity Map
Aerial Map
Applicant’s Statement
Conservation District Comments
Applicant’s Response
Site Pictures
Applicant’s Animal Control Response
Animal Control Notice
Pit Bull Mix Ownership Documentation
Animal Immunization Records
Dog Animal Control Licenses

REVIEW OF INFORMATION AND SCHEDULE

<table>
<thead>
<tr>
<th>Action</th>
<th>Planning Commission</th>
<th>Unified Government Commission</th>
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<tbody>
<tr>
<td>Public Hearing</td>
<td>May 11, 2015</td>
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<tr>
<td>Approval</td>
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STAFF CONTACT: Taylor Plummer tplummer@wycokck.org

MOTIONS

I move the Unified Government Board of Commissioners APPROVE Petition #SP-2015-16 as meeting all the requirements of the City code and being in the interest of the public health, safety and welfare subject to such modifications as are necessary to resolve to the satisfaction of City Staff all comments contained in the Staff Report; and the following additional requirements:

1. ___________________________________________________________; 

2. ___________________________________________________________; And

3. ___________________________________________________________.

#SP-2015-16 July 30, 2015
I move the Unified Government Board of Commissioners DENY Petition #SP-2015-16, as it is not in compliance with the City Ordinances and as it will not promote the public health, safety and welfare of the City of Kansas City, Kansas; and other such reasons that have been mentioned.

MAY 11, 2015 CITY PLANNING COMMISSION MINUTES:

130035 SPECIAL USE PERMIT APPLICATION #SP-2015-16 – RANDEL AND BARBARA VANBEBER – SYNOPSIS: Renewal of a Special Use Permit (#SP-2013-8) to keep two (2) goats at 3415 North 63rd Street

Planning Director Richardson stated the staff was contacted by the applicants this afternoon stating that they could not be present as they had storm damage were cleaning up. The staff did not know of any opposition at the time the agenda was published. He further stated that the staff recommends that this application be held over until the June 8, 2015, City Planning Commission meeting.

On motion by Ms. Huey, seconded by Mr. Ernst, the Planning Commission voted as follows to HOLD OVER Special Use Permit Application #SP-2015-16:

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<td>Gonzalez</td>
<td>Aye</td>
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<td>Aye</td>
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<tr>
<td>Hurrelbrink</td>
<td>Chairman</td>
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<tr>
<td>Pauley</td>
<td>Aye</td>
</tr>
<tr>
<td>Schwartzman</td>
<td>Not Present</td>
</tr>
<tr>
<td>Walker</td>
<td>Aye</td>
</tr>
</tbody>
</table>

Motion to HOLD OVER Passed: 8 to 0

JUNE 8, 2015 CITY PLANNING COMMISSION MINUTES:

130035 SPECIAL USE PERMIT APPLICATION #SP-2015-16 – RANDEL AND BARBARA VANBEBER – SYNOPSIS: Renewal of a Special Use Permit (#SP-2013-8) to keep two (2) goats at 3415 North 63rd Street

Randel and Barbara VanBeeber, 3415 North 63rd Street, Kansas City, Kansas, 66104, applicants, appeared in support of this application. Mr. VanBeeber stated that he wants to keep the goats that he wants to keep the goats that he has had for his grandkids. They are pets and he has a fenced-in area for them. He further stated that they take care of them and no one that he knows of has complained about the goats.

Mr. Brian Margo, 6420 Edith Avenue, Kansas City, Kansas, appeared in opposition to this application. He stated that he is against this application as this is an ongoing situation. He stated two (2) years ago he was present and stated that he supported
Randy and Barbara to have the animals. Randy had told him that he was going to change his ways and would not let the dogs run anymore; he was putting up a fence to let the goats run from one section to the next section. He thought that everyone deserved a second, third and fourth chance. In the two (2) years since they have been given their permit, their dogs have continued to run and they have not had their legal vaccinations and the goats have not seen a vet since they have been taken in. They have one dog that you can feel its skull through its neck. He stated that he was not able to stop and get the pictures but this dog weighs less than 60 pounds and stands 5’ tall at the head; this dog is much underfed. Chairman Hurrelbrink reminded Mr. Margo that this application is for goats and asked him to limit his comments to the goats. Mr. Margo stated that the situation is that whenever you have an animal like this that you claim that you love so much, why should you be given a special use permit when you cannot take care of them. That is the whole point about the dogs; he knows that this is about the goats. When you have four (4) other animals on the property that you are not taking care of that is the issue. The last time that these animals saw a vet and had their vaccinations was 2012. One of them is an illegal animal as it is a Pit Bull. The goats are living in an area that is small. The applicant has 2.5 acres and has been working on getting it fenced in for 2 ½ years. It does not take that long to put up the fence and it does not take much to keep a dog locked up and it does not take much to keep a goat restrained. These animals are not being cared for. He does not think that anyone should be given a special privilege when they cannot do what they are supposed to do with the other animals. He stated that if the list was expanded 500 yards there would be 15 different people present stating that they have been chased by the applicants’ dogs and the mailman has been chased by the dogs. The bus stop was moved as its drop off because Mr. VanBeeber would not restrain his dogs. Is this about the goats? Yes. Should he be rewarded for behaviors that he does with other animals because he wants a special use permit for goats? No, he should not.

Planning Commissioner Schwartzman asked if he has contacted the Humane Society. Mr. Margo stated that Thursday night he called the police because he had the applicant’s dog and the dog is a Weinheimer and they are a sweet dog. When you are able to count their vertebrae in the ribs and see their hip bones, there is an issue. He asked the police what he should do and they told him to restrain the animal and said they were sending an officer over. The officer called the Humane Society. The post office contacted the applicants and told them that they could not let the dogs run loose. The school board has sent notices saying that they could not let their dogs run. He cannot count the times that he has seen Animal Control over there stating that they need to keep their dogs up. Mr. Margo stated as soon as Mr. VanBeeber gets someone yelling at him he locks the dogs up. The Humane Society and Animal Control do not have the right to walk onto the property and search around; they need probable cause. This has been their handcuff because they would find that there is a Pit Bull and they do not license two (2) of the dogs in case they got caught.

Planning Commissioner Connelly asked if the goats have caused any problems. Mr. Margo stated not for him personally. He has talked to the other neighbors and they do complain about the odor because the goats are killing off the grass and they are living in their own feces. He stated that fortunately he lives on the 200’ notification range edge and he does not smell them. His issue is that they have not been to a vet and they are
Chairman Hurrelbrink asked the applicants if they wished to respond and they declined.

Planning Director Richardson stated that the staff recommends that this application be held over for the applicants to provide the medical records and invite Animal Control and Code Enforcement onto their property to inspect the living conditions.

On motion by Mr. Ernst, seconded by Mrs. Walker, the Planning Commission voted as follows to **HOLD OVER Special Use Permit Application #SP-2015-16 for one (1) month for the applicants to provide the medical records and invite Animal Control and Code Enforcement onto their property to inspect the living conditions:**

- Carson: Aye
- Connelly: Aye
- DeWitt: Aye
- Ernst: Aye
- Escobar: Aye
- Gonzalez: Aye
- Huey: Aye
- Hurrelbrink: Chairman
- Pauley: Aye
- Schwartzman: Aye
- Walker: Aye

Motion to HOLD OVER Passed: 10 to 0

**JULY 13, 2015 CITY PLANNING COMMISSION MINUTES:**

**130035 SPECIAL USE PERMIT APPLICATION #SP-2015-16 – RANDEL AND BARBARA VANBEBER – SYNOPSIS:** Renewal of a Special Use Permit (#SP-2013-8) to keep two (2) goats at 3415 North 63rd Street

Mr. Randel Van Beber, 3415 North 63rd Street, Kansas City, Kansas 66104, applicant, appeared in support of this application. He stated that nothing has changed since the last meeting.

Mr. Brian Margo, 6240 Edith Avenue, Kansas City, Kansas, 66104, appeared in opposition to this application. He stated that it comes from animal care concern. They let their animals run loose, they do not take care of them, they have not had proper medical treatment, several of the dogs have been hit by cars, and he does not take them to the vet to be taken care of. The living conditions for the animals is deplorable. He stated that the applicant told him that he does not turn on his air-conditioner because the coils are full of goat feces on the outside. He stated that he had to get his grandson to come out and look at it and he was told there was no fixing it. He stated that he knows this is about goats but they are talking about the animals that the applicant lets run free (dogs) and transferring that care over to the other animals (goats). Mr. Margo stated that if he has a Guineep pig he is not going to treat it any differently than a rabbit. He is talking about animals that have not had vaccinations, proper veterinary treatment in four (4) years and the only reason he did that was...
because he was applying for this special use permit. He further stated that he tried helping the applicant two (2) years ago and the applicant told him a beautiful story about how he was going to change and start taking care of his animals, he would keep them locked up etc. and he was putting up a fence in those two (2) years. He stated that half of the applicant’s yard is already covered by a fence and all he had to do was put up the other half. It has taken him two (2) years to do that. He has shown no interest except snowballing the Commission, the city and everyone else that he is going to take care of these animals and he has not done so.

Planning Commissioner Schwartzman asked how he knows that the animals have not had their vaccinations, etc. Mr. Margo stated that the applicant was supposed to have brought veterinary care up here; he does have a picture of one of the dog tags that shows the last tag on this. He sent the photo to Mr. Richardson’s email; he was also told that photographs were not allowed at the meeting so he did not bring them. Mr. Schwartzman asked him about the goats. Mr. Margo stated that the goats have not seen any veterinary care. Mr. Schwartzman asked if he has any proof of that; can he verify that. Mr. Margo stated no he cannot but can the applicant verify that he has?

Planning Commissioner Gonzalez asked if Mr. Margo is closer to the Edith side or the applicant. Mr. Margo stated that he is closest to the applicant to the south on the north side of Edith Avenue. He is within 200’ of the property in question. Mr. Gonzalez asked if he has been in contact with Animal Control. Mr. Margo stated that Animal Control has not contacted him since the last meeting. They have been called several times about the animals; there have been multiple animals. He stated that he was asked if he has any problems with the odor from the goats. He stated that he lives far enough away, and he has four (4) dogs, so it doesn’t affect him. He is more concerned about the care of the animals. The noise from the animals do not keep them up at night but the dogs do run loose and they do come up and get fed. One complaint that they did file with Animal Control (and the Police Department was the one that called them) is that the dogs are at his house eating three (3) cups of food at a time. That is the reason he keeps bringing up the dogs and health care transfers over from one animal to the next.

Planning Commissioner Pauley asked if there are any Animal Control or Police records for this address. Planning Director Richardson stated that there are some records in the staff report and the most recent is that they were cited for having Pit Bulls and the Pit Bulls have been removed.

Chairman Hurrelbrink asked Mr. Margo if he stated that he has four (4) dogs. Mr. Margo stated yes. Chairman Hurrelbrink asked if he has a special use permit for those four (4) dogs. Mr. Margo stated no. Chairman Hurrelbrink stated that he would suggest that he get one.

Mr. VanBeber stated that he does not know where Mr. Margo got his information but his dogs stay fenced up and everything is clean around his yard. He stated that Mr. Margo is lying about several things; he does not know what he is talking about. His dogs have their shots and he does have the tags for the dogs. He has a friend that gives his goats their shots and his dogs have had their shots. They only seem to bother Mr. Margo.
Planning Director Richardson stated that the staff recommends approval subject to the stipulations.

Planning Commissioner Carson asked staff to comment on the comments made by the Conservation District as they are saying that the seeding is in bad shape, it is overgrazed and trampled, there is a large area in the back that could be fenced to allow more pasture and the goats should not be allowed in this present location. Director Richardson stated that part of the stipulations address this and that is completing the fence. When the fence is completed, than the goats can be out in more than just the small contained area they are now.

Planning Commissioner Gonzalez asked if staff can confirm the rabies certificates, etc. are new from the last meeting. Director Richardson stated yes, those documents are new.

Planning Commissioner Ernst asked if it is correct, except for the Pit Bulls (which have been resolved), that Animal Control did not have any problems with the way he was keeping his animals. Director Richardson stated that is correct.

Planning Commissioner Pauley asked if the special use permit could be approved for less than five (5) years. Director Richardson stated yes.

On motion by Mr. Connelly, seconded by Mr. Schwartzman, the Planning Commission voted as follows to recommend APPROVAL of Special Use Permit #SP-2015-16:

- Carson: Aye
- Connelly: Aye
- DeWitt: Aye
- Ernst: Aye
- Escobar: Not Present
- Gonzalez: Aye
- Huey: Not Present
- Hurrelbrink: Chairman
- Pauley: No
- Schwartzman: Aye
- Walker: Not Present

Motion to APPROVE Passed: 6 to 1

Subject to:

Urban Planning and Land Use Comments:

1) The opinions of surrounding property owners are critical. Are there significant complaints made by surrounding property owners?
   Applicant’s Response: None

2) What is the goats’ diet? What is the square footage of the fenced area where the goats graze?
   Applicant’s Response: Molasses, corn, oats, hay, carrots and cabbage, will add fencing totaling 1.5 acres
3) What measures do you take to ensure that the fenced area is not overgrazed and trampled?
   Applicant’s Response: The goats are fed enough molasses, corn, oats, hay, carrots and cabbage to not need to graze a lot.

4) Do you plan to increase the fenced, grazing area for your two (2) goats?
   Applicant’s Response: Yes

5) How often do you clean up the goats’ waste?
   Applicant’s Response: Every day – waste goes in the garden

Staff recommends approval subject to:

- Approval would be for five (5) years
- Property owners maintain daily disposal of goats’ waste
- Property owners complete fence addition within a three (3) month time span
- The goats’ diet remain as stated in applicant’s response—molasses, corn, oats, hay, carrots, and cabbage—to ensure that the grass is not overgrazed

As per Animal Control, they do not foresee any issues.
   Applicant’s Response: Okay

Conservation District Comments:

There are two major soil types identified: Ladoga silt loam, 3 to 8 percent slopes silt loam and Knox silt loam 7 to 12 percent slopes. These soil types are considered highly erodible when the surface is denuded of a protective cover.

This site is not being managed well. The seeding is in bad shape. It is overgrazed and trampled. The lack of vegetation will create undo runoff from the site. The runoff will be polluted with animal waste which can cause health issues downstream. This site is too small for these animals. This size of goat needs to have at least one acre of well managed pasture per goat. If it is poorly managed then you will need two to three acres of pasture. Goats also like a larger percent of browse material in the pasture mix.

There is a larger area to the back of the property that can be fenced and allow for more pasture area. The goats should not be allowed in the present location. Runoff from this site will go directly into the drainage way to the south.
   Applicant’s Response: Okay

Animal waste needs to be cleaned up on a daily bases and disposed of property. This site will cause excessive runoff and carry animal waste with it.”
   Applicant’s Response: Okay

Public Works Comments:

No comments
Update – July 13, 2015 Planning Commission Meeting:

The Planning Commission voted to HOLD OVER Special Use Permit Application #SP-2015-16 for one (1) month for the applicants to provide the medical records and invite Animal Control and Code Enforcement onto their property to inspect the living conditions.

The applicants contacted Animal Control on June 15, 2015 and were instructed to get rid of their pit bull mix dog, as pit bulls are not allowed in the city. The applicants submitted a letter to staff stating they would get rid of the pit bull mix dog on June 15, 2015. A notice from Animal Control from May 11, 2015 was also submitted by the applicant that stated, on complaint of 2 illegal pit bulls, no violation was observed. Code Enforcement reported no current violations for this property.

The applicants submitted immunization records for both goats, as well as their dogs. Records were submitted for their dogs in response to a neighbor’s concern of no immunization records for all animals on the property. Documentation stating the applicants have given away their pit bull-mix dog was also received by staff.

Staff also contacted the Humane Society in Kansas City, Kansas and they stated that they had not had any calls for issues on this property.

Staff Conclusion:

Staff recommends approval subject to:

- Approval would be for five (5) years
- Property owners maintain daily disposal of goats’ waste
- Property owners complete fence addition within a three (3) month time span
- The goats’ diet remain as stated in applicant’s response—molasses, corn, oats, hay, carrots and cabbage—to ensure that the grass is not overgrazed
- Animal Control Permit issued for two (2) goats
6. Additional Information  Please note any additional information that may assist staff in reviewing this request.

THese animals are for a aromatic diet- so they have less coats.

SHEll, they are females, which makes them less apt to leave an egg. They are fed 3 to 5 times a day and watered.

They have shelter and a heat lamp for winter cold, straw and hay for food and bedding; very entertaining lambs.

CONTINUED Info FROM PARENT(S-7)

These coats are very well cared for - they are fed a multi-grain feed - hay, cabbage, carrots, grapes. As they love cookies and candy - M & M's, I also trim their hooves. These coats are spoiled, very much so. If someone comes into my drive - they lets me know just like a dog.

THank you,

They have been a joy in our lives - to my wife and I.

Also to our dogs - neighbors children - and many others.

Thank again.

[Signature]
Wyandotte County Conservation District
1204 N. 79th Street - Kansas City, KS 66112 - Phone (913)-334-6329 - wyco.conervation@gmail.com

Rob Richardson
Director of Planning
701 North 7th Street Rm. 423
Kansas City, KS 66101
913-573-5750

April 15, 2015

RE: SP-2015-16 Barbara and Randel Vanbeber 3415 North 63rd Street

Dear Mr. Richardson:

The Wyandotte County Conservation District, with technical assistance from the Natural Resources Conservation Service, has completed an environmental review of the site for SP-2015-16 Barbara and Randel Vanbeber 3415 North 63rd Street.

In addition to the site review the following reports were generated from the Wyandotte County Soil Survey to assess the limitations for development and/or natural resources concerns for this site.

MAPS AND REPORTS

Soils Map
Soils Inventory Report
Map Unit Description (Brief)
Soil Features

The ratings and other information in these reports are based on estimated engineering properties of the soils, on available test data and on field experience. The soil is ordinarily examined to a depth of about 6 feet. At a greater depth, additional geological investigation may be needed. The natural soils and drainage pattern has been changed in this area due to previous urban development. Therefore, the physical composition influencing the structure of the natural soil has already been altered; however some generalities can still be applied for these soils. On site investigation is needed for detail planning as some delineations on the maps include soils that differ from the named soil. Soil lines may not be exact therefore; on site investigation is needed for site specific planning.

In summary, the following limitations and resource concerns were noted for this plat:

- There are two major soil type identified: Ladoga silt loam, 3 to 8 percent slopes silt loam and Knox silt loam 7 to 12 percent slopes. These soil types are considered highly erodible when the surface is denuded of a protective cover.
- This site is not being managed well. The seeding is in bad shape. It is over grazed and trampled. The lack of vegetation will create waste runoff from the site. The runoff will be polluted with animal waste which can cause health
issues downstream. This site is too small for these animals. This size of goat needs to have at least one acre of well managed pasture per goat. If it is poorly managed then you will need two to three acres of pasture. Goats also like a larger percent of browse material in the pasture mix.

- There is a larger area to the back of the property that can be fenced and allow for more pasture area. The goats should not be allowed in the present location. Runoff from this site will go directly into the drainage way to the south.
- Animal waste needs to be cleaned up on a daily bases and disposed of properly. This site will cause excessive runoff and carry animal waste with it.

Technical assistance is available from our office as well as the field manual, *Protecting Water Quality*, which is a useful guide for protecting community soil and water resources. This manual can be purchased from our office or it can be downloaded for free from the website [http://www.dnr.state.mo.us/wpsccl/wpwp/wpwp-guide.htm](http://www.dnr.state.mo.us/wpsccl/wpwp/wpwp-guide.htm). Limitation maps, detail soils reports and a conservation plan can also be requested for this site from our office.

If you have any comments or questions, please do not hesitate to call me.

Sincerely,

Cheri Miller
District Manager

enclosures
12. Whether the proposed use would result in overcrowding of land or cause undue concentrations of population.

Staff does not believe that this will be an issue.

PREVIOUS ACTIONS

A special use permit to keep two goats on 1.4 acres was previously issued for this property on January 31, 2013 for a two (2) year timespan.

NEIGHBORHOOD MEETING

A neighborhood meeting is not required.

KEY ISSUES

Increased surface water runoff
Animal waste
Acreage of grazing land

STAFF COMMENTS AND SUGGESTIONS

Urban Planning and Land Use Comments:

Any approval would be for two (2) years.

1) The opinions of surrounding property owners are critical. Are there significant complaints made by surrounding property owners?

2) What is the goats’ diet? What is the square footage of the fenced area where the goats graze? Will add fencing today. 1.5 Acres

3) What measures do you take to ensure that the fenced area is not overgrazed and trampled?

4) Do you plan to increase the fenced, grazing area for your two (2) goats?

5) How often do you clean up the goats’ waste? Yes every day. Waste goes in garden.

As per Animal Control, they do not foresee any issues.

Conservation District Comments:

There are two major soil types identified: Ladoga silt loam, 3 to 8 percent slopes silt loam and Knox silt loam 7 to 12 percent slopes. These soil types are considered highly erodible when the surface is denuded of a protective cover.
This site is not being managed well. The seeding is in bad shape. It is overgrazed and trampled. The lack of vegetation will create undo runoff from the site. The runoff will be polluted with animal waste which can cause health issues downstream. This site is too small for these animals. This size of goat needs to have at least one acre of well managed pasture per goat. If it is poorly managed then you will need two to three acres of pasture. Goats also like a larger percent of browse material in the pasture mix.

There is a larger area to the back of the property that can be fenced and allow for more pasture area. The goats should not be allowed in the present location. Runoff from this site will go directly into the drainage way to the south.

Animal waste needs to be cleaned up on a daily bases and disposed of property. This site will cause excessive runoff and carry animal waste with it."

Public Works Comments:
No comments

STAFF RECOMMENDATION

Staff recommends that the City Planning Commission make the findings contained within the staff report related to Factors to be Considered, and Key Issues and recommend of Petition #SP-2015-16 subject to all comments and suggestions outlined in this staff report.

ATTACHMENTS

Zoning Map
Vicinity Map
Applicant’s Statement
Conservation District’s Comments
Street Views

REVIEW OF INFORMATION AND SCHEDULE

<table>
<thead>
<tr>
<th>Action</th>
<th>Planning Commission</th>
<th>Unified Government Commission</th>
</tr>
</thead>
<tbody>
<tr>
<td>Public Hearing</td>
<td>May 11, 2015</td>
<td>May 28, 2015</td>
</tr>
<tr>
<td>Special Use</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

STAFF CONTACT: Taylor Plummer tplummer@wycokck.org

MOTIONS

I move the Kansas City, City Planning Commission RECOMMEND APPROVAL of Petition #SP-2015-16 to the Unified Government Board of Commissioners as meeting
TAYLOR,

I'm sending this info—about my dogs—i have 4. I have a chihuahua, a german short hair, a videos, and a mixed pit. The animal control told me to get rid of the (pit mixed). Do you know how hard this will be for me? Like a child, i've had for 6 years. You don't realize how much pain in my heart this has caused me. I'll get rid of her. she was thrown on me by a black man who drove a church bus. i guess i more less rescued her. i gave her away 2 times. I got her back. she's registered in lead, co. to my daughter.

Bottom line, i'll get rid of it. animal control deals with this. all the time i know. but when you love an animal— as much i love my dogs, and goats, it breaks my heart. I don't get rid of my pets until they pass. not like a lot of people with no feelings, such as mine.

Paula Wilson-Baker
*NOTICE*

KANSAS CITY, KANSAS
POLICE DEPARTMENT
ANIMAL CONTROL UNIT
3301 Park Drive
913-351-1445
9am - 5pm Monday thru Friday

Date 5-11-15  Officer WE N0T

Address 3415 N 63RD  Inv __________

M _ F  Breed __________  Color __________

Cage Adopt _____  Stray _____  Bite Case _____  Nal __________

On A Complaint Of:

____ Illegal Animal  PIT BULL  (2)

____ Your animal running at large

____ Animal bite - The need to confine your animal for ten days for rabies observation per state law

____ Your animal being mistreated due to:

____ Lack of shelter

____ Lack of water

____ Entanglement on __________

____ Possible condition that would require medical attention

____ Unsatisfactory condition on property

____ Your animal being a nuisance due to its

____ Other

The results of the investigation are:

____ No violation was observed

____ Your animal was impounded

____ Your animal was observed in violation and you are required to contact our office.

____ If shelter and/or water are not provided for your animal within 12 hours, your animal will be impounded

____ If your premises are not cleaned within 12 hours, a citation will be issued

____ If your dog creates a nuisance due to its barking, you can be cited

If there are any questions, please call the office.
Reminder Letter Report
Sorted by Client ID

Client ID | Client Name | Patient ID | Patient Name | Item ID/Description | Type | Date
--- | --- | --- | --- | --- | --- | ---
3176 | Morris, Courtney | 5985 | Molly | CRV3 Canine Rabies Vacc - 3 Year | L | 9/13/2013

TO WHOM IT MAY CONCERN,

I HEREBY HAVE GIVEN AWAY MY DOG TO MY DAUGHTER IN LEAVENWORTH. SHE NOW OWNS MY PIT-BULL.

SIGNED

William J. Wood, Jr., DVM
Owner/Medical Director
5025 South 9th Street
Lenexa, KS 66219
913.492.6000 (Phone)
913.492.6005 (Fax)
drwood@pioneeranimalhospital.com
www.pioneeranimalhospital.com

THIS IS THE DOCTOR'S NAME & ADDRESS.

Pioneer Animal Hospital
Page 1 of 1
Date: 1/2/2013

#SP-2015-16
July 30, 2015
7/24/2013

To whom it may concern:

This letter is to verify that our daughter Courtney Morris is the legal owner of Molly resident of Leavenworth County, a mixed breed terrier.

We were dog-watching in the middle of May, as our daughter was on vacation.

We appreciate your time on this matter,

Randy and Barbara VanBeber

Courtney Morris

STATE OF KANSAS

COUNTY OF WYANDOTTE

On this 24 day of JULY 2013, before me, the undersigned, a Notary Public, personally appeared Courtney Morris and She is who executed the foregoing instrument.

Connie J. Collins
Notary Public

My commission expires: March 3, 2016

CONNIE COLLINS
MY COMMISSION EXPIRES
March 3, 2016
Coronado Animal Hospital
5000 State Ave
Kansas City, KS 66102
(913) 287-6777

Rabies Certificate

Client ID: 4495
Client Name: Randy VanDeBeek
Address: 3415 N 63 St
Kansas City, KS 66104
Phone: (913)209-8712

Patient ID: 7471
Patient Name: Frankie
Species: Canine
Breed: Weimaraner
Sex: Spayed Female
Color: Grey
Markings: \[\text{not specified}\]
Birthday: 06/26/2008
Weight: [not specified]

Tag Number: 12212
Lot Number: 540009
Producer: pfizer
K / MLV: Killed Virus

Vaccination Date: 06/17/2015
Expiration Date: 06/17/2016

Staff Name: Dr. Lawrence S. Allen
License Number: 3515

Coronado Animal Hospital
5000 State Ave
Kansas City, KS 66102
(913) 287-6777

Rabies Certificate

Client ID: 4495
Client Name: Randy VanDeBeek
Address: 3415 N 63 St
Kansas City, KS 66104
Phone: (913)209-8712

Patient ID: 7472
Patient Name: Molly
Species: Canine
Breed: Poodle Mix
Sex: Spayed Female
Color: Tan/White
Markings: [\text{not specified}\]
Birthday: 06/26/2009
Weight: 06.00 pounds on 10/12/2012

Tag Number: 12211
Lot Number: 5400909
Producer: pfizer
K / MLV: Killed Virus

Vaccination Date: 06/17/2015
Expiration Date: 06/17/2016

Staff Name: Dr. Lawrence S. Allen
License Number: 3515

#SP-2015-16

July 30, 2015

29
Rabies Certificate

Client ID: 4466
Client Name: Randy VanBever
Address: 3415 N 63 st
Kansas City, KS 66104
Phone: (913) 299-8772

Patient ID: 7473
Patient Name: Tootle
Species: Canine
Breed: Retriever, Labrador Mix
Sex: Female
Color: Brindle
Markings: None
Birthday: 06/09/2004
Weight: 49.00 pounds on 5/13/2012

Tag Number: 12213
Lot Number: 8409099
Producer: Pfizer
K J MLV: Killed Virus

Vaccination Date: 6/17/2015
Expiration Date: 6/17/2016

Staff Name: Dr. Lawrence S. Allen
License Number: 3815
Sold to Randy Vanbeber
2 goats July 2013 with all shots + worming
June 16, 2015 Follow up booster on vaccines + Re worm

[Signature]

3 H5, N 63 K5

#SP-2015-16  July 30, 2015  31
| Acct. No. | Received Of:  
| --- | Van Beber Raydy  
|  | Address: 3415 N 63rd  
|  | City: KC KS 66104  
|  | TOTAL PAID:  
|  | Dollars: 20  
|  | Cents: 00  
|  | Transaction:  
|  | CL: 0015, 0014  
|  | Date: 1-02-13  

Adoption Fee: 9-17-2013  
Board/Spay/Neut. Fee: 272  
Rabies: 272  

Breeds: Lab X Brindle  
Sex: SF  
Name: Tootsie  
Address: Coronado  
City/State: KC KS 66104  
Phone No.: 913-249-8712  

Thank You:  
No. 84378  
Signed: Mendenhall

---

2013  
Kansas City, Kansas Police Dept.  
ANIMAL CONTROL UNIT  
3301 Park Drive  
Kansas City, Kansas 66102  

Name: Van Beber Raydy  
Address: 3415 N 63rd  
City: KC KS 66104  
Telephone: 913-249-8712  

Name of Animal: Frankie  
Markings:  
Sex: Female  

Invoice #: 84378  
Veterinarian: Coronado  
Rabies #: 7272  
Rabies Expiration Date: 9-13-13  

District:  
the sum of 10.00  

Dollars
Staff Request for Commission Action

Type: Standard
Committee: Full Commission

Tracking No. 150213

Date of Standing Committee Action: 7/28/2015
(If none, please explain): None -- multiple budget workshops

Proposed for the following Full Commission Meeting Date: 7/30/2015

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<tr>
<th>Date</th>
<th>Contact Name</th>
<th>Contact Phone</th>
<th>Contact Email</th>
<th>Ref</th>
<th>Department / Division</th>
</tr>
</thead>
<tbody>
<tr>
<td>7/28/2015</td>
<td>Doug Bach</td>
<td>573-5030</td>
<td><a href="mailto:dbach@wycokck.org">dbach@wycokck.org</a></td>
<td>jb</td>
<td>County Administrator</td>
</tr>
</tbody>
</table>

Item Description:
1. Resolution approving, adopting, and appropriating the budget of the County Library
2. Ordinance approving, adopting, and appropriating the budget of the SSMID
3. Ordinance adopting a regulation establishing the rate for sewer service charges
4. Resolution setting percentage of gross revenues to be set over by the BPU
5. Ordinance/Resolution creating a Special Assets Fund
6. Resolution authorizing a one-year extension of deadline for fundraising by YMCA
7. Resolution authorizing waiver of building permit and sanitary sewer connection fees single-fam construction
8. Resolution/Ordinance approving, adopting, and appropriating 2015 Amended and 2016 UG Budget
10. Resolution approving and authorizing 2015-2019 Five-Year Consolidated Plan and 2015-2016 Annual Action Plan, including CDBG program, HOME program, Emergency Solutions program; Citizen Participation Plan; Certifications for Entitlement Grantees

Action Requested:
Adopt Action Items 1-10 with separate votes.

☐ Publication Required
Publication Date: 8/6/2015

Budget Impact: (if applicable)
Amount: $
Source:
☐ Included In Budget
☐ Other (explain)
BUDGET ACTIONS

A. Adoption of the following resolutions and ordinances regarding the 2015 Amended Budget, the 2016 Proposed Budget, and the CDBG Five-Year Consolidated Action Plan, the 2015-2016 Annual Action Plan, and the Citizen Participation Plan.

1. RESOLUTION

A resolution expressing the property taxation policy of the Unified Government with respect to financing of the 2016 annual budget for the Wyandotte County Library; approving and adopting the 2016 budget of the Wyandotte County Library; levying a tax for the Library to fund the budget set by the Wyandotte County Library Board within the Wyandotte County Library District (Piper, Edwardsville, and Turner); and appropriating the funds on behalf of the Wyandotte County Library.

2. ORDINANCE

An ordinance expressing the property taxation policy of the Unified Government with respect to financing of the 2016 annual budget for the Self-Supported Municipal Improvement District (SSMID) and approving, adopting, and appropriating the budget of the SSMID and levying a tax for the year beginning January 1, 2016.

3. ORDINANCE

An ordinance adopting a regulation establishing the rate for sewer service charges effective January 1, 2016.
4. **RESOLUTION**

A resolution setting the percentage of gross revenues to be set over by the Board of Public Utilities to the Unified Government for 2016 (the PILOT).

5. **ORDINANCE AND RESOLUTION**

An ordinance and a resolution creating a Special Assets Fund for revenues received from the sale of significant assets and for expenditures associated with a Unified Government-owned asset or the acquisition of land or buildings by the Unified Government.

6. **RESOLUTION**

A resolution authorizing a one-year extension of the deadline to August 1, 2016, for the completion of the fundraising efforts by the YMCA in order to receive the contribution contemplated in Resolution No. R-69-13.

7. **RESOLUTION**

A resolution authorizing waiver of building permit fees and sanitary sewer connection fees for single-family construction through December 31, 2016.

8. **RESOLUTION AND ORDINANCE**

A resolution and an ordinance approving, adopting, and appropriating the budget of the Unified Government of Wyandotte County/Kansas City, Kansas, for the amended 2015 budget and the 2016 budget for the year beginning January 1, 2016, as submitted by the County Administrator and amended by Attachment A.
9. **RESOLUTION**

A resolution approving and authorizing submission of Amendment #1 to the 2014-2015 One-Year Action Plan to the U.S. Department of Housing and Urban Development.

10. **RESOLUTION**

A resolution approving and authorizing execution of the 2015-2019 Five-Year Consolidated Plan and the 2015-2016 Annual Action Plan and the Citizen Participation Plan which includes the Community Development Block Grant Program, the HOME Investment Partnership Program, and the Emergency Solutions Grant Program along with Certifications for Entitlement Grantees by the City of Kansas City, Kansas, to the U.S. Department of Housing and Urban Development and authorizing implementation of the 2015-2016 Annual Action Plan Strategy.
RESOLUTION NO.________________


WHEREAS, pursuant to K.S.A 12-1220, the board of county commissioners of a county which has established a county library with a county library board is authorized to annually levy a tax for the maintenance of the county library in such sum as the county library board shall determine; and

WHEREAS, the Board of Directors of the Wyandotte County Library, by resolution adopted on April 21, 2015, (a copy of which is attached as Exhibit A) pursuant to its statutory authority, set the budget for the Wyandotte County Library District for the year 2016 in the amount of $2,525,604 with an added reserve of $130,000; and

WHEREAS, the Chief Financial Officer for the Unified Government deems it prudent to add additional funds in the amount of $150,000 to the Library Fund reserve because of a pending tax appeal by a certain large taxpayer in the Library District, which could have a potentially significant impact on the amount of the taxes collected in the Library District in 2016; and

WHEREAS, the Unified Government Board of Commissioners is authorized to annually levy a tax in such sum as the County Library Board shall determine; and

WHEREAS, K.S.A. 79-2925b provides that where any appropriation or budget of a municipality which is funded by revenue produced from property taxes and which provides for funding with such revenue in an amount exceeding that of the preceding year, such increase must be approved by a majority vote of the governing body and notice of such vote must be published in the official county newspaper; and

WHEREAS, the Board of Commissioners finds that it is necessary to levy property taxes to finance the 2016 budget for the Wyandotte County Library at a rate greater than that levied to finance the 2015 budget for the Library; and

WHEREAS, the Unified Government Commission has fully complied with all of the requirements of Kansas state statutes with respect to reviewing this budget and holding a public hearing thereon,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:
Section 1. The Unified Government Board of Commissioners notified the public on July 17, 2015, in the official county newspaper of the proposed ad valorem tax levies for the 2016 budget and provided notification of a public hearing on the proposed use of the moneys collected in the Wyandotte County Library District for Monday, July 27, 2015, at 5:00 p.m., in the Commission Chambers at the Municipal Office Building.

Section 2. After careful public deliberations, the Wyandotte County Library Board determined that in order to maintain the public services which are essential for the County Library in 2016 it is necessary to budget property tax revenues for the Library District at a rate which exceeds the rate for property tax revenues contained in the 2015 budget, and the Unified Government Commission hereby accepts the determination of the Library Board, which has the authority to set the amount of the tax levy.

Section 3. The governing body certifies that the amounts to be raised by ad valorem property tax levies are within the statutory limitations.

Section 4. The 2016 Annual Budget for the Wyandotte County Library District is hereby approved and adopted, and a tax for the Wyandotte County Library is hereby levied within the Wyandotte County Library District for the amount stated in such 2016 Annual Budget and the funds in the amount of $2,805,604 are hereby appropriated on behalf of the Wyandotte County Library.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 30TH DAY OF JULY 2015.

Attest: ___________________________  Mark Holland, Mayor/CEO

Unified Government Clerk

Approved as to form:

Unified Government Counsel
WYANDOTTE COUNTY LIBRARY BOARD

Tax Levy Resolution for the Year 2016

Be it resolved that on this 21st day of April, 2015, the Board of Directors of the Wyandotte County Library, pursuant to its statutory authority, hereby sets the budget for $2,525,604 with an added reserve of $130,000 towards an ending fund balance of $325,000 for the Wyandotte County Library District for the year 2016.

Adopted by the Board of Directors of the Wyandotte County Library on this 21st day of April 2015.

Pat Pettrey, Chairperson

Chuck Stites, Vice-Chair

Judy Anderson

Alice Banks

Pat Garmon

Jim Jarrett

James Jenkins

Angela Lawson

John McTaggart

Alvin Sykes

Faye Chicklin
ORDINANCE NO. ______________


WHEREAS, on October 2, 2008, pursuant to Ordinance O-72-08, the Downtown Kansas City, Kansas Self-Supported Municipal Improvement District (the “District”) was established; and

WHEREAS, Ordinance O-72-08 also established a maximum mill levy rate of 13.301 mills for the District; and

WHEREAS, on May 28, 2009, pursuant to Ordinance O-41-09, an Advisory Board for the District was established; and

WHEREAS, pursuant to K.S.A. 12-17,102(b), the annual levy of taxes within the District shall not be made until the Advisory Board for the District has provided their recommendation to the governing body; and

WHEREAS, on June 8, 2015, the Advisory Board for the District met in open session to discuss their recommendation for the mill levy rate within the District for the year 2016, and the Advisory Board voted to recommend that the mill levy within the District be set at 12.50 mills for the year 2016; and

WHEREAS, the Advisory Board provided this recommendation to the Unified Government Board of Commissioners by filing their recommendation with the Unified Government Clerk’s Office on June 9, 2015, a copy of which is attached to this Ordinance as Exhibit A; and

WHEREAS, the Unified Government Board of Commissioners sits as the governing body of the District, and, pursuant to K.S.A. 12-17,102(b), the governing body of the District may levy taxes annually within the District to carry out the purposes of the District, if approved by ordinance; and

WHEREAS, K.S.A. 79-2925b provides that where any appropriation or budget of a municipality which is funded by revenue produced from property taxes and which provides for funding with such revenue in an amount exceeding that of the preceding year, such increase must
be approved by a majority vote of the governing body and notice of such vote must be published in the official county newspaper; and

WHEREAS, the Board of Commissioners finds that it is necessary to levy property taxes to finance the 2016 budget for the Self-Supported Municipal Improvement District at a rate greater than that levied to finance the 2015 budget for the District; and

WHEREAS, the Unified Government Commission has fully complied with all of the requirements of said Unified Government resolution and Kansas state statutes with respect to reviewing this budget and holding a public hearing thereon,

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. The Unified Government Board of Commissioners notified the public on July 17, 2015, in the official county newspaper of the proposed ad valorem tax levies for the 2016 budget for the Downtown Kansas City, Kansas Self-Supported Municipal Improvement District and of the possibility of increased property taxes in the 2016 budget for the District, and that all persons were invited and encouraged to attend a public hearing conducted by the Board of Commissioners on Monday, July 27, 2015, at 5:00 p.m., in the Commission Chambers at the Municipal Office Building, for the purpose of considering such 2016 budget.

Section 2. After careful public deliberations, the Unified Government Commission has determined that in order to maintain the public services which are essential for the Self-Supported Municipal Improvement District in 2016, it will be necessary to budget property tax revenues for the District at a rate which exceeds the rate for property tax revenues contained in the 2015 budget, and the Unified Government Commission hereby accepts the determination of the Advisory Board for the District that, in order to carry out the purposes of the District, it will be necessary to levy a rate of 12.50 mills within the District to fund the budget proposed by the Advisory Board.

Section 3. The 2016 Annual Budget for the Downtown Kansas City, Kansas Self-Supported Municipal Improvement District (Exhibit B) is hereby approved and adopted, and a tax for the District is hereby levied in the amount of 12.50 mills within the limits of the District, and the funds from such levy are hereby appropriated on behalf of the District.

Section 4. The governing body certifies that the amounts to be raised by ad valorem property tax levies are within the statutory limitations.

Section 5. This Ordinance shall take effect and be in full force upon its approval, passage, and publication in the official Unified Government newspaper.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 30TH DAY OF JULY 2015.
Attest:

Mark Holland, Mayor/CEO

Unified Government Clerk

Approved as to form:

Unified Government Counsel
June 8, 2015

Unified Government of Wyandotte County/
Kansas City, Kansas
Board of Commissioners
701 N. 7th St.
Kansas City, KS 66101

Dear Mayor and Commissioners:

The Advisory Board of the Downtown Kansas City, Kansas Self-Supporting Municipal Improvement District (the "District") met on June 8, 2015 to discuss the 2016 budget and 2016 mill levy rate of the District. After careful consideration and discussion, the Advisory Board voted to recommend a rate of 12.5 mills for the District in 2016.

Sincerely,

[Signature]

Lynn Kuluva
SSMID Advisory Board Chair
### EXHIBIT B

**Self-Supporting Municipal Improvement District**  
W an do t a County  
**FUND PAGE FOR FUNDS WITH A TAX LEVY**

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<tr>
<th>Adopted Budget</th>
<th>Prior Year Actual for 2014</th>
<th>2015 Original Budget</th>
<th>Current Year Amended 2015</th>
<th>Proposed Year for 2016</th>
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<td>Ad Valorem Tax</td>
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<td>Commercial Vehicle Tax</td>
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<td>Watercraft Tax</td>
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<td>Interest on Idle Funds</td>
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<td>Does misc. exceed 10% of Total Receipts</td>
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<td>Management</td>
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<tr>
<td><strong>Miscellaneous</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Does misc. exceed 10% Total Expenditures</td>
<td></td>
<td></td>
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<tr>
<td><strong>Total Expenditures</strong></td>
<td>337,630</td>
<td>352,480</td>
<td>305,420</td>
<td>333,220</td>
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<td>Unencumbered Cash Balance Dec 31</td>
<td>102,302</td>
<td>9,214</td>
<td>64,972</td>
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<tr>
<td>2014/2015/2016 Budget Authority Amount</td>
<td></td>
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<tr>
<td>Non-Appropriated Balance</td>
<td>13,275</td>
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<tr>
<td>Total Expenditure/Non-Appr Balance</td>
<td>347,155</td>
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<tr>
<td>Tax Required</td>
<td>183,454</td>
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<tr>
<td>7.0%</td>
<td>12,842</td>
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<tr>
<td>Amount of 2015 Ad Valorem Tax</td>
<td>196,296</td>
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</table>

See Tab A

Delinquent Comp Rate:

Page No. 6
ORDINANCE NO.

AN ORDINANCE RELATING TO SEWER SERVICE CHARGES, APPROVING THE REGULATION ESTABLISHING THE RATE, EFFECTIVE JANUARY 1, 2016, AS AUTHORIZED BY SECTION 30-96 OF THE CODE OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, AND REPEALING ANY PREVIOUSLY ADOPTED REGULATIONS ESTABLISHING SUCH RATES.

WHEREAS, the governing body of the Unified Government of Wyandotte County/Kansas City, Kansas has determined as part of the projected annual budget that sewer service charges are required to be increased by seven percent effective January 1, 2016; and

WHEREAS, Section 30-96 of the Code of the Unified Government of Wyandotte County/ Kansas City, Kansas provides that the Board of Commissioners shall establish by regulation the rates for sewer charges necessary to ensure that the system generates adequate annual revenues to pay the annual costs of operation and maintenance, to satisfy costs associated with any obligations, and to provide for costs associated with the Unified Government capital improvement plan and the expenses of the annual operation of the Water Pollution Control Division for providing services; and

WHEREAS, in the attached memorandum (Exhibit A) the County Administrator has recommended to the Board of Commissioners the rates for sewer charges he deems necessary under Section 30-96 of the Unified Government Code, as reflected in the attached Regulation (Exhibit B); and

WHEREAS, the governing body desires to establish the rates for sewer service charges by adopting the attached Regulation; and

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

Section 1. That it hereby adopts the attached Regulation increasing sewer service charges by seven percent effective January 1, 2016, and directs that this Resolution and the attached Regulation be published in the official newspaper of the Unified Government.

Section 2. That any resolutions, ordinances, and regulations previously adopted pursuant to Section 30-96 establishing sewer service charges be and the same are hereby repealed effective January 1, 2016.

Section 3. This ordinance shall take effect and be in full force from and after its passage, approval, and publication in the official Unified Government newspaper.

PASSED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 30TH DAY OF JULY 2015.

Attest: Mark Holland, Mayor/CEO

Unified Government Clerk

Approved as to form:

Unified Government Counsel
MEMORANDUM

TO: Mark Holland, Mayor/CEO
    Board of Commissioners

FROM: Douglas G. Bach
    County Administrator

DATE: July 24, 2015

SUBJECT: REGULATIONS FOR RATE ADJUSTMENT FOR THE SEWER SYSTEM ABATEMENT FEES

The Unified Government recently completed a review of the annual budget for the Water Pollution Control Division (WPCD). Additionally, the WPCD is currently working on a long term control plan (IOCP) for Federal mandates related to the Sewer System. As a result of the budget review, and in preparation for the IOCP, it has been determined that a rate increase is required. It is recommended that the following regulations adjusting rates be adopted.

The rate structure is as follows:

<table>
<thead>
<tr>
<th></th>
<th>Current</th>
<th>7% Increase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly Base Charge</td>
<td>$15.17</td>
<td>$16.23</td>
</tr>
<tr>
<td>Unit Charges (per 100 cubic feet)</td>
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<td></td>
</tr>
<tr>
<td>Class IA</td>
<td>$3.42</td>
<td>$3.66</td>
</tr>
<tr>
<td>Class IB</td>
<td>$3.42</td>
<td>$3.66</td>
</tr>
<tr>
<td>Class II</td>
<td>$4.62</td>
<td>$4.94</td>
</tr>
<tr>
<td>(Restaurant (Food Establishment))</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Surcharges for Excess Loadings (Per Pound)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>TSS above 250mg/l</td>
<td>$0.2684</td>
<td>$0.2872</td>
</tr>
<tr>
<td>COD above 375mg/l</td>
<td>$0.2014</td>
<td>$0.2155</td>
</tr>
<tr>
<td>O&amp;G above 30mg/l</td>
<td>$0.0944</td>
<td>$0.1010</td>
</tr>
<tr>
<td>LPS Class 080A Monthly Base Charge</td>
<td>$25.40</td>
<td>$27.18</td>
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</table>

cc: Michael Tobin, Interim Public Works Director
    Trenton Foglesong, Director/Water Pollution Control Division
REGULATION ESTABLISHING RATES
FOR SEWER SERVICE CHARGES

Adopted Pursuant to Section 30-96 of the Code of the
Unified Government of Wyandotte County/Kansas City, Kansas
July 31, 2015

Effective January 1, 2016

Water Pollution Abatement Rate Structure

The rate structure is as follows:

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<tr>
<th></th>
<th>Current</th>
<th>7% Increase</th>
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</thead>
<tbody>
<tr>
<td>Monthly Base Charge</td>
<td>$15.17</td>
<td>$16.23</td>
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<tr>
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<td>$0.1010</td>
</tr>
<tr>
<td>LPS Class 080A Monthly Base Charge</td>
<td>$25.40</td>
<td>$27.18</td>
</tr>
</tbody>
</table>
RESOLUTION NO. __________

A RESOLUTION  SETTING THE PERCENTAGE OF GROSS REVENUES TO BE SET OVER BY THE BOARD OF PUBLIC UTILITIES TO THE UNIFIED GOVERNMENT FOR THE YEAR 2016.

WHEREAS, Unified Government Charter Ordinance No. CO-3-02 requires the annual setting over of funds by the BPU to be used for governmental functions, known as a payment in lieu of taxes or “the PILOT”; and

WHEREAS, Section 17 of said Charter Ordinance states that the percentage of gross operating revenues to be set over to funds to be used for governmental purposes shall be determined by resolution, by the Unified Government of Wyandotte County/Kansas City, Kansas (“Unified Government”) in an amount not less than 5 percent nor more than 15 percent of its gross revenues for a fiscal year; and

WHEREAS, the Board of Commissioners believes it is necessary to set the PILOT at 11.9% for the 2016 fiscal year,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

1. That the transfer payment based on a percentage of gross revenues to be set over by the Board of Public Utilities to the Unified Government to be used for governmental purposes shall be 11.9 percent for the fiscal year 2016.

2. The Unified Government Clerk is hereby authorized and directed to give written notice to the Board of Public Utilities of this resolution on or before the first day September of 2015.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS THIS 30TH DAY OF JULY 2015.

____________________________________
Unified Government Clerk

Approved as to Form:

____________________________________
Unified Government Counsel
RESOLUTION NO. ____________________

WHEREAS, the Unified Government occasionally receives monies from the sale of its significant assets; and

WHEREAS, such revenue may be needed to pay debt payments related to the asset sale; and

WHEREAS, other expenditures related to government-owned assets are often required; and

WHEREAS, the Unified Government occasionally wishes to acquire land or buildings for a variety of purposes; and

WHEREAS, the Unified Government Commission deems it desirable to create a special revenue fund called the Special Assets Fund in which to record the above-referenced revenues and expenditures,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

1. That a Special Assets Fund is hereby created to record revenues and expenditures associated with the sale of significant government assets, including land and buildings.

2. That revenues accrued in this fund shall be committed for the following specific purposes and activities: debt payments related to the asset sale; operating and/or capital expenditures associated with a Unified Government-owned asset; future land and building acquisition costs; and capital equipment purchases and infrastructure-related expenditures associated with a Unified Government-owned asset.

3. That the County Administrator is hereby authorized and directed to take actions necessary to implement the intent of this Resolution.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 30TH DAY OF JULY 2015.

______________________________
Unified Government Clerk
RESOLUTION NO. _________________________

WHEREAS, due to circumstances outside the control of both the Unified Government of Wyandotte County/Kansas City, Kansas, and the YMCA of Greater Kansas City, the deadline referred to in Resolution No. R-69-13 for the completion of fundraising efforts for construction of a new downtown community center has not been met; and

WHEREAS, the Board of Commissioners wishes to extend the deadline for one year in which to complete the fundraising of at least six million dollars in order to qualify for matching funds from the Unified Government,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

1. That the deadline of August 1, 2015, referred to in paragraph #3 of Resolution No. R-69-13 (attached) is hereby extended for one year until August 1, 2016.

2. That paragraph #3 of Resolution No. R-69-13 is hereby repealed.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 30TH DAY OF JULY 2015.

______________________________
Unified Government Clerk
RESOLUTION NO. R-69-13

A RESOLUTION OF INTENT OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, TO CONTRIBUTE FUNDS TO THE YMCA CAPITAL CAMPAIGN FOR A COMMUNITY CENTER TO BE BUILT IN DOWNTOWN KANSAS CITY, KANSAS.

WHEREAS, the Unified Government commission has established that the health of its residents is of highest priority; and

WHEREAS, the Unified Government has established a Healthy Communities Wyandotte initiative, that fosters and enriches quality of life through social, mental, and physical well being. This initiative specifically includes creating healthy lifestyles and providing physical fitness and recreational opportunities for our citizens; and

WHEREAS, the Young Men’s Christian Association of Greater Kansas City (“YMCA”) has a history of over 100 years of providing recreational opportunities to the citizens of Wyandotte County and intends to launch a capital campaign for construction of a new downtown Kansas City, Kansas community center; and

WHEREAS, the Unified Government believes that healthy lifestyles and recreational opportunities are important for all its citizens and, recognizing that a portion of our citizens face economic hardships, the Unified Government and the YMCA are committed to ensuring that all members of the community have equal access to the downtown community center; and

WHEREAS, the Unified Government believes that there is a need for programming for all citizens of downtown Kansas City, Kansas, and the YMCA has agreed to provide such programming, especially targeting the youth of the downtown area; and

WHEREAS, the Unified Government intends to seek partnerships with area agencies that may benefit from programming provided by the YMCA community center; and

WHEREAS, the Unified Government’s contribution to the YMCA capital campaign is specifically dedicated to the construction of a downtown Kansas City, Kansas YMCA and is contingent upon the YMCA meeting its own fundraising goal for a downtown Kansas City, Kansas YMCA and further upon the YMCA’s commitment to build a downtown Kansas City, Kansas YMCA,

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:
1. The Unified Government hereby expresses in this resolution its intention to contribute up to six million dollars to the YMCA capital campaign for the construction of a downtown YMCA community center.

2. The above-referenced contribution will be contingent upon a development agreement to be entered into between the Unified Government and the YMCA which will be submitted to the Unified Government Board of Commissioners for approval.

3. Further, the above-referenced contribution will be contingent upon matching fundraising efforts of at least six million dollars by the YMCA to be completed no later than August 1, 2015.

4. The funds contributed by the Unified Government shall not be paid until the YMCA has completed the remainder of the fundraising goal for construction of a downtown Kansas City, Kansas YMCA community center.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE
UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS,
THIS 1ST DAY OF AUGUST, 2013.

[Signature]
Mark Holland, Mayor/CEO

ATTEST:

[Signature]
Unified Government Clerk

Approved as to Form:

[Signature]
Jennifer L. Myers, Assistant Counsel
RESOLUTION NO. ____________________

A RESOLUTION AUTHORIZING WAIVER OF BUILDING PERMIT AND SANITARY SEWER CONNECTION FEES FOR SINGLE-FAMILY CONSTRUCTION THROUGH DECEMBER 31, 2016.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

That the County Administrator is hereby authorized to waive building permit fees and sanitary sewer connection fees for new single-family residential construction from the date of this resolution through December 31, 2016.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS, THIS 30TH DAY OF JULY 2015.

______________________________
Unified Government Clerk
RESOLUTION NO. ________________
ORDINANCE NO. ________________

A RESOLUTION
And AN ORDINANCE
APPROVING, ADOPTING AND APPROPRIATING THE
BUDGET OF THE UNIFIED GOVERNMENT OF
WYANDOTTE COUNTY/ KANSAS CITY, KANSAS FOR
THE AMENDED 2015 BUDGET AND THE 2016 BUDGET
FOR THE YEAR BEGINNING JANUARY 1, 2016, AS
SUBMITTED AND AMENDED BY ATTACHMENT A.

WHEREAS, Section 3.06 of Resolution R-1-97 of the Unified Government of
Wyandotte County/Kansas City, Kansas requires the Unified Government Commission to adopt
an annual budget for both Wyandotte County and the City of Kansas City, Kansas, and such
budgets shall constitute the appropriation for purposes stated of the sums therein set forth as the
appropriation and authorization of the amount to be raised by taxation for the purposes of
Wyandotte County and of the City of Kansas City, Kansas; and

WHEREAS, the Unified Government Commission has fully complied with all of the
requirements of said Unified Government resolution and Kansas state statutes with respect to
reviewing these budgets and holding a public hearing thereon,

NOW, THEREFORE, BE IT RESOLVED AND ORDAINED BY THE
GOVERNING BODY OF THE UNIFIED GOVERNMENT OF WYANDOTTE
COUNTY/KANSAS CITY, KANSAS:

Section 1. The 2015 Amended Budget and the 2016 Annual Budget of the Unified
Government of Wyandotte County/Kansas City, Kansas, for Wyandotte County and for the City
of Kansas City, Kansas, as submitted by the County Administrator and amended by the Unified
Government Commission as set out in Attachment A, are hereby approved and adopted for
which the obligations may be made on behalf of the Unified Government of Wyandotte
County/Kansas City, Kansas, and funds are hereby appropriated in support of such budget.

Section 2. The governing body certifies that the amounts to be raised by ad valorem
property tax levies are within the statutory limitations.

Section 3. This Resolution and Ordinance shall take effect and be in full force upon its
approval, passage, and publication in the official Unified Government newspaper.
ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED
GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS
THIS 30TH DAY OF JULY 2015.

__________________________________________
Mark Holland, Mayor/CEO

Attest:

__________________________________________
Unified Government Clerk

Approved as to form:

__________________________________________
Unified Government Counsel
ATTACHMENT A

Attachment A to be added on Thursday, July 30, 2015.
RESOLUTION NO. _______________________

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

That the Mayor/Chief Executive Officer of the Unified Government of Wyandotte County/Kansas City, Kansas is hereby authorized and directed to execute in the name of the Unified Government, and the Unified Government Clerk is hereby authorized and directed to attest the signature of said Mayor/Chief Executive Officer and to attach the seal of the Unified Government to the attached Amendment # 1 of the 2014-2015 One Year Action Plan as a voluntary act of the Unified Government for submission to the U.S. Department of Housing and Urban Development.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS

THIS 30TH DAY OF JULY, 2015.

Mayor/CEO Mark Holland

Attest:

Unified Government Clerk

Approved as to Form:

Unified Government Counsel
Community Development Block Grant Program
Amendment #1 of the 2014-2015 Action Plan

The Unified Government of Wyandotte County/Kansas City, Kansas proposes to amend its Consolidated Plan One-Year Action Plan for program year 2014-2015 to add the following details to previously approved and adopted Housing Redevelopment activities. A public hearing was held on Monday July 28th to receive comments on the 2014-2015 Budget prior to the adoption by the Full Commission on July 31, 2014.

Housing Redevelopment Activity District 3 – $268,000
 Argentine Betterment Corporation proposes the acquisition, rehabilitation and/or demolition of a multi-family housing structure consisting of 6 units located at 1351 South 26th Street. The original project proposal planned to utilize CDBG funds to acquire the property and rehabilitate the property. Rehabilitation would include extensive interior renovations, as well as, significant façade maintenance work to the exterior. However, if demolition occurs 6 units will be replaced and relocation will apply. This project will meet the HUD national objective of housing benefit to low and moderate income persons.

Housing Redevelopment Activity District 6 (Previously identified as Low/Mod Redevelopment Project) - $600,000
 The proposed scope of the project will consist of acquisition (Relocation may apply), rehabilitation and/or demolition with rebuilding on the same site in the Highland Crest redevelopment area. The area boundaries are Gibbs Road to the north, 47th Street to the east, 53rd Street to the west, County Line Road to the south, and back east to Shawnee Drive. The project anticipates less than 25 units on scattered sites throughout the designated area. This project will meet the HUD national objective of housing benefit to low and moderate income persons.
RESOLUTION NO. _______________________

BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS CITY, KANSAS:

1. That the Mayor/Chief Executive Officer of the Unified Government of Wyandotte County/Kansas City, Kansas is hereby authorized and directed to execute in the name of the Unified Government, and the Unified Government Clerk is hereby authorized and directed to attest the signature of said Mayor/Chief Executive Officer and to attach the seal of the Unified Government thereto as the voluntary act of the Unified Government to the 2015-2019 Five Year Consolidated Plan, the 2015-2016 Annual Action Plan and the Citizen Participation Plan which includes the Community Development Block Grant Program, the HOME Investment Partnership Program, and the Emergency Solutions Grant Program along with Certifications for Entitlement Grantees by the City of Kansas City, Kansas, to the U.S. Department of Housing and Urban Development in substantially the form as the attached documents.

2. That the County Administrator is hereby authorized to implement the 2015-2016 Annual Action Plan Strategy for the 2015-2019 Five Year Consolidated Plan upon approval.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE UNIFIED GOVERNMENT OF WYANDOTTE COUNTY/KANSAS
THIS 30th DAY OF JULY 2015.

___________________________________
Mayor/CEO Mark Holland

Attest:

_________________________________
Unified Government Clerk

Approved as to Form:

_________________________________
Unified Government Counsel
July 30, 2015

Mayor Mark Holland and Unified Board of Commissioners:

The Unified Government of Wyandotte County/Kansas City, Kansas is pleased to present the 2015-2019 Five Year Consolidated Plan, which includes the 2015-2016 Annual Action Plan, and the Amended Citizen Participation Plan. The Plan includes the Community Development Block Grant Program, HOME Investment Partnership Program, and the Emergency Solutions Grant Program allocated to the City by the U.S. Department of Housing and Urban Development.

The 2015-2019 Plan was developed with the knowledge that the HUD funding has been decreasing over the last five years. To that end, the Unified Government has determined that more emphasis will be placed on strategies that will target distressed areas, and leverage more private and public funding. The plan’s strategies focuses increased funding for the acquisition, rehabilitation, demolition and reconstruction of housing in low and moderate income areas. As always using these dollars, the UG plans to have outcomes that create available, accessible, and affordable housing. In addition, emphasis may be placed on projects that increase economic development in and around distressed areas.

In closing, these strategies are an effort to heighten the focus meant to enhance plans to create decent housing, suitable living environments and economic opportunities for the residents of our city.

Sincerely,

Douglas G. Bach
County Administrator
Five-Year Consolidated Plan

Wyandotte County & Kansas City, Kansas
FY 2015-2019

June 25, 2015
Public Display Draft

Prepared by:
The Unified Government of Wyandotte County and Kansas City, Kansas
Department of Community Development
and Mullin & Lonergan Associates, Inc.
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<td>Non-Housing Community Development Assets – 91.215 (f)</td>
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<td>Needs and Market Analysis Discussion</td>
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<td>AP-20</td>
<td>Annual Goals and Objectives</td>
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<td>Projects – 91.220(d)</td>
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1. Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Each year, Wyandotte County/Kansas City, Kansas receives funds from HUD for housing and community development activities to address priority needs locally identified by the County. To receive these federal funds, the County must submit a strategic plan — the Consolidated Plan — every five years that identifies local needs and how these needs will be addressed.

The primary federal funding resources in the 2015-2019 Consolidated Plan are the following:

- Community Development Block Grant (CDBG): The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low- and moderate-income levels. Funds can be used for a wide array of activities, including housing rehabilitation, homeownership assistance, lead-based paint detection and removal, construction or rehabilitation of public facilities and infrastructure, removal of architectural barriers, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses.

- HOME Investment Partnerships Program (HOME): The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance.

- Emergency Solutions Grant (ESG): The Emergency Solutions Grant program became the Emergency Solutions Grant program under the Hearth Act of 2009. Recognizing the need to end homelessness, the Hearth Act places more emphasis on homeless prevention and rapid re-housing and less on shelters and transitional housing. ESG funding can be used to support traditional shelters, transitional housing that is grandfathered from 2010 funding, supportive services, rent and utility payments and security deposits to prevent homelessness or to rapidly re-house homeless individuals and families, street outreach, and management of a homeless management information system (HMIS).
2. **Summary of the objectives and outcomes identified in the Plan Needs Assessment**

**Overview**

For FY 2015-2019, the Unified Government (UG) has identified the following goals and outcomes:

- Improve access to and quality of affordable housing options
- Improve and expand public services to serve low income and special needs populations
- Remove slum and blight affecting struggling neighborhoods
- Support activities that prevent homelessness
- Support activities that move persons experiencing homelessness to permanent housing
- Improve and expand public facilities and infrastructure to serve low income populations

3. **Evaluation of past performance**

The UG’s past performance in the administration and implementation of the CDBG, HOME, and ESG programs has fulfilled the spirit and intent of the federal legislation creating these programs. The UG has facilitated affordability for decent housing, availability and accessibility of suitable living environments, sustainability of suitable living environments, and the accessibility of economic opportunities. The following is a summary of UG’s past performance as reported to HUD in the FY2013 Consolidated Annual Performance and Evaluation Report (CAPER), the most recent report filed.

**New Construction and Rehabilitation.** The annual housing goal was exceeded using HOME funds:

- Goal for Construction of New Units: 3
- Actual Number of Units Completed: 4

**CHIP Homeownership Down payment.** The annual goal was exceeded with the use of HOME funds:

- Objective for CHIP: 15
- Actual Number Completed: 16

**Rehab/Home Repair Program.** The annual goal was exceeded with the use of CDBG funds:

- Objective for Rehab/Repair: 65
- Actual Number Completed: 95

**Access to Housing by Barrier Removal.** The annual goal was exceedingly close to achieving the goal with use of CDBG funds and other agencies that focus on disabilities:

- Objective for Barrier Removal: 7
- Actual Number Completed: 6
**Homeless Objectives.** The annual ESG federal funds matched with local agency funds were for the areas of Emergency Shelter, Rapid Re-Housing Administration, and Data Collection with achievements below. The figures capture number of people served.

- Prevention: Goal 336 / Actual Served 727
- Emergency Shelter: Goal 370 / Actual Served 507
- Rapid Re-Housing: Goal 300 / Actual Served 473
- Transitional Housing: Goal 200 / Actual Served 236
- Operating – Willa Gill Center: Goal 1,000 / Actual Served 1,775

**Public Services.** CDBG funds were used for the following services:

- Demolition: Goal 42 / Actual Completed 45
- Liveable Neighborhoods: Goal 500 / Actual Served 500

4. **Summary of citizen participation process and consultation process**

The Unified Government’s goal for citizen participation is to ensure broad participation of County residents; housing, economic development, and other service providers; UG departments; nonprofit organizations; neighborhood groups; and other stakeholders in the planning and implementation of community development and housing programs. As such, the UG has laid out a Citizen Participation Plan (CPP) to broaden citizen participation.

The purpose of the CPP is to establish the process by which citizens, public agencies, and other interested parties can actively participate in the development of the Consolidated Plan, Annual Action Plan, and Substantial Amendments and to set forth the UG’s policies and procedures for citizen participation. The Citizen Participation Plan provides for and encourages public participation and consultation, emphasizing involvement by citizens and the organizations and agencies that serve low/moderate-income person through the use of HUD programs.

Two hearings were held during development of the Consolidated Plan. The first was a meeting of the Budget Committee of the Neighborhood and Community Development Committee held on June 2, 2015. The second was a meeting of the full Neighborhood and Community Development Committee to finalize the draft FY2015 budget, held on June 9, 2015.

In addition to the hearings, a series of focus group meetings were held to collect input into establishing the objectives for the plan. Meetings were held with the UG department heads, the Kansas City Kansas Housing Authority, affordable housing developers, social service providers, economic development agencies, and neighborhood organizations. Follow up phone conferences and documents provided by these groups were further used in drafting the Five Year Plan goals and objectives.

The citizen participation process created an opportunity to gain insight into the roles and plans of other organizations and agencies active in serving the community. Their goals and objectives were considered in development of the goals and objectives of the Consolidated Plan.
5. **Summary of public comments**

Please see the attached Citizen Participation Comments for a full summary of public comments.

6. **Summary of comments or views not accepted and the reasons for not accepting them**

Comments were not made that required a change to the Consolidated nor Annual Plan.

7. **Summary**

In summary, the Consolidated Plan and Annual Action Plan have been developed with community input and reflects the decisions and history of the County Commissioners in funding allocations.
2. The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<table>
<thead>
<tr>
<th>Agency Role</th>
<th>Name</th>
<th>Department/Agency</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead Agency</td>
<td>KANSAS CITY, KS</td>
<td>Department of Community Development</td>
</tr>
<tr>
<td>CDBG Administrator</td>
<td>KANSAS CITY, KS</td>
<td>Department of Community Development</td>
</tr>
<tr>
<td>HOME Administrator</td>
<td>KANSAS CITY, KS</td>
<td>Department of Community Development</td>
</tr>
<tr>
<td>ESG Administrator</td>
<td>KANSAS CITY, KS</td>
<td>Department of Community Development</td>
</tr>
</tbody>
</table>

Table 1 – Responsible Agencies

Narrative
The lead agency for the Consolidated Plan (CP) is the Department of Community Development for the Unified Government of Wyandotte County/Kansas City, Kansas. The Department serves the residents of Wyandotte County through its administration of the Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant.

Consolidated Plan Public Contact Information
Unified Government of Wyandotte County/Kansas City, KS
701 North 7th Street #823
Kansas City, KS 66101

Contact: Wilba Miller, Director of Community Development
Phone: (913) 573-5112
Email: w Miller@wycokck.org
Web site: http://www.wycokck.org/
PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The Unified Government developed an outreach effort to maximize input from a large cross-section of stakeholders. This outreach effort included public meetings, published meeting notices, stakeholder meetings, in-person interviews, and telephone interviews.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

Meaningful collaboration as it relates to the development and implementation of housing and community development programs and services has become increasingly important as the federal resources available to these programs continue to decline. Collaboration with housing and service providers helps the Unified Government to capture the maximum benefit for each dollar it invests, and ensures that investments strategically address both short-term needs and advance long-term goals. These agencies are proactively recruited to participate in the development of annual planning processes. Many local entities, such as business organizations, neighborhood-based organizations, lenders and realtors, and UG staff are working to establish a framework for multi-level collaboration at the neighborhood level to preserve and enhance residential areas.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Wyandotte County/Kansas City, Kansas is part of the Wyandotte Homeless Services Coalition (WHSC), which is the region’s Continuum of Care. The WHSC works to address homelessness and the priority needs of homeless individuals and families, including homeless subpopulations. The UG assigns a staff person to assist the WHSC, serving on WHSC’s board of directors as a non-voting member.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction’s area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

When allocating ESG funding, the Unified Government issues a request for proposals to all agencies that are members of the Continuum of Care. A committee with at least one CoC member representative reviews all the applications and makes recommendations for that year’s allocations. The UG typically funds homelessness prevention, rapid rehousing, HMIS, and operations.
2. **Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities**

The Department of Community Development actively consulted with a variety of nonprofits, social service providers, community residents, and governmental agencies to determine the needs of the County and better allocate entitlement resources. Focus group meetings were held June 2-3, 2015 with affordable/special needs housing and service providers, business associations, homeless service agencies, community building organizations, economic development officials, neighborhood groups, health and human service providers, and more.
<table>
<thead>
<tr>
<th>1</th>
<th>Agency/Group/Organization</th>
<th>ARMOURDALE RENEWAL ASSOCIATION, INC.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Neighborhood Organization</td>
<td></td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Economic Development</td>
<td></td>
</tr>
<tr>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Agency was invited via email to Stakeholder Interview. Anticipated outcomes of the consultation is to provide input for the most critical needs of the community for the next planning years.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>2</th>
<th>Agency/Group/Organization</th>
<th>CATHOLIC CHARITIES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Services - Housing</td>
<td></td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment</td>
<td></td>
</tr>
<tr>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Agency was invited via email to Stakeholder Interview. Anticipated outcomes of the consultation is to provide input for the most critical needs of the community for the next planning years.</td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>3</th>
<th>Agency/Group/Organization</th>
<th>CATHOLIC HOUSING OF WYANDOTTE COUNTY, INC.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agency/Group/Organization Type</td>
<td>Housing Services - Housing CHDO</td>
<td></td>
</tr>
<tr>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment</td>
<td></td>
</tr>
<tr>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Agency was invited via email to Stakeholder Interview. Anticipated outcomes of the consultation is to provide input for the most critical needs of the community for the next planning years.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization</td>
<td>CENTRAL AVENUE BETTERMENT ASSOCIATION, INC.</td>
</tr>
<tr>
<td>---</td>
<td>---------------------------------</td>
<td>---------------------------------------------</td>
</tr>
<tr>
<td>4</td>
<td>Agency/Group/Organization Type</td>
<td>Business Leaders</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Economic Development Market Analysis</td>
</tr>
<tr>
<td></td>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Agency was invited via email to Stakeholder Interview. Anticipated outcomes of the consultation is to provide input for the most critical needs of the community for the next planning years.</td>
</tr>
<tr>
<td>5</td>
<td>Agency/Group/Organization</td>
<td>CROSS-LINES COOPERATIVE</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>Services-homeless Services-Employment</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Homeless Needs - Chronically homeless Economic Development Market Analysis</td>
</tr>
<tr>
<td></td>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Agency was invited via email to Stakeholder Interview. Anticipated outcomes of the consultation is to provide input for the most critical needs of the community for the next planning years.</td>
</tr>
<tr>
<td>6</td>
<td>Agency/Group/Organization</td>
<td>ECONOMIC OPPORT FOUNDATION, INC</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
<td>Services-homeless Services-Employment Service-Fair Housing</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
<td>Housing Need Assessment Market Analysis</td>
</tr>
<tr>
<td></td>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Agency was invited via email to Stakeholder Interview. Anticipated outcomes of the consultation is to provide input for the most critical needs of the community for the next planning years.</td>
</tr>
<tr>
<td>Agency/Group/Organization</td>
<td>EL CENTRO, INC.</td>
<td></td>
</tr>
<tr>
<td>---------------------------</td>
<td>----------------</td>
<td></td>
</tr>
</tbody>
</table>
| **Agency/Group/Organization Type** | Services-Children  
Services-Health  
Services-Education  
Services-Employment |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment  
Economic Development  
Market Analysis |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Agency was invited via email to Stakeholder Interview. Anticipated outcomes of the consultation is to provide input for the most critical needs of the community for the next planning years. |

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>FRIENDS OF YATES, INC.</th>
</tr>
</thead>
</table>
| **Agency/Group/Organization Type** | Services - Housing  
Services-homeless  
Services-Health  
Services-Education  
Services-Employment  
Services - Victims |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment  
Economic Development  
Market Analysis |
| **How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?** | Agency was invited via email to Stakeholder Interview. Anticipated outcomes of the consultation is to provide input for the most critical needs of the community for the next planning years. |

<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>Area Agency on Aging</th>
</tr>
</thead>
</table>
| **Agency/Group/Organization Type** | Services-Elderly Persons  
Other government - County  
Grantee Department |
| **What section of the Plan was addressed by Consultation?** | Housing Need Assessment  
Economic Development  
Market Analysis |
<table>
<thead>
<tr>
<th>Agency/Group/Organization</th>
<th>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hillcrest Transitional Housing</td>
<td>Agency was invited via email to Stakeholder Interview. Anticipated outcomes of the consultation is to provide input for the most critical needs of the community for the next planning years.</td>
</tr>
<tr>
<td>KCKCC Technical Education Center</td>
<td>Agency was invited via email to Stakeholder Interview. Anticipated outcomes of the consultation is to provide input for the most critical needs of the community for the next planning years.</td>
</tr>
<tr>
<td>Kansas City KS Housing Authority</td>
<td>Agency was invited via email to Stakeholder Interview. Anticipated outcomes of the consultation is to provide input for the most critical needs of the community for the next planning years.</td>
</tr>
<tr>
<td>13</td>
<td>Agency/Group/Organization</td>
</tr>
<tr>
<td>----</td>
<td>---------------------------</td>
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<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
</tr>
<tr>
<td></td>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
</tr>
<tr>
<td>14</td>
<td>Agency/Group/Organization</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
</tr>
<tr>
<td></td>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
</tr>
<tr>
<td>15</td>
<td>Agency/Group/Organization</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
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<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
</tr>
<tr>
<td></td>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
</tr>
<tr>
<td>16</td>
<td>Agency/Group/Organization</td>
</tr>
<tr>
<td></td>
<td>Agency/Group/Organization Type</td>
</tr>
<tr>
<td></td>
<td>What section of the Plan was addressed by Consultation?</td>
</tr>
<tr>
<td>How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?</td>
<td>Agency was invited via email to Stakeholder Interview. Anticipated outcomes of the consultation is to provide input for the most critical needs of the community for the next planning years.</td>
</tr>
</tbody>
</table>

**Identify any Agency Types not consulted and provide rationale for not consulting**

There were no types of agencies that the UG did not consult, either through focus group meetings, personal interviews and/or questionnaires.
### Other local/regional/state/federal planning efforts considered when preparing the Plan

<table>
<thead>
<tr>
<th>Name of Plan</th>
<th>Lead Organization</th>
<th>How do the goals of your Strategic Plan overlap with the goals of each plan?</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014 Annual Action Plan</td>
<td>Unified Government</td>
<td>Goals of the Strategic Plan relate to previous years’ efforts, adjusting based on previous outcomes to maximize benefit of CDBG, HOME, and ESG investments</td>
</tr>
<tr>
<td>City-Wide Master Plan</td>
<td>Unified Government</td>
<td>Strategic Plan goals comply with long-range goals compiled by the City</td>
</tr>
<tr>
<td>State of Our Homeless, 2010</td>
<td>Wyandotte Homeless Services Coalition</td>
<td>Data and trends from this report influenced the Strategic Plan’s funding allocations</td>
</tr>
<tr>
<td>Domestic Violence, Stalking, and Rape In Kansas, 2013</td>
<td>Kansas Bureau of Investigation</td>
<td>Data and trends from this report influenced the Strategic Plan’s funding allocations</td>
</tr>
<tr>
<td>Analysis of Impediments to Fair Housing Choice for the Kansas City Region, 2011</td>
<td>Kansas City region</td>
<td>Strategic Plan goals and objectives will intentionally, affirmatively further fair housing</td>
</tr>
<tr>
<td>Comprehensive Economic Development Strategy Plan for Metropolitan Kansas City, 2014</td>
<td>Mid-America Regional Council</td>
<td>The Strategic Plan acknowledges and addresses needs identified for expanding economic opportunities</td>
</tr>
<tr>
<td>Wyandotte County Health Assessment Report, 2012</td>
<td>Public Health Department</td>
<td>Strategies for serving individuals with HIV/AIDS identified in this plan are aligned with the Strategic Plan</td>
</tr>
<tr>
<td>FY2014 Annual Plan</td>
<td>Kansas City, Kansas Housing Authority</td>
<td>Strategic Plan goals support the work undertaken by the Housing Authority</td>
</tr>
<tr>
<td>10 Year Plan to End Homelessness, 2013</td>
<td>Wyandotte Homeless Services Coalition</td>
<td>The goals of the CoC were used in the development of the Strategic plan</td>
</tr>
<tr>
<td>Assessment of Service Needs for At-risk Children and Youth, 2014</td>
<td>Mid-America Regional Council</td>
<td>Strategic Plan incorporates needs and strategies identified by this report</td>
</tr>
</tbody>
</table>

*Table 3 – Other local / regional / federal planning efforts*
Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

The citizen participation process in Wyandotte County ensures that local municipal officials are engaged in the consolidated planning process. In accordance with 24 CFR 91.100(4), the UG will notify adjacent units of local government of the non-housing community development needs included in its CP. The UG will continue to interact with public entities at all levels to ensure coordination and cooperation in the implementation of the CP and thereby maximize the benefits of the County’s housing and community development activities for the residents being served.
PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal-setting

The Unified Government’s goal for citizen participation is to ensure broad participation of County residents; housing, economic development, and other service providers; UG departments; nonprofit organizations; neighborhood groups; and other stakeholders in the planning and implementation of community development and housing programs. As such, the UG has laid out a Citizen Participation Plan (CPP) to broaden citizen participation.

The purpose of the CPP is to establish the process by which citizens, public agencies, and other interested parties can actively participate in the development of the Consolidated Plan, Annual Action Plan, and Substantial Amendments and to set forth the UG’s policies and procedures for citizen participation. The Citizen Participation Plan provides for and encourages public participation and consultation, emphasizing involvement by citizens and the organizations and agencies that serve low/moderate-income person through the use of HUD programs.

Two hearings were held during development of the Consolidated Plan. The first was a meeting of the Budget Committee of the Neighborhood and Community Development Committee held on June 2, 2015. The second was a meeting of the full Neighborhood and Community Development Committee to finalize the draft FY2015 budget, held on June 9, 2015.

In addition to the hearings, a series of focus group meetings were held to collect input into establishing the objectives for the plan. Meetings were held with the UG department heads, the Kansas City Kansas Housing Authority, affordable housing developers, social service providers, economic development agencies, and neighborhood organizations. Follow up phone conferences and documents provided by these groups were further used in drafting the Five Year Plan goals and objectives.

The citizen participation process created an opportunity to gain insight into the roles and plans of other organizations and agencies active in serving the community. Their goals and objectives were considered in development of the goals and objectives of the Consolidated Plan.
### Citizen Participation Outreach

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Mode of Outreach</th>
<th>Target of Outreach</th>
<th>Summary of response/attendance</th>
<th>Summary of comments received</th>
<th>Summary of comments not accepted and reasons</th>
<th>URL (If applicable)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Public Hearing</td>
<td>Non-targeted/broad community</td>
<td>None</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Public Hearing</td>
<td>Non-targeted/broad community</td>
<td>None</td>
<td>N/A</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 4 – Citizen Participation Outreach
3. Needs Assessment

**NA-05 Overview**

**Needs Assessment Overview**
The needs assessment is based on an analysis of housing problems across Wyandotte County and Kansas City, Kansas by income level among renters, owners, and households with special needs. Additionally, needs were identified through a comprehensive public outreach process that included stakeholder consultation, public hearings, and a review process designed to meaningfully engage citizens.

Data in this section was drawn primarily from HUD’s Comprehensive Housing Affordability Strategy (CHAS) data set, which is a special tabulation of 2007-2011 American Community Survey (ACS) data from the Census Bureau. The CHAS data describes housing problems, such as overcrowding or incomplete kitchen and/or plumbing facilities, as well as cost burden, which occurs when a household pays more than 30% of its gross income on housing costs. Extreme cost burden occurs when a household pays more than 50% of its gross income on housing costs.

 Supplemental data was drawn from the 2007-2011 ACS 5-Year Estimates and other sources to provide additional context when needed. Disability statistics were unavailable at the 5-year estimate level and were instead drawn from 2009-2011 ACS 3-Year Estimates.
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs
High housing costs reduce economic opportunities and access to prosperity, especially among lower-income households in Wyandotte County/Kansas City. Real incomes in the area have declined while housing costs have risen, resulting in an increase in the need for affordable housing options. Between 2000 and 2011, the median income for County residents actually declined by 11% after adjusting for inflation, while median rent increased by 4%. This means that housing costs take up a relatively larger share of income for households in the County. The combination of falling inflation-adjusted income and rising housing costs translates to diminished buying power for households. Given a lack of decent, affordable housing options, the area's lower-income households often face a choice between deficient housing and cost burden.

As the data below shows, the most significant housing issue identified is cost burden, defined as spending over 30% of household income on housing costs, such as mortgage and rent payments. According to CHAS data, about 36.0% of households in the County are cost burdened. Similarly, severe cost burden is defined as spending over 50% of household income on housing. In Wyandotte County/Kansas City, 16.8% of households are severely cost burdened.

Households comprised of single persons in general have more difficulty in affording housing costs than larger households. Small related households are the most cost-burdened among homeowners and renters. With regard to other housing problems, overcrowding is the second most common problem. Overcrowding is less common for homeowner households compared to renter households.

<table>
<thead>
<tr>
<th>Demographics</th>
<th>Base Year: 2000</th>
<th>Most Recent Year: 2011</th>
<th>% Change</th>
<th>($43,121 in 2011 dollars)</th>
<th>( -11% adjusted)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Population</td>
<td>146,866</td>
<td>144,797</td>
<td>-1%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Households</td>
<td>55,533</td>
<td>52,823</td>
<td>-5%</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Median Income</td>
<td>$33,011.00</td>
<td>$38,564.00</td>
<td>17%</td>
<td>($43,121 in 2011 dollars)</td>
<td></td>
</tr>
</tbody>
</table>

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)
### Number of Households Table

<table>
<thead>
<tr>
<th>Category</th>
<th>0-30% HAMFI</th>
<th>&gt;30-50% HAMFI</th>
<th>&gt;50-80% HAMFI</th>
<th>&gt;80-100% HAMFI</th>
<th>&gt;100% HAMFI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Households *</td>
<td>10,770</td>
<td>8,560</td>
<td>10,855</td>
<td>6,190</td>
<td>16,445</td>
</tr>
<tr>
<td>Small Family Households *</td>
<td>3,505</td>
<td>3,390</td>
<td>4,135</td>
<td>2,980</td>
<td>9,055</td>
</tr>
<tr>
<td>Large Family Households *</td>
<td>1,155</td>
<td>1,170</td>
<td>1,480</td>
<td>600</td>
<td>1,460</td>
</tr>
<tr>
<td>Household contains at least one person 62-74 years of age</td>
<td>1,800</td>
<td>1,320</td>
<td>1,825</td>
<td>980</td>
<td>3,035</td>
</tr>
<tr>
<td>Household contains at least one person age 75 or older</td>
<td>1,175</td>
<td>1,425</td>
<td>1,145</td>
<td>445</td>
<td>885</td>
</tr>
<tr>
<td>Households with one or more children 6 years old or younger *</td>
<td>2,604</td>
<td>2,190</td>
<td>2,335</td>
<td>1,300</td>
<td>1,485</td>
</tr>
</tbody>
</table>

* the highest income category for these family types is >80% HAMFI

**Data Source:** 2007-2011 CHAS

### Housing Costs Table (SUPPLEMENTAL)

<table>
<thead>
<tr>
<th>Category</th>
<th>Base Year: 2000</th>
<th>Most Recent Year: 2011</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Home Value</td>
<td>51,900 ($67,795 in 2011 dollars)</td>
<td>93,300</td>
<td>80% (38% adjusted)</td>
</tr>
<tr>
<td>Median Contract Rent</td>
<td>386 ($504 in 2011 dollars)</td>
<td>524</td>
<td>36% (4% adjusted)</td>
</tr>
</tbody>
</table>
Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

<table>
<thead>
<tr>
<th></th>
<th>0-30% AMI</th>
<th>&gt;30-50% AMI</th>
<th>&gt;50-80% AMI</th>
<th>&gt;80-100% AMI</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renter</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Substandard</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Housing - Lacking</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>complete plumbing or</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>kitchen facilities</td>
<td>220</td>
<td>60</td>
<td>125</td>
<td>0</td>
<td>405</td>
</tr>
<tr>
<td>Severe</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Overcrowded -</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>With &gt;1.51 people per</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>room (and complete</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>kitchen and plumbing)</td>
<td>330</td>
<td>35</td>
<td>45</td>
<td>4</td>
<td>414</td>
</tr>
<tr>
<td>Overcrowded -</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>With 1.01-1.5 people</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>per room (and none of</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>the above problems)</td>
<td>330</td>
<td>270</td>
<td>80</td>
<td>45</td>
<td>725</td>
</tr>
<tr>
<td>Housing cost burden</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>greater than 50% of</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>income (and none of</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>the above problems)</td>
<td>3,630</td>
<td>845</td>
<td>0</td>
<td>4</td>
<td>4,479</td>
</tr>
<tr>
<td>Housing cost burden</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>greater than 30% of</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>income (and none of</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>the above problems)</td>
<td>860</td>
<td>2,085</td>
<td>1,055</td>
<td>40</td>
<td>4,040</td>
</tr>
<tr>
<td>Zero/negative Income</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(and none of the above</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>problems)</td>
<td>500</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>500</td>
</tr>
</tbody>
</table>

Table 7 – Housing Problems Table

Data Source: 2007-2011 CHAS
2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

<table>
<thead>
<tr>
<th>Having 1 or more of four housing problems</th>
<th>Owner</th>
<th>Renter</th>
</tr>
</thead>
<tbody>
<tr>
<td>Having none of four housing problems</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Household has negative income, but none of the other housing problems</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>0-30% AMI</th>
<th>&gt;30-50% AMI</th>
<th>&gt;50-80% AMI</th>
<th>&gt;80% AMI</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Renter</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Owner</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 8 – Housing Problems 2
Data Source: 2007-2011 CHAS

3. Cost Burden > 30%

<table>
<thead>
<tr>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Small Related | 1,900 | 1,515 | 535 | 3,950 |
| Large Related | 675   | 370   | 40  | 1,085 |
| Elderly      | 950   | 555   | 84  | 1,589 |
| Other        | 1,700 | 690   | 440 | 2,830 |
| Total need by income | 5,225 | 3,130 | 1,099 | 9,454 |

| Data | Source: 2007-2011 CHAS |

Table 9 – Cost Burden > 30%

4. Cost Burden > 50%

<table>
<thead>
<tr>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-30% AMI</td>
<td>&gt;30-50% AMI</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

| Small Related | 1,560 | 465  | 0  | 2,025 |
| Large Related | 545   | 70   | 0  | 615   |
| Elderly      | 550   | 180  | 4  | 734   |
| Other        | 1,505 | 165  | 0  | 1,670 |
| Total need by income | 4,160 | 880  | 4  | 5,044 |

| Data | Source: 2007-2011 CHAS |

Table 10 – Cost Burden > 50%
5. Crowding (More than one person per room)

<table>
<thead>
<tr>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>0-30% AMI</td>
<td>0-30% AMI</td>
</tr>
<tr>
<td>&gt;30-50% AMI</td>
<td>&gt;30-50% AMI</td>
</tr>
<tr>
<td>&gt;50-80% AMI</td>
<td>&gt;50-80% AMI</td>
</tr>
<tr>
<td>&gt;80-100% AMI</td>
<td>&gt;80-100% AMI</td>
</tr>
<tr>
<td>Total</td>
<td>Total</td>
</tr>
</tbody>
</table>

| Single family households | 640 | 235 | 85 | 24 | 984 | 100 | 100 | 150 | 19 | 369 |
| Multiple, unrelated family households | 25 | 70 | 35 | 25 | 155 | 0 | 29 | 94 | 40 | 163 |
| Other, non-family households | 35 | 0 | 25 | 0 | 60 | 0 | 0 | 0 | 0 | 0 |
| Total need by income | 700 | 305 | 145 | 49 | 1,199 | 100 | 129 | 244 | 59 | 532 |

Data Source: 2007-2011 CHAS

Table 11 – Crowding Information – 1/2

Table 12 – Crowding Information – 2/2
Describe the number and type of single person households in need of housing assistance.
According to CHAS data, there are 20,235 single person households in Wyandotte County/Kansas City, 42.8% of which are cost-burdened. This is higher than the countywide rate of household cost burden (36.0%), which means households comprised of single persons in general have more difficulty in affording housing costs than larger households. When considering tenure, about 38.4% of single person homeowners are cost-burdened, compared to 47.7% of single person renters.

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.
In 2011, 21,566 individuals in Wyandotte County/Kansas City, or 13.8% of the population, reported a disability. About 33.9% were over the age of 65. Across the County, approximately 25.6% of persons with a disability also live in poverty, compared to 23.5% of people without a disability. Median earnings for people with a disability were $21,563, compared to $25,128 for earners without a disability. These figures underscore the struggle that many Wyandotte County/Kansas City households that include a person with a disability experience in finding and maintaining suitable affordable housing.

Victims of domestic violence often need to find short-term or temporary housing quickly. According to the latest available Kansas Bureau of Investigation Domestic Violence and Rape Statistics, law enforcement agencies in Wyandotte County/Kansas City collectively reported 532 protection from abuse court filings, 403 protection from stalking court filings, 76 incidents of rape, and 1,515 incidents of domestic violence in 2013.

What are the most common housing problems?
The most common housing problem in Wyandotte County/Kansas City is cost burden, especially for renters. There are 5,044 renter-occupied households with housing costs greater than 50% of their income. In particular, renter households earning 50% of AMI or less represent 55.9% of the total population with severe cost burden. Additionally, 25.5% of renter households are severely cost-burdened, compared to 11.6% of owner-occupied households. As shown in the attached cost burden map, cost burden is more prevalent in the eastern, more urban part of the County.
In addition to cost burden, 1,544 renter households and 740 homeowner households experience at least one type of housing problem, including overcrowding, lack of kitchen facilities and/or lack of complete plumbing, though there may be some overlap across these categories.

Overcrowding is most common among renter households in the 0-30% AMI category. Physical housing issues, the third most common housing problem after cost burden and overcrowding, are experienced by 405 renter households. The problem is most severe for renter households earning 0-30% AMI, which accounts for 54.3% of the total number of renter households with physical housing issues.

Are any populations/household types more affected than others by these problems?
Small related renter households are the most cost-burdened category, these 3,950 households accounting for 40.2% of all cost-burdened renter households.

Among homeowners, the largest cost-burdened categories are also small related households and elderly households—36.6% and 29.4% of all cost-burdened homeowners, respectively. Regarding severe cost burden, similarly, small related households represent 39.3% of cost-burdened homeowners and 40.1% of cost-burdened renters.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance
The lack of affordable housing makes it difficult for low-income individuals and families with children to maintain a stable household. No data exists that would specifically enumerate or describe the at-risk or formerly homeless population or rapid-rehousing recipients nearing termination within the Unified Government’s jurisdiction. However, according to the COC’s 2015 point-in-time count, there were 29 sheltered and 4 unsheltered homeless families with children (21.7% of households counted). The total number of sheltered individuals was 196, and the total number of unsheltered individuals was 35.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:
No estimate of at-risk populations is available.
Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Wyandotte County/Kansas City’s high housing costs, evident through the CHAS estimates that 36.0% of all households and 70.5% of households earning less than 50% of AMI are cost-burdened, make it difficult for low-income individuals and families to maintain a stable household. According to 2007-2011 ACS 5-Year Estimates, 21.9% of the Unified Government’s population lives below poverty level, and 12.7% of the population is unemployed.
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than one person per room)
- Housing costs greater than 30% of income (i.e., cost burden)

According to the 2007-2011 ACS, the total population of Native Hawaiian and other Pacific Islanders in Wyandotte County/Kansas City is 20 (0.01% of the total population) and the total population of American Indian and Alaska Natives is 1,225 (0.8% of the total population). Given the low share of these populations, the estimates from the ACS and CHAS datasets may have relatively large margins of error. As such, these populations are not included in the analysis.

In general, the percentage of households with a housing problem is high for the lowest income brackets (0-50% AMI) and decreases as income increases. According to the above definitions, one racial/ethnic groups in Wyandotte County/Kansas City experience one or more housing problems at a disproportionate level:

- Black/African American households earning 80-100% AMI

One additional racial/ethnic group, Asian households earning 50-80% AMI, does not qualify for “disproportionate need” at a small margin (1.2 percentage points).

<table>
<thead>
<tr>
<th>Racial/Ethnic Group</th>
<th>0-30% AMI</th>
<th>30-50% AMI</th>
<th>50-80% AMI</th>
<th>80-100% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a Whole</td>
<td>75.2%</td>
<td>69.3%</td>
<td>37.5%</td>
<td>20.6%</td>
</tr>
<tr>
<td>White</td>
<td>77.2%</td>
<td>62.5%</td>
<td>33.0%</td>
<td>17.8%</td>
</tr>
<tr>
<td>Black/African American</td>
<td>71.0%</td>
<td>73.3%</td>
<td>40.9%</td>
<td><strong>32.5%</strong></td>
</tr>
<tr>
<td>Asian</td>
<td>80.8%</td>
<td>64.7%</td>
<td>46.3%</td>
<td>10.3%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>80.8%</td>
<td>73.4%</td>
<td>42.8%</td>
<td>13.0%</td>
</tr>
</tbody>
</table>
### 0%-30% of Area Median Income

<table>
<thead>
<tr>
<th>Housing Problems</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>8,100</td>
<td>1,895</td>
<td>775</td>
</tr>
<tr>
<td>White</td>
<td>2,640</td>
<td>505</td>
<td>275</td>
</tr>
<tr>
<td>Black / African American</td>
<td>3,345</td>
<td>1,040</td>
<td>325</td>
</tr>
<tr>
<td>Asian</td>
<td>210</td>
<td>10</td>
<td>40</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>85</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>1,625</td>
<td>260</td>
<td>125</td>
</tr>
</tbody>
</table>

**Table 13 - Disproportionally Greater Need 0 - 30% AMI**

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

### 30%-50% of Area Median Income

<table>
<thead>
<tr>
<th>Housing Problems</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>5,930</td>
<td>2,630</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>2,070</td>
<td>1,240</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>1,925</td>
<td>700</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>55</td>
<td>30</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>4</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>1,795</td>
<td>650</td>
<td>0</td>
</tr>
</tbody>
</table>

**Table 14 - Disproportionally Greater Need 30 - 50% AMI**

Data Source: 2007-2011 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%
## 50%-80% of Area Median Income

<table>
<thead>
<tr>
<th>Housing Problems</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>4,075</td>
<td>6,780</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>1,720</td>
<td>3,490</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>1,195</td>
<td>1,725</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>125</td>
<td>145</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>4</td>
<td>25</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>990</td>
<td>1,325</td>
<td>0</td>
</tr>
</tbody>
</table>

**Table 15 - Disproportionally Greater Need 50 - 80% AMI**

*Data Source: 2007-2011 CHAS*

*The four housing problems are:*
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%

## 80%-100% of Area Median Income

<table>
<thead>
<tr>
<th>Housing Problems</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>1,275</td>
<td>4,915</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>595</td>
<td>2,740</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>505</td>
<td>1,050</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>15</td>
<td>130</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>15</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>10</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>145</td>
<td>970</td>
<td>0</td>
</tr>
</tbody>
</table>

**Table 16 - Disproportionally Greater Need 80 - 100% AMI**

*Data Source: 2007-2011 CHAS*

*The four housing problems are:*
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4. Cost Burden greater than 30%
**NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction**

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. The data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Adjusted Median Family Income (HAMFI) levels. Where the HUD tables below report AMI, they refer to HAMFI. Housing problems include:

- Housing units lacking complete kitchen facilities and/or complete plumbing facilities
- Overcrowding (more than 1.5 persons per room)
- Housing costs greater than 50% of income (i.e., severe cost burden)

According to the 2007-2011 ACS, the total population of Native Hawaiian and other Pacific Islanders in Wyandotte County/Kansas City is 20 (0.01% of the total population) and the total population of American Indian and Alaska Natives is 1,225 (0.8% of the total population). Given the low share of these populations, the estimates from the ACS and CHAS datasets may have relatively large margins of error. As such, these populations are not included in the analysis.

In general, the percentage of households with a housing problem is highest for the lowest income bracket (0-30% AMI) and decreases as income increases. According to the above definitions, there are two racial/ethnic groups in Wyandotte County/Kansas City that experience severe housing problems at a disproportionate level.

- Asian households earning 30-50% of AMI, and 50-80% of AMI (Note: The total population of Asian households in Wyandotte County/Kansas City is 2.6% of the total population, so the margin of error may be high)
- Hispanic households earning 0-30% of AMI

<table>
<thead>
<tr>
<th>Racial/Ethnic Group</th>
<th>0-30% AMI</th>
<th>30-50% AMI</th>
<th>50-80% AMI</th>
<th>80-100% AMI</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a Whole</td>
<td>61.5%</td>
<td>31.3%</td>
<td>9.2%</td>
<td>5.4%</td>
</tr>
<tr>
<td>White</td>
<td>60.0%</td>
<td>29.3%</td>
<td>7.9%</td>
<td>3.7%</td>
</tr>
<tr>
<td>Black/African American</td>
<td>58.1%</td>
<td>28.6%</td>
<td>6.8%</td>
<td>8.0%</td>
</tr>
<tr>
<td>Asian</td>
<td>51.9%</td>
<td><strong>64.7%</strong></td>
<td><strong>28.3%</strong></td>
<td>10.3%</td>
</tr>
<tr>
<td>Hispanic</td>
<td><strong>71.8%</strong></td>
<td>36.1%</td>
<td>12.3%</td>
<td>5.8%</td>
</tr>
</tbody>
</table>
### 0%-30% of Area Median Income

<table>
<thead>
<tr>
<th>Severe Housing Problems*</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>6,625</td>
<td>3,375</td>
<td>775</td>
</tr>
<tr>
<td>White</td>
<td>2,050</td>
<td>1,090</td>
<td>275</td>
</tr>
<tr>
<td>Black / African American</td>
<td>2,735</td>
<td>1,650</td>
<td>325</td>
</tr>
<tr>
<td>Asian</td>
<td>135</td>
<td>85</td>
<td>40</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>65</td>
<td>25</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>1,440</td>
<td>440</td>
<td>125</td>
</tr>
</tbody>
</table>

**Table 17 – Severe Housing Problems 0 - 30% AMI**

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

### 30%-50% of Area Median Income

<table>
<thead>
<tr>
<th>Severe Housing Problems*</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>2,675</td>
<td>5,885</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>970</td>
<td>2,345</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>750</td>
<td>1,875</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>55</td>
<td>30</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>880</td>
<td>1,560</td>
<td>0</td>
</tr>
</tbody>
</table>

**Table 18 – Severe Housing Problems 30 - 50% AMI**

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*
### 50%-80% of Area Median Income

<table>
<thead>
<tr>
<th>Severe Housing Problems*</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>995</td>
<td>9,860</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>410</td>
<td>4,800</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>200</td>
<td>2,720</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>75</td>
<td>190</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>4</td>
<td>25</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>285</td>
<td>2,030</td>
<td>0</td>
</tr>
</tbody>
</table>

**Table 19 – Severe Housing Problems 50 - 80% AMI**

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*

### 80%-100% of Area Median Income

<table>
<thead>
<tr>
<th>Severe Housing Problems*</th>
<th>Has one or more of four housing problems</th>
<th>Has none of the four housing problems</th>
<th>Household has no/negative income, but none of the other housing problems</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>335</td>
<td>5,855</td>
<td>0</td>
</tr>
<tr>
<td>White</td>
<td>125</td>
<td>3,210</td>
<td>0</td>
</tr>
<tr>
<td>Black / African American</td>
<td>125</td>
<td>1,430</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>15</td>
<td>130</td>
<td>0</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>0</td>
<td>15</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>10</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>65</td>
<td>1,050</td>
<td>0</td>
</tr>
</tbody>
</table>

**Table 20 – Severe Housing Problems 80 - 100% AMI**

Data Source: 2007-2011 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4. Cost Burden over 50%*
**NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)**

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

**Introduction:**

HUD defines a disproportionately greater housing need as when a racial or ethnic group experiences housing problems at a rate over 10 percentage points than that of the corresponding income level as a whole. Cost burdened is defined as paying 30-50% of the household income to housing, and severely cost burdened is defined as paying greater than 50% of the household income to housing. The data table below summarizes the percentage of each racial/ethnic group experiencing cost burden at various levels. Based on these definitions, no racial/ethnic groups in Wyandotte County/Kansas City experience cost burden at a disproportionate level.

**Discussion:**

According to the 2007-2011 ACS, the total population of Native Hawaiian and other Pacific Islanders in Wyandotte County/Kansas City is 20 (0.01% of the total population) and the total population of American Indian and Alaska Natives is 1,225 (0.8% of the total population). Given the low share of these populations, the estimates from the ACS and CHAS datasets may have relatively large margins of error. As such, these populations are not included in the analysis.

<table>
<thead>
<tr>
<th>Housing Cost Burden</th>
<th>&lt;=30% (no cost burden)</th>
<th>30-50%</th>
<th>&gt;50%</th>
<th>No / negative income (not computed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>47.1%</td>
<td>25.7%</td>
<td>24.8%</td>
<td>2.4%</td>
</tr>
<tr>
<td>White</td>
<td>70.4%</td>
<td>16.1%</td>
<td>12.3%</td>
<td>1.2%</td>
</tr>
<tr>
<td>Black / African American</td>
<td>52.2%</td>
<td>22.5%</td>
<td>23.2%</td>
<td>2.1%</td>
</tr>
<tr>
<td>Asian</td>
<td>68.3%</td>
<td>14.7%</td>
<td>13.4%</td>
<td>3.6%</td>
</tr>
<tr>
<td>Hispanic</td>
<td>54.9%</td>
<td>23.6%</td>
<td>19.6%</td>
<td>1.9%</td>
</tr>
</tbody>
</table>
## Housing Cost Burden

<table>
<thead>
<tr>
<th>Housing Cost Burden</th>
<th>&lt;=30%</th>
<th>30-50%</th>
<th>&gt;50%</th>
<th>No / negative income (not computed)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Jurisdiction as a whole</td>
<td>17,130</td>
<td>9,355</td>
<td>9,035</td>
<td>855</td>
</tr>
<tr>
<td>White</td>
<td>18,045</td>
<td>4,120</td>
<td>3,155</td>
<td>300</td>
</tr>
<tr>
<td>Black / African American</td>
<td>8,070</td>
<td>3,475</td>
<td>3,580</td>
<td>325</td>
</tr>
<tr>
<td>Asian</td>
<td>765</td>
<td>165</td>
<td>150</td>
<td>40</td>
</tr>
<tr>
<td>American Indian, Alaska Native</td>
<td>110</td>
<td>25</td>
<td>69</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>10</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Hispanic</td>
<td>5,330</td>
<td>2,285</td>
<td>1,900</td>
<td>185</td>
</tr>
</tbody>
</table>

**Table 21 – Greater Need: Housing Cost Burdens AMI**

*Data Source: 2007-2011 CHAS*
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

The impact of housing problems in Wyandotte County/Kansas City varies primarily by income level. However, the following groups within an income tier and race/ethnicity category experienced problems at a rate at least 10 percentage points higher than the County as a whole:

Housing needs

- Black/African American households earning 80-100% AMI

Severe housing needs

- Asian households earning 30-50% of AMI, and 50-80% of AMI (Note: The total population of Asian households in Wyandotte County/Kansas City is 2.6% of the total population, so the margin of error may be high)
- Hispanic households earning 0-30% of AMI

Cost burden

- None

If they have needs not identified above, what are those needs?

The needs among races/ethnicities are indicated above. Income categories have more general needs, as described in NA-10 and the Housing Market Analysis.

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The largest concentrations of Wyandotte County/Kansas City’s Black/African American population are in the Northeast neighborhood, and the largest concentrations of the Hispanic population are in the neighborhoods of Riverview, Armourdale, Argentine, and Kensington. The Asian population is dispersed across the County, with slightly higher concentrations in the neighborhoods of Turner, Riverview, and Bethel-Welborn.
**NA-35 Public Housing – 91.205(b)**

**Introduction**

The Kansas City, Kansas Housing Authority (KCKHA) receives both public housing operating subsidies and Section 8 rental subsidies.

KCKHA’S mission is to help families and individuals with low and moderate incomes achieve greater stability and self-reliance by providing safe, affordable, quality housing and partnering with community services and agencies and promoting economic opportunity in a suitable living environment free from discrimination. According to the 2013 Wyandotte County/Kansas City/Kansas City CAPER (most recent available), 2,058 families are served by public housing and 1,469 are served by Section 8 vouchers.

The data provided by HUD for this plan is based on the Kansas City, Kansas Housing Authority.

**Totals in Use**

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Vouchers</th>
<th>Special Purpose Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Certificate</td>
<td>Mod-Rehab</td>
</tr>
<tr>
<td># of units vouchers in use</td>
<td>50</td>
<td>0</td>
</tr>
</tbody>
</table>

*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Data Source:** PIC (PIH Information Center)
### Characteristics of Residents

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Certificate</th>
<th>Mod-Rehab</th>
<th>Public Housing</th>
<th>Total</th>
<th>Project-based</th>
<th>Tenant-based</th>
<th>Special Purpose Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Veterans Affairs Supportive Housing</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Family Unification Program</td>
</tr>
<tr>
<td>Average Annual Income</td>
<td>11,156</td>
<td>0</td>
<td>9,750</td>
<td>11,324</td>
<td>0</td>
<td>11,286</td>
<td>7,909</td>
</tr>
<tr>
<td>Average length of stay</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>4</td>
<td>0</td>
<td>4</td>
<td>0</td>
</tr>
<tr>
<td>Average Household size</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>2</td>
<td>0</td>
<td>2</td>
<td>1</td>
</tr>
<tr>
<td># Homeless at admission</td>
<td>0</td>
<td>0</td>
<td>7</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td># of Elderly Program Participants (&gt;62)</td>
<td>32</td>
<td>0</td>
<td>446</td>
<td>243</td>
<td>0</td>
<td>243</td>
<td>0</td>
</tr>
<tr>
<td># of Disabled Families</td>
<td>4</td>
<td>0</td>
<td>564</td>
<td>316</td>
<td>0</td>
<td>309</td>
<td>5</td>
</tr>
<tr>
<td># of Families requesting accessibility features</td>
<td>50</td>
<td>0</td>
<td>1,865</td>
<td>1,305</td>
<td>0</td>
<td>1,290</td>
<td>8</td>
</tr>
<tr>
<td># of HIV/AIDS program participants</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td># of DV victims</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

**Table 23 – Characteristics of Public Housing Residents by Program Type**

**Data Source:** PIC (PIH Information Center)
### Race of Residents

<table>
<thead>
<tr>
<th>Race</th>
<th>Certificate</th>
<th>Mod-Rehab</th>
<th>Public Housing</th>
<th>Total</th>
<th>Project-based</th>
<th>Tenant-based</th>
<th>Vouchers</th>
<th>Special Purpose Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td>White</td>
<td>31</td>
<td>0</td>
<td>503</td>
<td>254</td>
<td>0</td>
<td>252</td>
<td>1</td>
<td>0</td>
</tr>
<tr>
<td>Black/African American</td>
<td>19</td>
<td>0</td>
<td>1,268</td>
<td>1,047</td>
<td>0</td>
<td>1,035</td>
<td>7</td>
<td>0</td>
</tr>
<tr>
<td>Asian</td>
<td>0</td>
<td>0</td>
<td>88</td>
<td>3</td>
<td>0</td>
<td>2</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>American Indian/Alaska Native</td>
<td>0</td>
<td>0</td>
<td>5</td>
<td>1</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Pacific Islander</td>
<td>0</td>
<td>0</td>
<td>1</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Other</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
</tbody>
</table>

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 24 – Race of Public Housing Residents by Program Type

**Data Source:** PIC (PIH Information Center)

### Ethnicity of Residents

<table>
<thead>
<tr>
<th>Ethnicity</th>
<th>Certificate</th>
<th>Mod-Rehab</th>
<th>Public Housing</th>
<th>Total</th>
<th>Project-based</th>
<th>Tenant-based</th>
<th>Vouchers</th>
<th>Special Purpose Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hispanic</td>
<td>6</td>
<td>0</td>
<td>88</td>
<td>40</td>
<td>0</td>
<td>40</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Not Hispanic</td>
<td>44</td>
<td>0</td>
<td>1,777</td>
<td>1,265</td>
<td>0</td>
<td>1,250</td>
<td>8</td>
<td>0</td>
</tr>
</tbody>
</table>

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Table 25 – Ethnicity of Public Housing Residents by Program Type

**Data Source:** PIC (PIH Information Center)
Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 and 24 CFR Part 8 requires that 5% of all public housing units be accessible to persons with mobility impairments. Another 2% of public housing units must be accessible to persons with sensory impairments. The Uniform Federal Accessibility Standards (UFAS) is the standard against which residential and non-residential spaces are judged to be accessible.

The Kansas City, Kansas Housing Authority meets the Section 504 requirements and makes reasonable accommodations when necessary, either to existing public housing stock or by providing Section 8 vouchers. According to Housing Authority officials, there is low demand for more accessible units among public housing tenants and applicants on the waiting list.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The greatest needs of households currently living in public housing continue to be stable, decent living conditions and access to opportunity, in the form of employment, education, or transportation connections to neighborhood amenities. The Kansas City, Kansas Housing Authority continues to address the most immediate needs of its public housing residents by keeping the maximum number of housing authority units possible available and in good condition. For both residents of public housing and Section 8 Voucher Holders, an adequate supply of units affordable and available to eligible applicants remains a need, along with barrier removal for the elderly and disabled.

How do these needs compare to the housing needs of the population at large

The population at large includes households that share the needs of public housing residents and voucher holders, because the resources available to the agencies running these housing programs are insufficient to meet local need. Until a unit or voucher becomes available, the 327 households on the public housing waiting list and 2,669 households on the Section 8 waiting list continue to subsist on extremely low incomes in housing conditions that are likely unaffordable, inadequate, or both.
**NA-40 Homeless Needs Assessment – 91.205(c)**

**Introduction:**
The following information was collected from the 2015 Kansas City/Wyandotte County/Kansas City Continuum of Care (CoC) Point-in-Time Count and the Wyandotte Homeless Services Coalition’s 10 Year Plan to End Homelessness in Wyandotte County/Kansas City, published in 2013.

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

According to the 2015 Point-in-Time Count, a total of 231 people in 152 households were served in HMIS participating emergency shelters and transitional housing projects. Of these, 33 were families with at least one adult and one child. Two unaccompanied youth were served by transitional housing projects, and eleven veterans identified as homeless.

Additionally, 41 individuals (27% of the total homeless population) and two families identified as chronically homeless. Of these chronically homeless individuals, five were veterans.

According to the National Coalition for the Homeless, the average length of stay in emergency shelter is 51-69 days for individuals and 70 days for families. For those staying in transitional housing, the average stay is 175-196 days for individuals, and 223 days for families. In Wyandotte County, homeless providers say that the average length of stay varies wildly depending on the circumstances of the individual or family.

Note: Chronic homelessness is defined as an individual or family that has been homeless (living or residing in a place not meant for habitation, safe haven, or emergency shelter) for at least one year or on at least four separate occasions in the last three years and has a head of household that can be diagnosed with a disabling condition.
Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

In Wyandotte County/Kansas City, 110 individuals in 33 homeless families with children and 20 families with veterans were served according to the 2015 Point-in-Time Count. Of the individuals in families with children, 66 were under 18, 5 were between the ages of 18 and 24, and 39 were over age 24. Four families were unsheltered, with the remainder in transitional housing.

The majority (55%) of homeless individuals in Wyandotte County/Kansas City, according to the 2015 Point-in-Time Count, were Black/African-American. Thirty-eight percent of homeless individuals were white, 7% were Hispanic, 2% were Native American, and 4% identified as multiple races.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.
According to the 2015 Point-in-Time Count, a total of 231 people in 152 households were served in HMIS participating emergency shelters and transitional housing projects. Of these, 196 individuals in 124 households were sheltered, and 35 individuals in 28 households were unsheltered. Seven children under the age of 18 were in unsheltered homeless families.
**Introduc**tion:
Persons with special needs include the elderly and frail elderly, persons with developmental and physical disabilities, persons suffering from drug and alcohol addiction, and persons living with HIV/AIDS. Many persons with special needs also have very low incomes.

**Describe the characteristics of special needs populations in your community:**

*Elderly*

Elderly persons are more likely to live on fixed, very low incomes or require special supportive service to complete their daily routines. This means elderly residents especially need affordable housing options and easy access to service providers.

According to CHAS data, 26.6% of households in the County contain at least one person age 62 or over. Over 61% of these households are low-income, earning 80% or less of the area’s median family income. In addition, the Census reported that 44.5% of persons 65 years and over had at least one disability in 2011; 19.6% with an independent living difficulty.

*People Living with Disabilities*

There were 21,566 persons with disabilities in Wyandotte County/Kansas City in 2011, representing 13.8% of the population. The two most common disabilities reported were ambulatory, meaning difficulty walking or moving around, and cognitive, meaning difficulties with various types of mental tasks. Individuals with ambulatory disabilities generally require accessible housing units, and individuals with cognitive disabilities may require assisted living facilities. Approximately 25.6% of persons with a disability also live in poverty, compared to 23.5% of persons with no disabilities.

*Substance Abuse and Addiction*

According to the State of Kansas Social and Rehabilitation Services, there were 438 low-income persons who received SRS-funded substance abuse services in 2013.

Individuals who have special needs are typically extremely low income and face tremendous challenges finding housing that they can afford. Individuals with special needs also require supportive services in addition to housing that they can afford. Public and private sources have much smaller funds available for these purposes, making it difficult for non-profit organizations to develop and operate housing and supportive service programs.
What are the housing and supportive service needs of these populations and how are these needs determined?

Summarizing the above estimates and input received during stakeholder interviews held in preparing the 5 Year Consolidated Plan and information and data provided by the Kansas City, Kansas Housing Authority, the most significant needs for these populations are:

- Affordable housing, including rental vouchers
- Addressing barriers to becoming home owners
- Emergency assistance – e.g. food, shelter, assistance with utilities and rent
- Assistance with home repairs

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

HIV/AIDS data provided by the Kansas Department of Health and Environment (KDHE) covers both Leavenworth County and Wyandotte County because of privacy concerns. According to KDHE, there were 22 new cases of HIV/AIDS in 2014, 77% of which were male. New diagnoses of HIV/AIDS have decreased steadily since the late 90s, with a peak of 67 new cases in 1991. The fatality rate has also decreased, from a peak of 92% in 1987 to 0% in 2014. Historically, the majority of individuals with HIV/AIDS were White (43%) or Black (37%). In 2014, however, Hispanics accounted for 41% of new HIV/AIDS cases, Whites accounted for 32%, and Blacks accounted for 18%.
Describe the jurisdiction’s need for Public Facilities:
Through CDBG funds, the Unified Government can fund the construction, rehabilitation, or installation of public facilities. Eligible public facilities include neighborhood facilities (such as educational centers, parks, recreation centers, and libraries) and facilities for special needs populations (such as homeless shelters, elderly facilities, or centers for disabled persons).

In general, the top priorities for most areas in Wyandotte County/Kansas City, Kansas involve facilities that target under-served and special needs populations such as seniors, veterans, youth, and persons suffering from substance abuse. Specifically, the County needs additional community recreation facilities, especially in the neighborhoods near Downtown and near public housing developments. The County currently has no emergency shelter for women and children, and there is a lack of substance abuse rehabilitation and mental health facilities in the area. Additionally, existing homeless facilities are in need of upgrades.

How were these needs determined?
The Unified Government facilitated a series of stakeholder interviews and focus groups in which it requested feedback on needs across the community.

Describe the jurisdiction’s need for Public Improvements:
Through CDBG funds, the Unified Government can also fund the construction, rehabilitation, or installation of public improvements. Public improvements include, but are not limited to, street and sidewalk improvements, water and sewer installation, and maintenance and ADA compliance construction and rehabilitation.

Public improvements needed in Wyandotte County include trail connections, sidewalk repairs, combined sewer separation, and park maintenance.

How were these needs determined?
The Unified Government facilitated a series of stakeholder interviews and focus groups in which it requested feedback on needs across the community.

Describe the jurisdiction’s need for Public Services:
Through CDBG funds, the Unified Government can fund an array of public services. Eligible public services include, but are not limited to, homeless services, education and workforce development programs, homebuyer counseling, elderly care and programs, and child care and health services.

Wyandotte County’s public service needs include expansion of the existing transit network, substance abuse and mental health counseling, employability training, on-the-job training/apprenticeships, homeless prevention, secure homeless facilities, and increased animal control staffing and services.
How were these needs determined?
The Unified Government facilitated a series of stakeholder interviews and focus groups in which it requested feedback on needs across the community.
4. Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:
Wyandotte County/Kansas City, Kansas is located in the northeast part of Kansas and is part of the Kansas City, Missouri metropolitan region. Housing values are some of the lowest in the region, but the County also has a higher unemployment and lower poverty rate than the majority of Kansas.

This market analysis identifies the need to preserve existing affordable housing opportunities while advancing efforts to create a diverse supply of additional affordable units. Ultimately, Wyandotte County/Kansas City is working to ensure that a mix of housing types exists within each community to accommodate households of all types and income levels. The County housing strategies will be especially guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options with appropriate supportive services where needed.
**MA-10 Number of Housing Units – 91.210(a)&(b)(2)**

**Introduction**

The housing stock in Wyandotte County/Kansas City, Kansas is principally single-family and owner-occupied (62.1%). The majority of multi-family units are located in medium (5 to 19 units) or large (20 or more units) buildings, and the highest concentrations of such buildings are in areas around downtown Kansas City, KS. With 21.9% of the County’s population living in poverty, the need for more affordable housing, both owner- and renter-occupied, is strong throughout the community.

Of the 32,828 owner-occupied units in the County, 70% consist of three or more bedrooms. This is in stark comparison to renter-occupied units, of which only 31% include three or more bedrooms. One- and two-bedroom units are the smallest category of owner-occupied housing, but the majority of renter households live in these types of units.

**All residential properties by number of units**

<table>
<thead>
<tr>
<th>Property Type</th>
<th>Number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1-unit detached structure</td>
<td>44,356</td>
<td>71%</td>
</tr>
<tr>
<td>1-unit, attached structure</td>
<td>4,007</td>
<td>6%</td>
</tr>
<tr>
<td>2-4 units</td>
<td>3,142</td>
<td>5%</td>
</tr>
<tr>
<td>5-19 units</td>
<td>5,851</td>
<td>9%</td>
</tr>
<tr>
<td>20 or more units</td>
<td>3,585</td>
<td>6%</td>
</tr>
<tr>
<td>Mobile Home, boat, RV, van, etc.</td>
<td>1,137</td>
<td>2%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>62,078</strong></td>
<td>100%</td>
</tr>
</tbody>
</table>

Data Source: 2007-2011 ACS

**Unit Size by Tenure**

<table>
<thead>
<tr>
<th></th>
<th>Owners</th>
<th></th>
<th>Renters</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>No bedroom</td>
<td>71</td>
<td>0%</td>
<td>1,013</td>
<td>5%</td>
</tr>
<tr>
<td>1 bedroom</td>
<td>822</td>
<td>3%</td>
<td>4,865</td>
<td>24%</td>
</tr>
<tr>
<td>2 bedrooms</td>
<td>8,841</td>
<td>27%</td>
<td>7,858</td>
<td>39%</td>
</tr>
<tr>
<td>3 or more bedrooms</td>
<td>23,094</td>
<td>70%</td>
<td>6,259</td>
<td>31%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>32,828</strong></td>
<td><strong>100%</strong></td>
<td><strong>19,995</strong></td>
<td><strong>99%</strong></td>
</tr>
</tbody>
</table>

Data Source: 2007-2011 ACS
Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.
The County administers a variety of housing programs to assist low- and moderate-income residents to afford and maintain housing. These are funded primarily through federal Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant programs, through which the County utilizes public funds to address the priority needs and specific objectives identified in the Consolidated Plan.

The lack of affordable housing in the County is a major obstacle for residents. This lack of affordable housing particularly affects low- and moderate-income households, seniors, people with disabilities, single head of households, and young adults. To foster the development of affordable housing, the County utilizes HOME resources to expand housing opportunities. In the 2013-2014 reporting period, the County used HOME funding to assist in the construction, rehabilitation, or purchase of 129 units. About 77% of households assisted with HOME funds earn less than 50% of the Area Median Income.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.
According to the National Low Income Housing Coalition’s National Housing Preservation database on expiring project-based rental assistance (PBRA), which includes project-based Section 8, Section 202, Section 811, RAP, LIHTC, and HOME, there are 990 units in the County at-risk for conversion to market-rate units. In the absence of intervention to preserve the affordability of these units, this would occur when the rental assistance or affordability period expires within the next five years.

Because significant government funding has been invested in these properties, this housing is some of the most affordable housing in the County. Wyandotte County/Kansas City will continue to monitor this database over the next five years to assess if and when any units could be lost due to expiring contracts and what actions the Unified Government can take to preserve these units.

Does the availability of housing units meet the needs of the population?
No. The Kansas City, Kansas Housing Authority has a waiting list of over 300 families for its Public Housing units and a waiting list of over 2,500 families for its Section 8 Housing Choice Voucher program. This aligns with the nationwide trend of communities experiencing a significant shortage of affordable and available rental units for extremely low-, low-, and moderate-income households. There is also a concern for providing housing for lower income renters as federal housing subsidies expire.

Furthermore, as demonstrated by the CHAS data analyzed in the Needs Assessment, more renters as a whole than owners experience one or more housing problems. However, cost-burden is a problem for both owners and renters. Affordability is a major barrier for most residents in the County, renters and homeowners.
Describe the need for specific types of housing:
There is a need for safe, sanitary, accessible, and affordable housing throughout the County. Specifically, there is a strong need for housing affordable to households earning less than 50% of the median income, and practical options are needed to ensure the availability of accessible units for the elderly and people with physical disabilities. According to interviews conducted with stakeholders, there is a shortage of one-bedroom units in the community, and a need for more affordable units for families with children.
**MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)**

**Introduction**
Housing costs in Wyandotte County/Kansas City, Kansas have increased since 2000, while median incomes decreased in the same time period.

The HUD-provided table below indicates the number of affordable units available to households with various income levels. The 3,155 rental units identified as affordable to households below 30% of the HUD-adjusted Median Family Income (HAMFI) represent 11% of the rental housing inventory in the County. This supply of units does not come close to accommodating the 10,770 households earning less than 30% of HAMFI.

In Wyandotte County, the 2011 Fair Market Rent (FMR) for a two-bedroom apartment was $783. In order to afford this level of rent and utilities, without paying more than 30% of income on housing, a household must earn $2,610 monthly or $31,320 annually. Assuming a 40-hour work week, 52 weeks per year, the level of income translates into a Housing Wage of $15.06. However, in 2011 in Wyandotte County a minimum-wage worker earned an hourly wage of $7.25. The monthly rent affordable at minimum wage for a 40-hour work week in the County is $377, about two times less than the actual Fair Market Rent.

**Cost of Housing**

<table>
<thead>
<tr>
<th></th>
<th>Base Year: 2000</th>
<th>Most Recent Year: 2011</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Median Home Value</td>
<td>51,900 ($67,795 in 2011 dollars)</td>
<td>93,300</td>
<td>80% (38% adjusted)</td>
</tr>
<tr>
<td>Median Contract Rent</td>
<td>386 ($504 in 2011 dollars)</td>
<td>524</td>
<td>36% (4% adjusted)</td>
</tr>
</tbody>
</table>

Table 28 – Cost of Housing

**Data Source:** 2000 Census (Base Year), 2007-2011 ACS (Most Recent Year)

<table>
<thead>
<tr>
<th>Rent Paid</th>
<th>Number</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than $500</td>
<td>9,346</td>
<td>46.8%</td>
</tr>
<tr>
<td>$500-999</td>
<td>10,126</td>
<td>50.7%</td>
</tr>
<tr>
<td>$1,000-1,499</td>
<td>397</td>
<td>2.0%</td>
</tr>
<tr>
<td>$1,500-1,999</td>
<td>82</td>
<td>0.4%</td>
</tr>
<tr>
<td>$2,000 or more</td>
<td>44</td>
<td>0.2%</td>
</tr>
<tr>
<td>Total</td>
<td><strong>19,995</strong></td>
<td><strong>100.0%</strong></td>
</tr>
</tbody>
</table>

Table 29 - Rent Paid

**Data Source:** 2007-2011 ACS
### Housing Affordability

<table>
<thead>
<tr>
<th>% Units affordable to Households earning</th>
<th>Renter</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>30% HAMFI</td>
<td>3,155</td>
<td>No Data</td>
</tr>
<tr>
<td>50% HAMFI</td>
<td>9,200</td>
<td>6,995</td>
</tr>
<tr>
<td>80% HAMFI</td>
<td>16,325</td>
<td>14,835</td>
</tr>
<tr>
<td>100% HAMFI</td>
<td>No Data</td>
<td>19,185</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>28,680</strong></td>
<td><strong>41,015</strong></td>
</tr>
</tbody>
</table>

**Data Source:** 2007-2011 CHAS

### Monthly Rent

<table>
<thead>
<tr>
<th>Monthly Rent ($)</th>
<th>Efficiency (no bedroom)</th>
<th>1 Bedroom</th>
<th>2 Bedroom</th>
<th>3 Bedroom</th>
<th>4 Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fair Market Rent</td>
<td>491</td>
<td>632</td>
<td>783</td>
<td>1,073</td>
<td>1,195</td>
</tr>
<tr>
<td>High HOME Rent</td>
<td>534</td>
<td>687</td>
<td>852</td>
<td>1,168</td>
<td>1,300</td>
</tr>
<tr>
<td>Low HOME Rent</td>
<td>534</td>
<td>687</td>
<td>825</td>
<td>953</td>
<td>1,063</td>
</tr>
</tbody>
</table>

**Data Source:** HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

No. The table above shows that there is insufficient housing for extremely low- and low-income households in the County. According to CHAS data analyzed in the Needs Assessment, there are 19,330 households earning between 0% and 50% of the median family income in the County. However, there are only 12,355 housing units affordable to these households, accommodating for just 64% of this population.

### How is affordability of housing likely to change considering changes to home values and/or rents?

According to the table above, between 2000 and 2011 the median home value and median contract rent in Wyandotte County/Kansas City, Kansas increased by 38% and 4%, respectively, after adjusting for inflation. Over the same time period, the median household income has decreased in terms of real dollars by 8% for homeowners and 21% for renters. This means that housing has become less affordable overall during the past ten years. If these trends continue, then housing affordability will become an even higher barrier for most County residents.
How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

The County’s median contract rent ($524) is lower than the HOME rent for all apartment sizes. This means that a household receiving a tenant-based rental subsidy should be able to afford most homes within Wyandotte County.

However, as detailed above, housing costs in the County are increasing at much faster rates than incomes. As housing construction and rehabilitation costs rise, it will be increasingly difficult to produce much needed affordable housing.
**MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)**

**Introduction**
The following data provides an overview on the condition of housing in Wyandotte County/Kansas City, Kansas.

**Definitions**
Standard Condition: No major structural defects; adequate plumbing and kitchen facilities; appearance which does not create a blighting influence; and the house meets additional, more stringent, local standards and building codes, including lead-based paint clearance.

Substandard Condition but Suitable for Rehabilitation: The nature of the substandard condition makes rehabilitation both financially and structurally feasible.

Housing Conditions: Condition of units is assessed using the same criteria as in the Needs Assessment. This includes: 1) lacks complete plumbing facilities, 2) lacks complete kitchen facilities, 3) more than one person per room, 4) cost burden (amount of income allocated to housing) is greater than 30%, and 5) complies with applicable building code standards.

**Condition of Units**

<table>
<thead>
<tr>
<th>Condition of Units</th>
<th>Owner-Occupied</th>
<th>Renter-Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>With one selected Condition</td>
<td>9,956</td>
<td>30%</td>
</tr>
<tr>
<td>With two selected Conditions</td>
<td>382</td>
<td>1%</td>
</tr>
<tr>
<td>With three selected Conditions</td>
<td>22</td>
<td>0%</td>
</tr>
<tr>
<td>With four selected Conditions</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>No selected Conditions</td>
<td>22,468</td>
<td>68%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>32,828</strong></td>
<td><strong>99%</strong></td>
</tr>
</tbody>
</table>

*Data Source: 2007-2011 ACS*

**Year Unit Built**

<table>
<thead>
<tr>
<th>Year Unit Built</th>
<th>Owner-Occupied</th>
<th>Renter-Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number</td>
<td>%</td>
</tr>
<tr>
<td>2000 or later</td>
<td>2,642</td>
<td>8%</td>
</tr>
<tr>
<td>1980-1999</td>
<td>3,133</td>
<td>10%</td>
</tr>
<tr>
<td>1950-1979</td>
<td>16,580</td>
<td>51%</td>
</tr>
<tr>
<td>Before 1950</td>
<td>10,473</td>
<td>32%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>32,828</strong></td>
<td><strong>101%</strong></td>
</tr>
</tbody>
</table>

*Data Source: 2007-2011 CHAS*
Risk of Lead-Based Paint Hazard

<table>
<thead>
<tr>
<th>Risk of Lead-Based Paint Hazard</th>
<th>Owner-Occupied</th>
<th>Renter-Occupied</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Number of Units Built Before 1980</td>
<td>27,053 82%</td>
<td>15,909 80%</td>
</tr>
<tr>
<td>Housing Units build before 1980 with children present</td>
<td>1,044 3%</td>
<td>990 5%</td>
</tr>
</tbody>
</table>

**Table 34 – Risk of Lead-Based Paint**

Data Source: 2007-2011 ACS (Total Units) 2007-2011 CHAS (Units with Children present)

### Vacant Units

<table>
<thead>
<tr>
<th>Suitable for Rehabilitation</th>
<th>Not Suitable for Rehabilitation</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abandoned Vacant Units</td>
<td></td>
<td></td>
</tr>
<tr>
<td>REO Properties</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Abandoned REO Properties</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Table 35 - Vacant Units**

### Need for Owner and Rental Rehabilitation

Older housing typically requires more continual maintenance. In the absence of routine maintenance, older housing can quickly become substandard. A common age threshold used to signal a potential deficiency is around 50 years or more. The age of the housing stock in Wyandotte County is older than the U.S. overall. Over 19.5% of the nation’s overall housing stock was built before 1950; for Wyandotte County, 29.5% of units were built before 1950.

Both owner- and renter-occupied housing units have similar percentages of households built in the four time periods presented in the table below, suggesting that both owner and rental units may require rehabilitation from normal wear and tear.

Renter-occupied units have a slightly higher prevalence (45%) of having at least one selected condition than owner-occupied units (30%). It is uncommon for both owner- and renter-occupied units to have more than one selected condition. This may indicate that more renter-occupied than owner-occupied units require rehabilitation, although “selected condition” includes cost burden and overcrowding, which are not reflections of the physical state of the unit.

Stakeholder interviews confirm this need, with a particularly heavy emphasis placed on home repair for senior citizens and low-income individuals and families.
**Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards**

Lead-based paint was banned from residential uses in 1978. All houses constructed before 1978 are therefore considered at risk for containing lead-based paint.

According to 2007-2011 CHAS data, 6,115 low- and moderate-income households (80% HAMFI and below) with at least one child age 6 or younger live in housing units built before 1980. These households, 10.71% of all households, are at risk for lead-based paint.
**MA-25 Public and Assisted Housing – 91.210(b)**

**Introduction**

The Kansas City, Kansas Housing Authority (KCKHA) was founded in 1957. Its mission is to help families and individuals with low and moderate incomes achieve greater stability and self-reliance by providing safe, affordable, quality housing and partnering with community services and agencies and promoting economic opportunity in a suitable living environment free from discrimination.

The data tables presented in this section were pre-populated by the HUD eCon Planning Suite. In many instances, the data is either incorrect or out of date; however, no changes can be made. Where data was available, supplemental tables are provided.

**Totals Number of Units**

<table>
<thead>
<tr>
<th>Program Type</th>
<th>Certificate</th>
<th>Mod-Rehab</th>
<th>Public Housing</th>
<th>Total</th>
<th>Project-based</th>
<th>Tenant-based</th>
<th>Vouchers</th>
<th>Special Purpose Voucher</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Total</td>
<td>92</td>
<td>0</td>
<td>2,046</td>
<td>1,494</td>
<td>35</td>
<td>1,459</td>
<td>93</td>
<td>0</td>
</tr>
<tr>
<td>Project-based</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tenant-based</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Vouchers</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Special Purpose Voucher</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Disabled</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

**Table 36 – Total Number of Units by Program Type**

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

According to KCKHA staff, the Housing Authority maintains 2,057 units of public housing across six developments and many scattered sites. The table below summarizes information about these developments. The Housing Authority manages 1,164 units for elderly residents and 893 units for families. There are 320 families on the waiting list, and an annual turnover of 420 units.
<table>
<thead>
<tr>
<th>Development</th>
<th>Family Units</th>
<th>Elderly Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Juniper Gardens</td>
<td>265</td>
<td>0</td>
</tr>
<tr>
<td>Family North</td>
<td>229</td>
<td>0</td>
</tr>
<tr>
<td>St. Margaret's Park</td>
<td>100</td>
<td>0</td>
</tr>
<tr>
<td>Belrose Manor</td>
<td>90</td>
<td>0</td>
</tr>
<tr>
<td>Grandview Park</td>
<td>39</td>
<td>0</td>
</tr>
<tr>
<td>Family South</td>
<td>225</td>
<td>0</td>
</tr>
<tr>
<td>Cyrus K. Holliday</td>
<td>60</td>
<td>0</td>
</tr>
<tr>
<td>Douglas Heights</td>
<td>99</td>
<td>0</td>
</tr>
<tr>
<td>Chalet Manor</td>
<td>66</td>
<td>0</td>
</tr>
<tr>
<td>Wyandotte Towers</td>
<td>0</td>
<td>302</td>
</tr>
<tr>
<td>Elderly East</td>
<td>0</td>
<td>484</td>
</tr>
<tr>
<td>Bethany Park Towers</td>
<td>0</td>
<td>153</td>
</tr>
<tr>
<td>Douglas Heights</td>
<td>0</td>
<td>101</td>
</tr>
<tr>
<td>Glanville Towers</td>
<td>0</td>
<td>108</td>
</tr>
<tr>
<td>Rosedale Towers</td>
<td>0</td>
<td>122</td>
</tr>
<tr>
<td>Elderly West</td>
<td>0</td>
<td>378</td>
</tr>
<tr>
<td>Welborn Villa</td>
<td>0</td>
<td>80</td>
</tr>
<tr>
<td>Westgate Towers</td>
<td>0</td>
<td>163</td>
</tr>
<tr>
<td>Westgate Villa</td>
<td>0</td>
<td>20</td>
</tr>
<tr>
<td>Plaza Towers</td>
<td>0</td>
<td>115</td>
</tr>
<tr>
<td>Scattered Sites</td>
<td>174</td>
<td>0</td>
</tr>
<tr>
<td>SUBTOTAL</td>
<td>893</td>
<td>1164</td>
</tr>
<tr>
<td>TOTAL</td>
<td>2057</td>
<td></td>
</tr>
</tbody>
</table>

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

As detailed in the following table based on the most recent (2008) HUD inspection scores, one development scored less than 80, with 100 being a perfect score.

**Public Housing Condition**

<table>
<thead>
<tr>
<th>Development</th>
<th>Score</th>
<th>Inspection Date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Juniper Gardens</td>
<td>91</td>
<td>3/26/2015</td>
</tr>
<tr>
<td>Family North</td>
<td>53</td>
<td>4/2/2015</td>
</tr>
<tr>
<td>Family South</td>
<td>98</td>
<td>4/23/2015</td>
</tr>
<tr>
<td>Wyandotte Towers</td>
<td>94</td>
<td>4/24/2015</td>
</tr>
<tr>
<td>Elderly East</td>
<td>96</td>
<td>3/30/2015</td>
</tr>
<tr>
<td>Elderly West</td>
<td>89</td>
<td>3/30/2015</td>
</tr>
<tr>
<td>Scattered Sites</td>
<td>96</td>
<td>4/27/2015</td>
</tr>
</tbody>
</table>

Table 37 - Public Housing Condition
Describe the restoration and revitalization needs of public housing units in the jurisdiction: KCHKA renovates each unit between tenants, so building interiors are generally in good condition. Continued capital funding is necessary to maintain these conditions. Buildings grounds however, are in need of improvement. Specifically, most of the major maintenance needs are for non-city streets and sidewalks.

Describe the public housing agency’s strategy for improving the living environment of low- and moderate-income families residing in public housing: KCKHA’s strategy for improving living environments is based on regular unit and building maintenance and repair, including HVAC improvements, interior modernization, roof replacement, fencing, wireless internet access, painting, and parking lot expansion. The Housing Authority also provides services and facilities such as a computer lab and computer training program, learning clubs, HeadStart, and a community garden and farmer’s market.
**MA-30 Homeless Facilities and Services – 91.210(c)**

**Introduction**

Wyandotte County/Kansas City, Kansas is part of the Wyandotte Homeless Services Coalition (WHSC), which is the region’s Continuum of Care. The WHSC works to address homelessness and the priority needs of homeless individuals and families, including homeless subpopulations. Data for the HUD-formatted table below was taken from the available information pertaining to the CoC that follows.

**Facilities and Housing Targeted to Homeless Households**

<table>
<thead>
<tr>
<th>Facilities and Housing Targeted to Homeless Households</th>
<th>Emergency Shelter Beds</th>
<th>Transitional Housing Beds</th>
<th>Permanent Supportive Housing Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Year Round Beds (Current &amp; New)</td>
<td>Voucher / Seasonal / Overflow Beds</td>
<td>Current &amp; New</td>
</tr>
<tr>
<td>Households with Adult(s) and Child(ren)</td>
<td>117</td>
<td>43</td>
<td></td>
</tr>
<tr>
<td>Households with Only Adults</td>
<td>44</td>
<td>15</td>
<td>72</td>
</tr>
<tr>
<td>Chronically Homeless Households</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Veterans</td>
<td>55</td>
<td>28</td>
<td></td>
</tr>
<tr>
<td>Unaccompanied Youth</td>
<td>12</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

*Table 38 - Facilities and Housing Targeted to Homeless Households*
Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

Many social service agencies in Wyandotte County provide benefits to LMI individuals and families in order to prevent homelessness. These services are essential in the Continuum of Care process and also serve the needs of those who have already become homeless. These organizations provide many services to their clientele, including but not limited to counseling, case management, life skills training, financial literacy classes, and victim advocacy, all of which help residents to develop the skills and knowledge to transition into permanent supportive housing or independent living and to maintain steady employment. The ultimate goal of providing supportive services is self-sufficiency.

**Physical Health** – Health clinics that serve low-income populations such as the homeless include the Duchesne Clinic, Swope Health Clinic, and Silver City Health Center.

**Mental Health** – Wyandot Center for Behavioral Health Care, Mental Health America of the Heartland, and the Good Samaritan Project serve homeless individuals in the County struggling with mental health issues.

**Substance Abuse** – Organizations and facilities that provide counseling and treatment for homeless individuals struggling with addiction include the Regional Prevention Center of Wyandotte County, the Substance Abuse Center of Eastern Kansas, the Salvation Army, and Catholic Charities of Northeast Kansas.

**Employment Services** – Workforce Partnership, El Centro, the Economic Opportunity Foundation, and the Good Samaritan Project provide employment search, job training, and career readiness assistance to

---

<table>
<thead>
<tr>
<th>Kind of Housing</th>
<th>Family Beds</th>
<th>Adult-Only Beds</th>
<th>Year Round Beds</th>
<th>Seasonal/Overflow/Voucher</th>
<th>Veteran Beds</th>
<th>Youth Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Emergency, Safe Haven, and Transitional Housing</td>
<td>117</td>
<td>116</td>
<td>245</td>
<td>15</td>
<td>55</td>
<td>12</td>
</tr>
<tr>
<td>Emergency Shelter</td>
<td>0</td>
<td>44</td>
<td>44</td>
<td>15</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Transitional Housing</td>
<td>117</td>
<td>72</td>
<td>201</td>
<td>n/a</td>
<td>55</td>
<td>12</td>
</tr>
<tr>
<td>Permanent Housing</td>
<td>43</td>
<td>95</td>
<td>138</td>
<td>n/a</td>
<td>29</td>
<td>0</td>
</tr>
<tr>
<td>Permanent Supportive Housing</td>
<td>9</td>
<td>91</td>
<td>130</td>
<td>n/a</td>
<td>29</td>
<td>0</td>
</tr>
<tr>
<td>Rapid Re-Housing</td>
<td>4</td>
<td>4</td>
<td>8</td>
<td>n/a</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Grand Total</td>
<td>160</td>
<td>211</td>
<td>383</td>
<td>15</td>
<td>84</td>
<td>12</td>
</tr>
</tbody>
</table>
homeless individuals. Job-related services are also provided on-site at some of the shelter and transitional living facilities.

HIV/AIDS – The Good Samaritan Project and the Duchesne Clinic provides several services targeted to individuals with HIV/AIDS; SAVE Inc. provides supportive housing services and other housing programs for the population living with HIV/AIDS.

Childcare – El Centro, Kansas Social and Rehabilitation Service, and the Salvation Army provide child care services for the homeless population.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

Emergency Shelters and Services available to people who are homeless in the County include:

- Grace Center – provides housing programs for teenage women
- Friends of Yates, Inc./Joyce H. Williams Center – Shelter for battered women and children.
- Kaw Valley Center Neutral Ground – Residential and wraparound services for children and families.
- Salvation Army Family Shelter – Provides shelter and meals for families and single women.
- Save Inc. – Shelter targeted to persons living with HIV/AIDS
- Shalom House – Temporary shelter, laundry, and meals
- TLC Children and Family Services – Shelter for children and youth facing abuse, neglect, or family disruption.
- USD 500 Homeless Program – A program of the Kansas City, KS school district that provides a wide array of services for homeless families, including assistance with transportation, housing, school-related costs.

Transitional Housing opportunities in the County include:

- Love Outreach International – Transitional housing and wraparound services for single men.
- Hillcrest Transitional Housing – Housing and wraparound services for families
- Kaw Valley Center Residential West – Residential and wraparound services for children and families.
- Mt. Carmel Outreach – Transitional housing and complementary services for families.
- Ozanam Pathways – Transitional group homes and services for youth and their families.
- Rachel’s Tea House – Housing and mentoring for young mothers and their families.
- Salvation Army – Transitional housing for individuals recovering from addiction.
- SAVE Inc. – Transitional housing for persons living with HIV/AIDS.
Permanent Supportive Housing opportunities in the County include:

- Save, INC. – Housing services for individuals living with HIV/AIDS
- Mt. Carmel Redevelopment Corp – Housing services for families and seniors with wraparound services.
- Kim Wilson Housing – Permanent supportive housing for chronically homeless individuals facing mental illness.

Agencies working to assist people who are homeless gain access to permanent housing include:

- Community Housing of Wyandotte County (CHWC) Inc. – Provides homebuyer education services
- El Centro – Offers homeownership and financial literacy classes targeted to the Latino community.
- Heartland Habitat for Humanity – Construction and rehabilitation of affordable housing for families using sweat equity and affordable/no-interest loans.
- Mt. Carmel Redevelopment – Financial education and affordable housing services.
- Kansas City, Kansas Housing Authority – Temporary financial assistance and relocation/stabilization services for families through the federally-funded Homeless and Rapid Rehousing program.
- Catholic Charities – Provides wraparound services for families in crisis.
- Cross-Lines Cooperative Council – Cooperative of organizations serving at-risk populations.
- Economic Opportunity Foundation – Provides emergency housing assistance and case management for low-income individuals and families.
- Metro Lutheran Ministry – Education and financial assistance for families in emergency situations.
- Salvation Army – Case management for homeless families and single women.
- USD 500 Homeless Programs – Housing assistance and education-related services for homeless children and their families.
MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction
Several organizations provide facilities and services for special needs populations in Wyandotte County/Kansas City, Kansas:

Organizations serving victims of domestic violence include Friends of Yates, Inc. and El Centro.

Organizations serving the elderly include Wyandotte County Area Agency on Aging, Shepherd’s Center of Kansas City, Kansas, Landon Center on Aging, and the KC-Connect Senior program through the Mid-America Regional Council.

Organizations serving the physically or developmentally disabled include the Wyandotte County Developmental Disabilities Organization, The Whole Person, Mosaic, and the Coalition for Independence.

Organizations serving youth include Wyandot, Inc., the Junior League of Wyandotte & Johnson Counties, Juvenile Services of Wyandotte County, the YMCA of Greater Kansas City, the Boys and Girls Club of Greater Kansas City, Children’s Campus of Kansas City, Kansas Action for Children, and The Family Conservancy.

Organizations serving people struggling with or affected by substance abuse include Regional Prevention Center of Wyandotte County, the Substance Abuse Center of Eastern Kansas, the Salvation Army, Kansas Social and Rehabilitation Services, and Catholic Charities of Northeast Kansas.

Organizations serving individuals living with or at risk of HIV/AIDS include SAVE Inc., the Good Samaritan Project, and the Wyandotte County Public Health Department.

Organizations serving the unemployed include the Workforce Partnership and Kansas Works.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs
Supportive housing is defined as living units that provide a planned services component with access to a wide range of services needed for the resident to achieve personal goals. Various populations with special needs require supportive housing. For some individuals, supportive housing is needed because they are unable to undertake the activities of daily living without assistance. The specific needs of local special needs subpopulations are described in NA-45, Non-Homeless Special Needs Assessment.
Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

The McKinney-Vento Act requires that State and local governments have policies and protocols developed to ensure that persons being discharged from a publicly-funded institution or system of care are not discharged immediately into homelessness. ESG homeless prevention funds may be used to assist very low-income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or youth facilities, or corrections institutions or programs. The following information describes the policies and/or protocols that are in place for each system of care to ensure that persons are not routinely discharged into homelessness.

**Foster Care:** The Kansas Foster Care system discharge policy states, “Youth who leave the foster care system because they have attained 18 years of age are eligible to participate in Independent Living Services through the Chafee Foster Care Independence Program.” This is a voluntary program and at age 18 young adults may choose not to participate. The program offers funds to help pay the costs of setting up a household, such as rent, utility deposits, furniture and household goods. The program also offers a monthly subsidy for up to 36 months as long as the young adult meets on-going eligibility requirements. Youth begin transition planning (discharge from custody) at age 16. This planning involves helping the youth identify his/her specific housing, employment, and education goals and all subsequent steps & requirements needed to achieve them. The Kansas Foster Care discharge policy specifically states that transition planning does not include discharge to homelessness or HUD funded programs.

**Health Care Facilities:** The state of Kansas does not currently have a discharge policy that governs hospitals and health care providers. Hospitals in our local continuum follow the mandated Medicare discharge policy. For patients who lack an address to which to be discharged, the social workers on staff contact local social service agencies to coordinate placements. Patients are routinely discharged to family, friends, and nursing facilities for mental health and occasionally to in-patient substance use treatment facilities. The KS Department of Health and Environment participates in the Kansas Interagency Council on Homelessness (KICH) and is a member of a workgroup tasked with addressing discharge policy. Further discussion of health care discharge protocols are anticipated in future meetings of the KICH and the discharge workgroup. The CoC is participating in this process to ensure individuals are not discharged into homelessness, and to help craft state policy.

**Mental Health Facilities:** Kansas Department for Aging and Disability Services which includes Mental Health and Substance Use Disorder Services, enacted a mandated policy in 2006 that ensures to the maximum extent practical that all individuals who are discharged from State funded institutions or systems of care have housing options available in order to prevent being discharged into homelessness. If a homeless individual exercises the right to refuse treatment and/or aid with placement, or prefers to be discharged to a homeless shelter, the institution or system of care staff should document all efforts before discharge takes place. Whenever possible, community service providers follow the patient after discharge, outreaching the patient and continuing to offer housing options. Patients in mental health hospitals are routinely discharged to their own housing via the liaison, family members and when no other housing option is available to a nursing facilities for mental health.
Corrections Institutions/Programs: The Kansas Department of Corrections (KDOC) discharge planning begins 16 months prior to release. Each prison has a “Release Planner” who coordinates a release plan with the inmate, parole officer, and necessary community resources. KDOC policy states that mental health, addictions and medical services are to be coordinated and immediately accessible upon release for those inmates needing them. Policy also states that when possible, the offender shall be transferred to the facility closest to the county of release to support connections to the community during re-entry. KDOC currently provides a housing specialist for Wyandotte County to ensure housing plans are developed and that inmates are not released into homelessness. Wyandotte County has a pilot KDOC re-entry program that identifies inmates with severe mental illness, co-occurring substance use and who were homeless prior to incarceration. This project ensures these high-need offenders release to housing & coordinated services.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

The non-homeless special needs populations in Wyandotte County/Kansas City, Kansas have a wide range of service needs, including transitional housing, supportive housing, counseling, case management, transportation to health care facilities and employment, and more. Activities the jurisdiction plans to undertake include:

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

See response to prior question.
Barriers to affordable housing include:

- Inadequate supply of affordable, accessible housing
- Limited public transportation options and employment opportunities near affordable housing locations.
- Insufficient federal and state resources for affordable housing initiatives, such as programs and resources to build housing and provide rental assistance and tax credits for homebuyers.

Kansas City participated in a regional Analysis of Impediments to Fair Housing Choice study in 2011. Included in the resulting general list of fair housing impediments were the following barriers to affordable housing in Wyandotte County/Kansas City, Kansas specifically:

- **African Americans and Hispanics have much higher loan denial rates than Whites and Non-Hispanics.**

  In 2009, there were approximately 117,700 mortgage loan applications made in the Kansas City MSA. For the region overall, 64 percent of loans were approved and 16 percent denied (the others were withdrawn by the applicants, closed for incompleteness, etc.). Loan denial rates were much higher for African American and Hispanic applicants across all communities. Specifically, in Kansas City, KS, African American applicant mortgage loan denials were 14 percentage points higher than White applicants’. Hispanic applicant mortgage loan denials were also 14 percentage points higher than non-Hispanic applicants’.

- **Jurisdictions need to improve some aspects of their public sector development and housing practices.**

  Specifically, no jurisdictions provide formal incentives to encourage the development of affordable and mixed-income housing.
**MA-45 Non-Housing Community Development Assets – 91.215 (f)**

**Introduction**

In determining priorities for the allocation of federal funds, the County has recognized the need to foster a competitive local economy that expands economic opportunities for present and future residents. This section describes the local workforce, the nature of current employment, and activities that coordinate economic development activities across local and regional agencies.

**Economic Development Market Analysis**

**Business Activity**

<table>
<thead>
<tr>
<th>Business by Sector</th>
<th>Number of Workers</th>
<th>Number of Jobs</th>
<th>Share of Workers %</th>
<th>Share of Jobs %</th>
<th>Jobs less workers %</th>
</tr>
</thead>
<tbody>
<tr>
<td>Agriculture, Mining, Oil &amp; Gas Extraction</td>
<td>149</td>
<td>68</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Arts, Entertainment, Accommodations</td>
<td>6,140</td>
<td>4,686</td>
<td>12</td>
<td>8</td>
<td>-4</td>
</tr>
<tr>
<td>Construction</td>
<td>2,197</td>
<td>3,195</td>
<td>4</td>
<td>6</td>
<td>1</td>
</tr>
<tr>
<td>Education and Health Care Services</td>
<td>8,823</td>
<td>8,489</td>
<td>17</td>
<td>15</td>
<td>-2</td>
</tr>
<tr>
<td>Finance, Insurance, and Real Estate</td>
<td>3,144</td>
<td>1,871</td>
<td>6</td>
<td>3</td>
<td>-3</td>
</tr>
<tr>
<td>Information</td>
<td>1,013</td>
<td>368</td>
<td>2</td>
<td>1</td>
<td>-1</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>5,651</td>
<td>10,747</td>
<td>11</td>
<td>19</td>
<td>8</td>
</tr>
<tr>
<td>Other Services</td>
<td>1,957</td>
<td>1,902</td>
<td>4</td>
<td>3</td>
<td>0</td>
</tr>
<tr>
<td>Professional, Scientific, Management</td>
<td>3,521</td>
<td>2,626</td>
<td>7</td>
<td>5</td>
<td>-2</td>
</tr>
<tr>
<td>Public Administration</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>Retail Trade</td>
<td>6,757</td>
<td>7,120</td>
<td>13</td>
<td>13</td>
<td>-1</td>
</tr>
<tr>
<td>Transportation and Warehousing</td>
<td>3,082</td>
<td>5,923</td>
<td>6</td>
<td>11</td>
<td>5</td>
</tr>
<tr>
<td>Wholesale Trade</td>
<td>2,998</td>
<td>4,553</td>
<td>6</td>
<td>8</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>45,432</strong></td>
<td><strong>51,548</strong></td>
<td>--</td>
<td>--</td>
<td>--</td>
</tr>
</tbody>
</table>

*Table 39 - Business Activity*

**Data Source:** 2007-2011 ACS (Workers), 2011 Longitudinal Employer-Household Dynamics (Jobs)

**Labor Force**

<table>
<thead>
<tr>
<th>Number</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Population in the Civilian Labor Force</td>
</tr>
<tr>
<td>Civilian Employed Population 16 years and over</td>
</tr>
<tr>
<td>Unemployment Rate</td>
</tr>
<tr>
<td>Unemployment Rate for Ages 16-24</td>
</tr>
<tr>
<td>Unemployment Rate for Ages 25-65</td>
</tr>
</tbody>
</table>

*Table 40 - Labor Force*

**Data Source:** 2007-2011 ACS
### Occupations by Sector

<table>
<thead>
<tr>
<th>Sector</th>
<th>Number of People</th>
</tr>
</thead>
<tbody>
<tr>
<td>Management, business and financial</td>
<td>7,939</td>
</tr>
<tr>
<td>Farming, fisheries and forestry occupations</td>
<td>3,085</td>
</tr>
<tr>
<td>Service</td>
<td>7,310</td>
</tr>
<tr>
<td>Sales and office</td>
<td>15,448</td>
</tr>
<tr>
<td>Construction, extraction, maintenance and repair</td>
<td>7,815</td>
</tr>
<tr>
<td>Production, transportation and material moving</td>
<td>5,266</td>
</tr>
</tbody>
</table>

**Table 41 – Occupations by Sector**

**Data Source:** 2007-2011 ACS

### Travel Time

<table>
<thead>
<tr>
<th>Travel Time</th>
<th>Number</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td>&lt; 30 Minutes</td>
<td>44,915</td>
<td>76%</td>
</tr>
<tr>
<td>30-59 Minutes</td>
<td>12,680</td>
<td>21%</td>
</tr>
<tr>
<td>60 or More Minutes</td>
<td>1,653</td>
<td>3%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>59,248</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

**Table 42 - Travel Time**

**Data Source:** 2007-2011 ACS

### Education:

**Educational Attainment by Employment Status (Population 16 and Older)**

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>In Labor Force</th>
<th></th>
<th>Not in Labor Force</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Civilian Employed</td>
<td>Unemployed</td>
<td></td>
</tr>
<tr>
<td>Less than high school graduate</td>
<td>8,969</td>
<td>1,521</td>
<td>4,681</td>
</tr>
<tr>
<td>High school graduate (includes equivalency)</td>
<td>16,780</td>
<td>2,451</td>
<td>6,963</td>
</tr>
<tr>
<td>Some college or Associate's degree</td>
<td>15,523</td>
<td>1,923</td>
<td>3,958</td>
</tr>
<tr>
<td>Bachelor's degree or higher</td>
<td>9,560</td>
<td>490</td>
<td>1,461</td>
</tr>
</tbody>
</table>

**Table 43 - Educational Attainment by Employment Status**

**Data Source:** 2007-2011 ACS
### Educational Attainment by Age

<table>
<thead>
<tr>
<th>Age</th>
<th>18–24 yrs</th>
<th>25–34 yrs</th>
<th>35–44 yrs</th>
<th>45–65 yrs</th>
<th>65+ yrs</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than 9th grade</td>
<td>714</td>
<td>2,227</td>
<td>1,817</td>
<td>2,672</td>
<td>2,129</td>
</tr>
<tr>
<td>9th to 12th grade, no diploma</td>
<td>3,261</td>
<td>2,735</td>
<td>2,411</td>
<td>3,309</td>
<td>2,603</td>
</tr>
<tr>
<td>High school graduate, GED, or alternative</td>
<td>4,597</td>
<td>7,240</td>
<td>6,214</td>
<td>12,740</td>
<td>5,762</td>
</tr>
<tr>
<td>Some college, no degree</td>
<td>4,275</td>
<td>4,415</td>
<td>3,910</td>
<td>7,766</td>
<td>2,611</td>
</tr>
<tr>
<td>Associate’s degree</td>
<td>453</td>
<td>1,271</td>
<td>1,493</td>
<td>2,561</td>
<td>710</td>
</tr>
<tr>
<td>Bachelor’s degree</td>
<td>759</td>
<td>2,714</td>
<td>1,649</td>
<td>3,443</td>
<td>791</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>41</td>
<td>943</td>
<td>850</td>
<td>1,921</td>
<td>659</td>
</tr>
</tbody>
</table>

*Data Source: 2007-2011 ACS*

### Educational Attainment – Median Earnings in the Past 12 Months

<table>
<thead>
<tr>
<th>Educational Attainment</th>
<th>Median Earnings in the Past 12 Months</th>
</tr>
</thead>
<tbody>
<tr>
<td>Less than high school graduate</td>
<td>19,167</td>
</tr>
<tr>
<td>High school graduate (includes equivalency)</td>
<td>25,151</td>
</tr>
<tr>
<td>Some college or Associate’s degree</td>
<td>32,141</td>
</tr>
<tr>
<td>Bachelor’s degree</td>
<td>40,531</td>
</tr>
<tr>
<td>Graduate or professional degree</td>
<td>45,828</td>
</tr>
</tbody>
</table>

*Data Source: 2007-2011 ACS*

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

The largest employment sectors in Wyandotte County/Kansas City, Kansas in terms of worker share are Education and Health Care Services; Manufacturing; and Retail Trade. The County’s top five employers are the University of Kansas Hospital (4,500), Cerner (4,000), General Motors (3,957), Kansas City, Kansas Public Schools (3,500), and the University of Kansas Medical Center (3,100).

**Describe the workforce and infrastructure needs of the business community:**

The largest negative values in the Jobs Less Workers columns, indicating commuting out of the County, are in the Arts, Entertainment, and Accommodations sectors. It is likely that these workers are commuting to nearby Kansas City, Missouri, which has more of these jobs available. However, Kansas City, Kansas has a strong professional sports sector and there may be the opportunity to build off this success for additional growth in these sectors within the County.

Interviews with economic development stakeholders confirm the Census data. Wyandotte County is home to many high-paying jobs, the majority of which are filled by residents who live elsewhere. Conversely, many residents of Wyandotte County commute out of the jurisdiction to employment. Employers assisted by tax credits often have trouble meeting resident employment quotas because of qualification gaps. A new BNSF Railway multimodal logistics park in Edgerton, KS within commuting
distance of Wyandotte County will create jobs for 15,000 people, but there is no public transit to this facility.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

In late 2014, the Unified Government Board of Commissioners approved a plan to create a “healthy campus” in downtown Kansas City, Kansas, which would include a full-service grocery store and recreational amenities in that area. According to the Mayor, this would also promote job growth and elevate property values.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

A skillful and well-educated workforce is essential to attracting and retaining employers and growing the County’s economy. According to the HUD dataset, the County’s unemployment rate in 2011 was 13.22%, higher than both the state and the nation’s unemployment rates of 6.4% and 8.7%, respectively. Residents with a Bachelor’s degree or higher were less likely to be unemployed or not in the labor force than residents with less educational attainment. Residents without a high school diploma or equivalent were more likely as those with only a high school diploma to be out of the labor force altogether.

According to data from the Kansas Department of Labor, the highest numbers of job vacancies in the Wyandotte County area (includes neighboring Johnson and Leavenworth counties) as of 2014 are for the following occupations: retail salespersons, heavy and tractor-trailer truck drivers, nursing assistants, and food service workers. The educational requirements for these jobs vary, but generally, require some post-college work or on-the-job training.

Although there are job opportunities in the County, the skills and education of the workforce may not be well-aligned with employment opportunities in the area. The lowest hourly wage offer for heavy and tractor-trailer truck drivers, which had 919 vacancies in the second quarter of 2014, was $23.00. Aligning training opportunities for these types of positions with other programs and services for low-income individuals could help reduce the unemployment rate and move more local families towards self-sufficiency.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction’s Consolidated Plan.

Several workforce training initiatives operate in the County. The United Way of Wyandotte County operates a YouthBuild program, enabling area youth to earn their GED and get paid, on-the-job construction training. Kansas City, Kansas Community College (KCKCC) has a Technical Training Center that offers several training programs, including construction, culinary arts, cosmetology, health care, HVAC, welding, and machining. KCKCC also helps students gain employability skills and has full-time staff.
dedicated to job placement. The welding, machining, and HVAC programs have close to 100% placement rates. Demand for training programs is increasing.

The local Workforce Investment Board primarily provides job search and employability services, but is starting to collaborate with other organizations to offer more job training programs. The WIB submitted a joint application with similar agencies around the state to obtain funding for apprenticeship programs.

These training programs provide area residents with opportunities to improve their access to stable employment that offers a living wage, which in turn increases their ability to afford a variety of housing options in the County.

**Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?**

Yes. Wyandotte County/Kansas City, Kansas is part of the bi-state Metropolitan Kansas City region, which has a CEDS coordinated by the Mid-America Regional Council.

**If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.**

According to the 2014 CEDS, the County is working to improve its public transit services, which could increase job access for low-income individuals. Ensuring that new affordable housing developments are located near transit, and expanding transit to any existing unserved areas, would align with goals in the Consolidated Plan.
**MA-50 Needs and Market Analysis Discussion**

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

As shown in the attached map, the highest concentration (top two quintiles) of low-income households reporting at least one housing problem tends to be located in the western and central parts of the County.
Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to the 2011 AI for the Kansas City Region, concentrations occur when the percentage of residents of a particular racial or ethnic group is 10 percentage points or more above the community-wide average. In 2011, Wyandotte County was approximately 40% non-White and 25% Hispanic.

The largest concentrations (>50%) of the Black/African-American population are in the Northeast neighborhood. For Hispanics, the largest concentrations (>35%) are in the Argentine, Kensington, and Riverview neighborhoods. There are no areas with high concentrations of Asians.

Using poverty rate as a proxy for low-income residents and a definition of “concentrated” as being 10 percentage points or more above the community-wide average (22%), there are concentrations of poverty located in the neighborhoods of Northeast, Kensington, Riverview, Coronado/Bethel/Welborn, and Rosedale.

The greatest racial/ethnic concentrations of poverty are located in the Northeast neighborhood.
What are the characteristics of the market in these areas/neighborhoods?
Generally, neighborhoods in Wyandotte County with high concentrations of non-Whites and high concentrations of poverty have median housing values lower than $100,000. One exception is among the Hispanic population: there is a high concentration of Hispanics in the area around the Kansas Turnpike interchange/Argentine neighborhood, where median housing values are between $100,000 and $150,000. However, these median housing values are still lower than those in the northwestern portions of the County.

Median contract rents in these areas are less than $750, and many neighborhoods with high racial/ethnic concentrations have median rents less than $500. However, as indicated in the Needs Assessment, housing remains unaffordable for many residents of Wyandotte County nonetheless.

Although housing values in these neighborhoods are lower compared to nearby areas in the region, the lack of a strong housing market may make it difficult to encourage private developers to collaborate with local, state, and federal housing programs to increase the supply of affordable housing through mixed-income developments. In times of decreased federal funding, such public/private collaborations are an important tool for ensuring the availability of affordable housing.

Are there any community assets in these areas/neighborhoods?
Yes. Most of Wyandotte County’s government and community services are located in and around Downtown Kansas City, Kansas, which is located in the Riverview neighborhood. Public transit is available in this area, as well as parks and schools. However, bus lines are splintered, and parks in the area are in need of maintenance. The Northeast neighborhood, which has the highest concentration of poverty, has extremely limited amenities and services. Restaurants and entertainment facilities around downtown are available, but limited.

Are there other strategic opportunities in any of these areas?
Yes. Much of the area’s economic growth is due to the Kansas Speedway and the professional soccer stadium in the western part of the County, which is home to one of the most popular Major League Soccer franchises in the United States. Linking these sports venues to the more populated eastern part of the County could promote revitalization where it is arguably most needed, given that poverty is concentrated in that area. Additionally, neighborhood organizations have proven demand for grocery and retail establishments in underserved areas through surveys, which presents an opportunity for business development.
5. Strategic Plan

SP-05 Overview

Strategic Plan Overview
The Unified Government has identified affordable housing, public services, homelessness, and slum and blight removal as priority needs for the next five years. High priorities for FY 2015-2019 include improving and expanding the existing housing for low-income households; supporting public services; and targeted demolition of blighted structures in struggling neighborhoods.

SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>Target Area Name:</td>
<td>Countywide</td>
</tr>
<tr>
<td>Target Area Type:</td>
<td>Local Target area</td>
</tr>
<tr>
<td>Other Target Area Description:</td>
<td>Countywide</td>
</tr>
<tr>
<td>Revital Type:</td>
<td>Comprehensive</td>
</tr>
<tr>
<td>Other Revital Description:</td>
<td>Countywide</td>
</tr>
</tbody>
</table>

General Allocation Priorities
The Unified Government will focus its resources in areas of the County that have the greatest need for investment in public services and housing improvements. While there are no targeted areas, activities will serve a low-income population.
### SP-25 Priority Needs - 91.215(a)(2)

#### Priority Needs

**Table 46 – Priority Needs Summary**

<table>
<thead>
<tr>
<th></th>
<th>Priority Need Name</th>
<th>Priority Level</th>
<th>Population</th>
<th>Geographic Areas Affected</th>
<th>Associated Goals</th>
<th>Description</th>
<th>Basis for Relative Priority</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Expand Affordable Housing Opportunities</td>
<td>High</td>
<td>Extremely Low Income, Low Income, Moderate Income, Large Families, Families with Children, Elderly Families, Public Housing Residents, Elderly, Frail Elderly, Persons with Mental Disabilities, Persons with Physical Disabilities, Persons with Developmental Disabilities, Persons with Alcohol or Other Addictions, Persons with HIV/AIDS and their Families, Victims of Domestic Violence</td>
<td>Countywide</td>
<td>Improve access to and quality of housing</td>
<td>New construction of housing in planned developments</td>
<td>High housing costs reduce economic opportunities and access to prosperity.</td>
</tr>
<tr>
<td>2</td>
<td>Preserve Existing Affordable Housing Units</td>
<td>High</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Population                                      | Extremely Low Income  
|                                               | Low Income  
|                                               | Moderate Income  
|                                               | Large Families  
|                                               | Families with Children  
|                                               | Elderly Families  
|                                               | Elderly  
|                                               | Frail Elderly  
|                                               | Persons with Mental Disabilities  
|                                               | Persons with Physical Disabilities  
|                                               | Persons with Developmental Disabilities  
|                                               | Persons with Alcohol or Other Addictions  
|                                               | Persons with HIV/AIDS and their Families  
|                                               | Victims of Domestic Violence  |
| Geographic Areas Affected                     | Countywide  |
| Associated Goals                              | Improve access to and quality of housing  |
| Description                                   | Rehabilitation of occupied housing  |
| Basis for Relative Priority                   | Existing affordable housing that is lost from the inventory will increase competition for remaining units and decrease access to affordable housing overall  |
| Priority Need Name                            | Housing/Services for the Homeless/At-Risk  |
| Priority Level                                | High  |
| Population                                    | Extremely Low Income  
|                                               | Low Income  
|                                               | Large Families  
|                                               | Families with Children  
|                                               | Elderly Families  
|                                               | Chronic Homelessness  
|                                               | Individuals who are Homeless  
|                                               | Homeless Families with Children  
|                                               | Homeless Mentally Ill  
|                                               | Homeless with Chronic Substance Abuse  
|                                               | Homeless Veterans  
|                                               | Homeless Persons with HIV/AIDS  
|                                               | Homeless Victims of Domestic Violence  
<p>|                                               | Unaccompanied Youth  |</p>
<table>
<thead>
<tr>
<th>Geographic Areas Affected</th>
<th>Countywide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Associated Goals</td>
<td>Housing/services for persons who are homeless</td>
</tr>
<tr>
<td>Description</td>
<td>Supporting short- and long-term homeless facilities, housing, and associated services</td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
<td>The homeless/those at risk of homelessness depend on services funded by community development programs.</td>
</tr>
<tr>
<td>Priority Need Name</td>
<td>Public Services</td>
</tr>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
<tr>
<td>Population</td>
<td>Extremely Low Income Low Income Moderate Income Families with Children Elderly Families Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Persons with Alcohol or Other Addictions Persons with HIV/AIDS and their Families Victims of Domestic Violence Non-housing Community Development</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Geographic Areas Affected</th>
<th>Countywide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Associated Goals</td>
<td>Provide public services</td>
</tr>
<tr>
<td>Description</td>
<td>Provision of public services and interim neighborhood assistance</td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
<td>There continues to be a need for services to increase the effectiveness of physical investments that improve conditions for the elderly, youth, low-income persons, and other special populations.</td>
</tr>
<tr>
<td>Priority Need Name</td>
<td>Economic Development</td>
</tr>
<tr>
<td>Priority Level</td>
<td>High</td>
</tr>
</tbody>
</table>
| Population                          | Extremely Low Income  
| Low Income                          | Moderate Income  
| Non-housing Community Development   |  

| Geographic Areas Affected           | Countywide  

| Associated Goals                   | Economic development  

| Description                         | Economic development activities for job creation and development  

| Basis for Relative Priority         | Economic development through direct technical and business assistance are the catalyst for the retention and creation of new jobs.  

| Priority Need Name                  | Blight Removal  

| Priority Level                      | High  

| Population                          | Extremely Low Income  
| Low Income                          | Moderate Income  
| Non-housing Community Development   |  

| Geographic Areas Affected           | Countywide  

| Associated Goals                   | Remove slum & blight  

| Description                         | Demolition of vacant and unsafe structures  

| Basis for Relative Priority         | Blighted properties detract from the quality of life for neighboring properties and preclude achieving a suitable living environment.  

| Priority Need Name                  | Public Facility Improvements  

| Priority Level                      | Low  

| Population                          | Elderly  
| Frail Elderly                       | Persons with Mental Disabilities  
| Persons with Physical Disabilities  | Persons with Developmental Disabilities  
| Persons with Alcohol or Other Addictions | Persons with HIV/AIDS and their Families  
| Victims of Domestic Violence        | Non-housing Community Development  

Consolidated Plan

KANSAS CITY

OMB Control No: 2506-0117 (exp. 07/31/2015)
<table>
<thead>
<tr>
<th>Geographic Areas Affected</th>
<th>Countywide</th>
</tr>
</thead>
<tbody>
<tr>
<td>Associated Goals</td>
<td>Provide public services</td>
</tr>
<tr>
<td>Description</td>
<td>Continue and expand public facility improvements</td>
</tr>
<tr>
<td>Basis for Relative Priority</td>
<td>Based on physical inspection and interviews conducted during consultation process, existing public facilities are in need of upgrading and expansion.</td>
</tr>
</tbody>
</table>

8 Priority Need
Name
Infrastructure Maintenance & Improvement

Priority Level
Low

Population
Extremely Low Income
Low Income
Moderate Income
Non-housing Community Development

Geographic Areas Affected
Countywide

Associated Goals
Remove slum & blight

Description
Improve and maintain infrastructure servicing households in low income areas

Basis for Relative Priority
Outdated and deteriorating infrastructure needs to be improved or replaced.

9 Priority Need
Name
Planning & Administration

Priority Level
High

Population
Extremely Low Income
Low Income
Moderate Income

Geographic Areas Affected
Countywide

Associated Goals
Planning & administration

Description
Administrative and planning costs to operate the CDBG and HOME programs successfully.

Basis for Relative Priority
Effective and efficient implementation of CDBG and HOME funding requires adequate resources for program planning and administration.
### SP-30 Influence of Market Conditions – 91.215 (b)

**Influence of Market Conditions**

<table>
<thead>
<tr>
<th>Affordable Housing Type</th>
<th>Market Characteristics that will influence the use of funds available for housing type</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tenant Based Rental Assistance (TBRA)</td>
<td>N/A</td>
</tr>
<tr>
<td>TBRA for Non-Homeless Special Needs</td>
<td>N/A</td>
</tr>
<tr>
<td>New Unit Production</td>
<td>New investment from the home building industry, especially in western KCK, has been growing significantly in the past five years. After decades of being overlooked, Western Wyandotte is now “on the map” as a viable and attractive opportunity among metropolitan Kansas City homebuilders. However, Wyandotte County/Kansas City, Kansas has a shortage of affordable and available homeowner units for extremely low-income households.</td>
</tr>
<tr>
<td>Rehabilitation</td>
<td>Several neighborhoods in the County have a high number of homes in need of major rehabilitation.</td>
</tr>
<tr>
<td>Acquisition, including preservation</td>
<td>According to the National Low Income Housing Coalition’s National Housing Preservation database on expiring project-based rental assistance (PBR), which includes project-based Section 8, Section 202, Section 811, RAP, LIHTC, and HOME, there are 990 units across the County whose affordable inventory are set to expire within the next five years.</td>
</tr>
</tbody>
</table>

*Table 47 – Influence of Market Conditions*
### SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

#### Introduction

The following table shows the amount of funds expected to be available in Year One of this Consolidated Plan.

#### Anticipated Resources

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Expected Amount Available Reminder of ConPlan</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td>Annual Allocation: $</td>
<td>Program Income: $</td>
</tr>
<tr>
<td>CDBG</td>
<td>Public - Federal</td>
<td>Acquisition</td>
<td>$2,024,813</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Admin and Planning</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Economic Development</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Housing</td>
<td>$2,024,813</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Public Improvements</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Public Services</td>
<td>$2,024,813</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Demolition</td>
<td>$2,024,813</td>
<td>$0</td>
</tr>
<tr>
<td>HOME</td>
<td>Public - Federal</td>
<td>Acquisition</td>
<td>$517,343</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Homebuyer rehabilitation and down payment assistance</td>
<td>$517,343</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>New construction for ownership</td>
<td>$517,343</td>
<td>$0</td>
</tr>
<tr>
<td>ESG</td>
<td>Public - Federal</td>
<td>Financial Assistance</td>
<td>$183,324</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Overnight shelter</td>
<td>$183,324</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rapid re-housing (rental assistance)</td>
<td>$183,324</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Rental Assistance Services</td>
<td>$183,324</td>
<td>$0</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Transitional housing</td>
<td>$183,324</td>
<td>$0</td>
</tr>
</tbody>
</table>

Table 48 - Anticipated Resources
Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Several potential funding sources have been identified to implement the strategies contained in the 2015-2019 Consolidated Plan. The federal funds outlined above will leverage other sources such as state funds provided under various programs and private funds such as Low Income Housing Tax Credits and mortgages.

HOME: The UG local jurisdiction has been granted a 100% match reduction for the HOME program due to severe fiscal distress. HOME funds leverage private mortgages through the CHIP program and partnerships with CHDOs and CDCs.


ESG: Non-profit organizations subcontracting with the UG are required (for UG to meet HUD regulations) to provide a 100% match for the grant that they are awarded. The match may be in the form of cash or in-kind services and/or donations.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

The County owns about 6,000 vacant lots through its land bank, which could be used as locations for new affordable housing units.
**SP-40 Institutional Delivery Structure – 91.215(k)**

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

<table>
<thead>
<tr>
<th>Responsible Entity</th>
<th>Responsible Entity Type</th>
<th>Role</th>
<th>Geographic Area Served</th>
</tr>
</thead>
<tbody>
<tr>
<td>Community Development Department</td>
<td>Local Government Department</td>
<td>Lead Agency</td>
<td>County-wide</td>
</tr>
<tr>
<td>Wyandotte Homeless Services Coalition</td>
<td>Continuum of Care</td>
<td>Continuum of Care Lead Entity</td>
<td>County-wide</td>
</tr>
<tr>
<td>Kansas City, Kansas Housing Authority</td>
<td>Public Housing Authority</td>
<td>Public housing provider</td>
<td>County-wide</td>
</tr>
</tbody>
</table>

**Table 49 - Institutional Delivery Structure**

**Assessment of Strengths and Gaps in the Institutional Delivery System**

The Board of Commissioners of the Unified Government is the primary decision-making body for establishing housing policy, implementing the selected policies through the 2015 budget, and approving the Consolidated Plan. The County Administrator is responsible for implementing Board policy and decisions. In June 2015, the Board held public hearings on budget and housing development issues funded within this plan. The public’s input and priorities serve as important measurements of the decisions contained in this Plan.

The Community Development Department serves as the lead public agency for developing and implementing the Consolidated Plan. The Department is responsible for all federal programs from the Department of Housing and Urban Development discussed in this plan. This includes the programs included in the Annual Action Plan of the Consolidated Plan. The Department has successfully administered a range of federal housing programs since it was established in 1974. The Consolidated Plan builds upon several recently developed local and countywide plans.

The Kansas City, Kansas Housing Authority provides public housing and Section 8 rental assistance for families, elderly, and disabled persons. Homeless households may receive preference for assistance. Shelter providers, Kansas Department of Social and Rehabilitation (SRS), and other agencies assisting homeless work closely with the Public Housing Authority to identify permanent housing for qualified households.

The Kansas Department of Social and Rehabilitation Services (SRS) provides emergency assistance for elderly, mentally ill, or developmentally-disabled adults, and families with children. Assistance can include placement in nursing homes, referral to Housing Authority, or placement with foster care. SRS provides financial aid, Medicaid and food stamps.
The Unified Government also partners with two CHDOs in the community. The following organizations have approved CHDO status:

- CHWC (Community Housing of Wyandotte County)
- MCRC (Mt. Carmel Redevelopment Corporation, Inc.).

During stakeholder interviews, homeless service providers, CHDOs, and CDCs stated a need for a more heavily-publicized RFP process.

**Availability of services targeted to homeless persons and persons with HIV and mainstream services**

<table>
<thead>
<tr>
<th>Homelessness Prevention Services</th>
<th>Available in the Community</th>
<th>Targeted to Homeless</th>
<th>Targeted to People with HIV</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homelessness Prevention Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Counseling/Advocacy</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Legal Assistance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mortgage Assistance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Rental Assistance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Utilities Assistance</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Street Outreach Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Law Enforcement</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mobile Clinics</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other Street Outreach Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Supportive Services</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Alcohol &amp; Drug Abuse</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Child Care</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Education</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Employment and Employment Training</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Healthcare</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>HIV/AIDS</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Life Skills</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mental Health Counseling</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Transportation</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

Table 50 - Homeless Prevention Services Summary
Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)
The Wyandotte County Homeless Services Coalition (WHSC) coordinates strategies for ending homelessness in the area by leading community collaboration that increases opportunities for housing and individualized, comprehensive services. Street outreach efforts, school districts, veteran’s organizations, and other non-profit organizations identify homeless individuals and families and connect them to needed resources. WHSC aims to link the homeless to mainstream resources when possible.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above
WHSC has aligned its efforts with federal priorities and focused its resources on reducing the veteran, mentally ill, and chronically homeless populations. These efforts have been successful, but because of these resource allocation priorities, family homelessness has not decreased at the same rate.

There is a need for increased case management services to expand the provision of individualized, comprehensive services.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs
The Unified Government will work with current and potential sub-recipients to develop an improved, clarified RFP process that is more heavily publicized.
### SP-45 Goals Summary – 91.215(a)(4)

#### Goals Summary Information

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Improve access to and quality of housing</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing</td>
<td>Countywide</td>
<td>Expand Affordable Housing Opportunities</td>
<td>CDBG: $4,438,905</td>
<td>Homeowner Housing Added: 15</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Preserve Existing Affordable Housing Units</td>
<td>HOME: $2,328,045</td>
<td>Homeowner Housing Rehabilitated: 125</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Public Service Activities</td>
<td></td>
<td>Direct Financial Assistance to Homebuyers: 65</td>
</tr>
<tr>
<td>2</td>
<td>Provide public services</td>
<td>2015</td>
<td>2019</td>
<td>Non-Homeless Special Needs</td>
<td>Countywide</td>
<td></td>
<td>Public Service Activities</td>
<td>CDBG: $1,102,875</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Non-Housing Community Development</td>
<td></td>
<td>Public Facility Improvements</td>
<td></td>
<td>Other: 2,500</td>
</tr>
<tr>
<td>3</td>
<td>Remove slum &amp; blight</td>
<td>2015</td>
<td>2019</td>
<td>Non-Housing Community Development</td>
<td>Countywide</td>
<td>Blight Removal Infrastructure</td>
<td>CDBG: $1,157,485</td>
<td>Buildings Demolished: 180</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>Maintenance &amp; Improvement</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Geographic Area</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
</tr>
<tr>
<td>------------</td>
<td>-----------------------------------------------</td>
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<td>--------------------------------------------------------</td>
<td>----------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>4</td>
<td>Housing/services for persons who are homeless</td>
<td>2015</td>
<td>2019</td>
<td>Public Housing</td>
<td>Countywide</td>
<td>Housing/Services for the Homeless/At-Risk</td>
<td>ESG: $916,620</td>
<td>Tenant-based rental assistance / Rapid Rehousing: 2,365 households Homeless Person Overnight Shelter: 2,535 persons Overnight/Emergency Shelter/Transitional Housing Beds added: 1,990 Homeless Prevention: 3,635 persons</td>
</tr>
<tr>
<td>5</td>
<td>Economic development</td>
<td>2015</td>
<td>2019</td>
<td>Non-Housing Community</td>
<td>Countywide</td>
<td>Economic Development</td>
<td>CDBG: $1,400,000 Other: 1 Other</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Planning &amp; administration</td>
<td>2015</td>
<td>2019</td>
<td>Administration</td>
<td>Countywide</td>
<td>Planning &amp; Administration</td>
<td>CDBG: $2,024,800 Other: 1 Other</td>
<td>HOME: $258,670</td>
</tr>
</tbody>
</table>

Table 51 – Goals Summary
### Goal Descriptions

<table>
<thead>
<tr>
<th></th>
<th>Goal Name</th>
<th>Goal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Improve access to and quality of housing</td>
<td>Creation/preservation of affordable housing including housing rehabilitation assistance, down payment/closing cost assistance, and new construction.</td>
</tr>
<tr>
<td>2</td>
<td>Provide public services</td>
<td>Expand and continue non-housing community development supportive services.</td>
</tr>
<tr>
<td>3</td>
<td>Remove slum &amp; blight</td>
<td>Demolition of vacant and unsafe structures.</td>
</tr>
<tr>
<td>4</td>
<td>Housing/services for persons who are homeless</td>
<td>Preservation of short- and long-term homeless facilities and associated services.</td>
</tr>
<tr>
<td>5</td>
<td>Economic development</td>
<td>Direct technical and business assistance. (Includes Section 108 loan repayment)</td>
</tr>
<tr>
<td>6</td>
<td>Planning &amp; administration</td>
<td>Administrative and planning costs to operate the CDBG, HOME, and ESG programs successfully.</td>
</tr>
</tbody>
</table>

**Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)**

The Unified Government will provide affordable housing to approximately 215 extremely low-income, low-income, and moderate-income families over the next five years.
SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)
N/A – The Kansas City, Kansas Housing Authority is not under a Section 504 Voluntary Compliance Agreement.

Activities to Increase Resident Involvements
The Kansas City, Kansas Housing Authority (KCKHA) wishes to expand partnerships with social service agencies to increase availability of employment and training opportunities for residents of public housing.

The KCKHA provides the following programs and services for residents:

- KUGearUP – College prep, academic support & scholarships
- KidZone – Before and after school cultural, academic, social artistic enrichment
- Project Discovery – After school tutoring, mentoring and support
- National Youth Sports Program – Sports, recreation and academics
- Summer Youth Employment Workforce Investment Act – U.S. Dept. of Labor
- Healthy Kids In KCK – Sunflower Foundation
- Family Conservancy & HOMEFRONT – Empowering Women and Preventing Domestic Violence
- Youthbuild – Low-income employment opportunities
- Leadership and Abstinence for Positive Lifestyles – Targets residents (youth/families) at risk

Is the public housing agency designated as troubled under 24 CFR part 902?
No

Plan to remove the ‘troubled’ designation
N/A
SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing
Barriers to affordable housing include:

- Inadequate supply of affordable, accessible housing
- Limited public transportation options and employment opportunities near affordable housing locations.
- Insufficient federal and state resources for affordable housing initiatives, such as programs and resources to build housing and provide rental assistance and tax credits for homebuyers.

Kansas City participated in a regional Analysis of Impediments to Fair Housing Choice study in 2011. Included in the resulting general list of fair housing impediments were the following barriers to affordable housing in Wyandotte County/Kansas City, Kansas specifically:

- **African Americans and Hispanics have much higher loan denial rates than Whites and Non-Hispanics.**

  In 2009, there were approximately 117,700 mortgage loan applications made in the Kansas City MSA. For the region overall, 64 percent of loans were approved and 16 percent denied (the others were withdrawn by the applicants, closed for incompleteness, etc.). Loan denial rates were much higher for African American and Hispanic applicants across all communities. Specifically, in Kansas City, KS, African American applicant mortgage loan denials were 14 percentage points higher than White applicants’. Hispanic applicant mortgage loan denials were also 14 percentage points higher than non-Hispanic applicants’.

- **Jurisdictions need to improve some aspects of their public sector development and housing practices.**

  Specifically, no jurisdictions provide formal incentives to encourage the development of affordable and mixed-income housing.
Strategy to Remove or Ameliorate the Barriers to Affordable Housing

The Unified Government will continue to implement the Emergency Grant Program which provides repairs to homes where the owner is very low-income and living in the home. The program has two other components of 1) Lead-Based Abatement and; 2) Barrier Removal Project where funds (limited to $5,000 per unit) are matched with The Coalition for Independence (CFI)/Kansas Access Modification Program (KAMP).

The following action steps were taken from the 2011 regional Analysis of Impediments to Fair Housing Choice study and relate specifically to addressing barriers to affordable housing.

- As the housing market gains strength, all jurisdictions should focus on including mixed-income homeownership and affordable rental housing into newly developed housing. Areas where affordable housing is lacking - particularly on the western side of the region - should actively pursue Section 202, Section 108, and Low Income Housing Tax Credit developments. Providing a mix of residential products and building uses is consistent with the jurisdictions’ planning visions, as articulated in their Comprehensive Plans.
- Incentives should be offered and encouraged in the region’s least affordable cities, especially for very affordable rental units, to encourage balanced housing communities in all jurisdictions.
- Educate residents about personal finance and work with lenders to mitigate loan denial disparities. The region needs to raise its “housing literacy,” to both build better credit for minorities who are denied loans at much higher rates than whites and prevent residents from being taken advantage of by scams.
- The jurisdictions in the region should review the adequacy of their current requirements for accessible units. If after consulting with service providers and surveying people with disabilities about how well their homes meet their accessibility needs, jurisdictions may want to consider raising the required percentage of accessible units in new construction and reestablishing or developing programs that fund accessibility improvements to residents’ homes.
SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs
Case management services for the homeless allow service providers to assess individual needs. One of the Wyandotte County Homeless Services Coalition (WCHSC) goals is to increase and improve case management services, given its importance in connecting the homeless to resources they need.

Addressing the emergency and transitional housing needs of homeless persons
WCHSC has established the following goals that address the emergency and transitional housing needs of homeless persons:

- **Goal 1:** Create a mayor’s task force to end homelessness. Engage the county at large to invest more time and financial support in their local communities
- **Goal 2:** Continue funding for full time Wyandotte Homeless Services Coalition Coordinator position
- **Goal 3:** Establish Youth Drop in Center/Homeless Shelter/ Youth Case Manager
- **Goal 4:** Prioritize funding in Wyandotte County to Increase Emergency Assistance and Case Management
- **Goal 5:** Advocate for Affordable Housing Assistance
- **Goal 6:** Obtain and Evaluate Critical Data to end Homelessness in Wyandotte County
- **Goal 7:** Ensure the application of landlord/tenant laws

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.
See above.
Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

The McKinney-Vento Act requires that State and local governments have policies and protocols developed to ensure that persons being discharged from a publicly-funded institution or system of care are not discharged immediately into homelessness. ESG homeless prevention funds may be used to assist very low-income individuals and families at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care or youth facilities, or corrections institutions or programs. The following information describes the policies and/or protocols that are in place for each system of care to ensure that persons are not routinely discharged into homelessness.

**Foster Care:** The Kansas Foster Care system discharge policy states, “Youth who leave the foster care system because they have attained 18 years of age are eligible to participate in Independent Living Services through the Chafee Foster Care Independence Program.” This is a voluntary program and at age 18 young adults may choose not to participate. The program offers funds to help pay the costs of setting up a household, such as rent, utility deposits, furniture and household goods. The program also offers a monthly subsidy for up to 36 months as long as the young adult meets on-going eligibility requirements. Youth begin transition planning (discharge from custody) at age 16. This planning involves helping the youth identify his/her specific housing, employment, and education goals and all subsequent steps & requirements needed to achieve them. The Kansas Foster Care discharge policy specifically states that transition planning does not include discharge to homelessness or HUD funded programs.

**Health Care Facilities:** The state of Kansas does not currently have a discharge policy that governs hospitals and health care providers. Hospitals in our local continuum follow the mandated Medicare discharge policy. For patients who lack an address to which to be discharged, the social workers on staff contact local social service agencies to coordinate placements. Patients are routinely discharged to family, friends, and nursing facilities for mental health and occasionally to in-patient substance use treatment facilities. The KS Department of Health and Environment participates in the Kansas Interagency Council on Homelessness (KICH) and is a member of a workgroup tasked with addressing discharge policy. Further discussion of health care discharge protocols are anticipated in future meetings of the KICH and the discharge workgroup. The CoC is participating in this process to ensure individuals are not discharged into homelessness, and to help craft state policy.

**Mental Health Facilities:** Kansas Department for Aging and Disability Services which includes Mental Health and Substance Use Disorder Services, enacted a mandated policy in 2006 that ensures to the maximum extent practical that all individuals who are discharged from State funded institutions or systems of care have housing options available in order to prevent being discharged into homelessness. If a homeless individual exercises the right to refuse treatment and/or aid with placement, or prefers to be discharged to a homeless shelter, the institution or system of care staff should document all efforts before discharge takes place. Whenever possible, community service providers follow the patient after
discharge, outreaching the patient and continuing to offer housing options. Patients in mental health hospitals are routinely discharged to their own housing via the liaison, family members and when no other housing option is available to a nursing facilities for mental health.

**Corrections Institutions/Programs:** The Kansas Department of Corrections (KDOC) discharge planning begins 16 months prior to release. Each prison has a “Release Planner” who coordinates a release plan with the inmate, parole officer, and necessary community resources. KDOC policy states that mental health, addictions and medical services are to be coordinated and immediately accessible upon release for those inmates needing them. Policy also states that when possible, the offender shall be transferred to the facility closest to the county of release to support connections to the community during re-entry. KDOC currently provides a housing specialist for Wyandotte County to ensure housing plans are developed and that inmates are not released into homelessness. Wyandotte County has a pilot KDOC re-entry program that identifies inmates with severe mental illness, co-occurring substance use and who were homeless prior to incarceration. This project ensures these high-need offenders release to housing & coordinated services.
**SP-65 Lead based paint Hazards – 91.215(i)**

**Actions to address LBP hazards and increase access to housing without LBP hazards**
In prior years, lead based paint reduction or removal in Kansas City was carried out through a State program called Project Lead-Safe KCK. However, this program is no longer funded. The Health Department will test for lead based paint, but there are no other local resources.

**How are the actions listed above related to the extent of lead poisoning and hazards?**
Lead based paint reduction or removal activities are targeted towards those households that are more at risk of lead based paint hazards.

**How are the actions listed above integrated into housing policies and procedures?**
Information about lead-based paint hazards is distributed to households participating in HOME and CDBG-funded programs.
**SP-70 Anti-Poverty Strategy – 91.215(j)**

**Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families**

The Unified Government recognizes the best way to assist people in improving their economic positions is to provide employment opportunities. Therefore, through its policies and planning, the Unified Government will continue to encourage business growth in the community. The UG plans to continue its efforts to support programs to maintain the quality and integrity of the low and moderate income neighborhoods where older, more renter-occupied housing is found. The UG aggressively supports infrastructure improvements in these areas. The UG supports an active code enforcement program throughout the County. In recognition that some families cannot afford to correct code violations, the UG provides referrals services to help income-eligible homeowners correct the property deficiency. Program referrals are made to Christmas in October, Coalition for Independence, ECKAN, KC Church of Christ, Hope Builders, and LIEAP.

**How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan**

Reducing poverty enables families to move towards self-sufficiency and increases their ability to afford housing. The County’s anti-poverty strategy and this Consolidated Plan both work towards a shared goal of enabling every family to afford decent housing in suitable living environments.
SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

In accordance with 24 C.F.R. 91.230, the Unified Government procedures are in place to monitor the CDBG, HOME and ESG programs. The Unified Government will utilize the HUD checklists to monitor HUD funded projects. The following practices are incorporated into the monitoring plan to insure compliance with program requirements.

A. Standards and Procedures to Monitor Activities and Performance

a) The Community Development staff conducts field inspections and monitors sub-recipients to ensure compliance of locally administered housing projects. Regular monitoring visits are scheduled during each rehabilitation and new construction project.

b) A monitoring visit is scheduled for each grant activity that is administered by agencies other than the Unified Government. Monitoring checklists are used to cover all areas applicable to the specific project that is being monitored. Documents of monitoring visits are placed in the sub recipient and/or project file.

c) Sub-recipients are also required to advertise in at least one local minority paper in addition to the paper of record and mail a copy of invitation to bid to the Minority Contractors Association of Greater Kansas City.

B. Sub-recipient Monitoring

Community Development staff conducts monthly, and often more frequent field inspections as construction and rehab occurs to monitor activities of projects. Sub-recipients are immediately informed of issues that may cause noncompliance with HUD regulations and Unified Government housing codes.

To further assure compliance with program requirements, sub-recipients are required to:

a) Submit beneficiary data information on an annual basis;

b) Participate in Community Development training programs

c) Participate in site monitoring every other year;

d) Regularly communicate with Community Development staff regarding Continuum of Care activities in respect to homeless issues;

e) Communicate monthly with Community Development staff regarding reimbursements; and
f) Sign a contract with the Unified Government which obligates each sub recipient to comply with all State and Federal requirements.

The CD maintains office files for each sub recipient with a record of having completed the comprehensive checklist of compliance. During the monitoring and review process, if any corrective or remedial actions are required, a letter is directed to the sub recipient that addresses the issue. A written response regarding the corrective action is requested to be received within 30 days of written notification.

ESG monitoring includes reviewing sub recipient documentation to assure that there is compliance with employing or involving the homeless in service delivery or decision making. During site visits HMIS data input and retrieval is noted for confidentiality of records.

C. Other Supplemental Information

Steps/actions to ensure long-term compliance with housing codes:

a) The Community Development staff meets with each sub recipient prior to the commencement of the activity/project. At these meetings sub recipients are informed of applicable rules and regulations, records to be maintained, purchasing policies, minority and women business procedures, Lead-Based Paint, Section 3 provisions regarding awarding service contracts to local and minority companies, Davis-Bacon and related acts, if applicable to the activity, and files to be maintained. Each sub recipient receives a packet of sample forms and information tailored to their particular activity.

b) CD staff maintains contact with sub-recipient representatives throughout the life of the project. Site monitoring visits by program and fiscal staff are scheduled with sub recipients on an every other year basis.
6. Annual Plan

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction
The total of 2015 funding from the three HUD programs for the Unified Government is $2,725,480 with total prior year resources of $396,721. CDBG, HOME, and ESG activities were selected by the CDBG Committee of the County Board of Commissioners to meet overall county needs and local and national objectives. Of the total available for 2015 activities (exclusive of program administration), 100% will be used for activities that benefit low/moderate income persons.
## Anticipated Resources

<table>
<thead>
<tr>
<th>Program</th>
<th>Source of Funds</th>
<th>Uses of Funds</th>
<th>Expected Amount Available Year 1</th>
<th>Expected Amount Available Reminder of ConPlan</th>
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<tbody>
<tr>
<td>CDBG</td>
<td>Federal</td>
<td>Acquisition</td>
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<td>$8,099,252</td>
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<td>Admin and Planning</td>
<td>$0</td>
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<td></td>
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<td></td>
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<td>Public Improvements</td>
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<td></td>
<td></td>
<td>Public Services</td>
<td></td>
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<tr>
<td>HOME</td>
<td>Federal</td>
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<td>$517,343</td>
<td>$2,069,372</td>
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<td></td>
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<td>Homebuyer assistance</td>
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<td></td>
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<td>Homeowner rehab</td>
<td>$0</td>
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<td></td>
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<td>Multifamily rental new construction</td>
<td>$0</td>
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<tr>
<td></td>
<td></td>
<td>Multifamily rental rehab</td>
<td>$0</td>
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<td></td>
<td></td>
<td>New construction for ownership</td>
<td>$0</td>
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<td>TBRA</td>
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<td>ESG</td>
<td>Federal</td>
<td>Conversion and rehab for transitional housing</td>
<td>$183,324</td>
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<td>Overnight shelter</td>
<td>$86,468</td>
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<td>Rapid re-housing (rental assistance)</td>
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<td>Rental Assistance Services</td>
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<td></td>
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<td>Transitional housing</td>
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</table>

*Table 52 - Expected Resources – Priority Table*
Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Several potential funding sources have been identified to implement the strategies contained in the 2015-2019 Consolidated Plan. The federal funds outlined above will leverage other sources such as state funds provided under various programs and private funds such as Low Income Housing Tax Credits and mortgages.

HOME: The UG local jurisdiction has been granted a 100% match reduction for the HOME program due to severe fiscal distress.

ESG: Each agency must provide a 1:1 match for funding provided from the Emergency Solutions Grant Program. Most of the grant recipients are private non-profits with fund raising activities and other grants.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan.

The County owns about 6,000 vacant lots through its land bank, which could be used as locations for new affordable housing units.
### AP-20 Annual Goals and Objectives

#### Goals Summary Information

<table>
<thead>
<tr>
<th>Sort Order</th>
<th>Goal Name</th>
<th>Start Year</th>
<th>End Year</th>
<th>Category</th>
<th>Geographic Area</th>
<th>Needs Addressed</th>
<th>Funding</th>
<th>Goal Outcome Indicator</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Improve access to and quality of housing</td>
<td>2015</td>
<td>2019</td>
<td>Affordable Housing</td>
<td>Countywide</td>
<td>Expand Affordable Housing Opportunities, Preserve Existing Affordable Housing Units</td>
<td>CDBG: $1,087,781 HOME: $465,609</td>
<td>Homeowner Housing Added: 3 Homeowner Housing Rehabilitated: 25 Direct Financial Assistance to Homebuyers: 10</td>
</tr>
<tr>
<td>2</td>
<td>Provide public services</td>
<td>2015</td>
<td>2019</td>
<td>Non-Homeless Special Needs</td>
<td>Countywide</td>
<td>Public Services</td>
<td>CDBG: $220,575</td>
<td>Public service activities other than Low/Moderate Income Housing Benefit: 1,000 persons Other: 500</td>
</tr>
<tr>
<td>Sort Order</td>
<td>Goal Name</td>
<td>Start Year</td>
<td>End Year</td>
<td>Category</td>
<td>Geographic Area</td>
<td>Needs Addressed</td>
<td>Funding</td>
<td>Goal Outcome Indicator</td>
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</tr>
<tr>
<td>4</td>
<td>Housing/services for persons who are homeless</td>
<td>2015</td>
<td>2019</td>
<td>Public Housing Homeless</td>
<td>Countywide</td>
<td>Housing/Services for the Homeless/At-Risk</td>
<td>ESG: $183,324</td>
<td>Tenant-based rental assistance / Rapid Rehousing: 470 households</td>
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<td></td>
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<td></td>
<td></td>
<td></td>
<td>Homeless Person Overnight Shelter: 500 persons</td>
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<td></td>
<td></td>
<td>Overnight/Emergency Shelter/Transitional Housing Beds added: 400</td>
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<td></td>
<td>Homeless Prevention: 700 persons</td>
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<tr>
<td>5</td>
<td>Economic development</td>
<td>2015</td>
<td>2019</td>
<td>Non-Housing Community Development</td>
<td>Countywide</td>
<td>Economic Development</td>
<td>CDBG: $280,000</td>
<td>Other: 1 Other</td>
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<tr>
<td>6</td>
<td>Planning &amp; administration</td>
<td>2015</td>
<td>2019</td>
<td>Administration</td>
<td>Countywide</td>
<td>Planning &amp; Administration</td>
<td>CDBG: $407,232 HOME: $51,734</td>
<td>Other: 1 Other</td>
</tr>
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</table>

Table 53 – Goals Summary
<table>
<thead>
<tr>
<th></th>
<th>Goal Name</th>
<th>Goal Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Improve access to and quality of housing</td>
<td></td>
</tr>
<tr>
<td>2</td>
<td>Provide public services</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Remove slum &amp; blight</td>
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</tr>
<tr>
<td>4</td>
<td>Housing/services for persons who are homeless</td>
<td></td>
</tr>
<tr>
<td>5</td>
<td>Economic development</td>
<td></td>
</tr>
<tr>
<td>6</td>
<td>Planning &amp; administration</td>
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</tr>
</tbody>
</table>
**AP-35 Projects – 91.220(d)**

**Introduction**

The finalized amount of 2015 Community Development Block Grant (CDBG) funds for the Unified Government is $2,024,813 with prior year resources of $310,253. The 2015 HOME Investment Partnerships program (HOME) funds for the UG is $517,343. The 2015 Emergency Solutions Grant program (ESG) is $183,324 with prior year resources of $84,468. The CDBG Budget Committee identified those projects that met the overall county needs and local and national objectives.

**Projects**

<table>
<thead>
<tr>
<th>#</th>
<th>Project Name</th>
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<tbody>
<tr>
<td>1</td>
<td>CDBG Section 108 Repayment</td>
</tr>
<tr>
<td>2</td>
<td>Demolition</td>
</tr>
<tr>
<td>3</td>
<td>Argentine Betterment Corp.: Argentine &amp; Highland Crest</td>
</tr>
<tr>
<td>4</td>
<td>Emergency Home Repair</td>
</tr>
<tr>
<td>5</td>
<td>Liveable Neighborhoods</td>
</tr>
<tr>
<td>6</td>
<td>Willa Gill Multi-Service Center</td>
</tr>
<tr>
<td>7</td>
<td>WHSC Continuum of Care Coordinator</td>
</tr>
<tr>
<td>8</td>
<td>CHIP Loan Program</td>
</tr>
<tr>
<td>9</td>
<td>CHDO Set Aside (Rehab/New Construction)</td>
</tr>
<tr>
<td>10</td>
<td>New Construction/Rehab</td>
</tr>
<tr>
<td>11</td>
<td>ESG Program Activities</td>
</tr>
<tr>
<td>12</td>
<td>Administration</td>
</tr>
</tbody>
</table>

**Table 54 – Project Information**

**Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The Unified Government is committed to allocating funds that serve the needs of low- to moderate-income (LMI) residents. Funding awards are based on need and activity eligibility. Actual locations are determined by applications received and funding availability.

The primary obstacle to meeting underserved needs is the limited resources available to address identified priorities. The UG will partner with other public agencies and non-profit organizations, when feasible, to leverage resources and maximize outcomes in housing and community development.
Other obstacles to meeting underserved needs include:

- Limited funds for all programs (HOME, CDBG, and ESG)
- Diminishment and disappearance of state funds
- Diminishment and disappearance of local funds
- Diminishment and disappearance of private funds
- Increased competition for diminishing pool of funds
- Lack of reliable transportation
- Lack of employment training and opportunities
- Lack of affordable housing
### AP-38 Project Summary

#### Project Summary Information

<table>
<thead>
<tr>
<th></th>
<th>Project Name</th>
<th>CDBG Section 108 Repayment</th>
</tr>
</thead>
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<td>Project Name</td>
<td>CDBG Section 108 Repayment</td>
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<tr>
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<td>Funding</td>
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<td></td>
<td>Estimate the number and type</td>
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<td></td>
<td>of families that will benefit</td>
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<td>from the proposed activities</td>
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<td>Planned Activities</td>
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<tr>
<td>2</td>
<td>Project Name</td>
<td>Demolition</td>
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<tr>
<td>Location Description</td>
<td>Planned Activities</td>
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<td><strong>3</strong></td>
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<td>Estimate the number and type of families that will benefit from the proposed activities</td>
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<td>Planned Activities</td>
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<td><strong>4</strong></td>
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<td>Project Name</td>
<td>Emergency Home Repair</td>
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<tr>
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<td>Estimate the number and type of families that will benefit from the proposed activities</td>
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<tr>
<td>Location Description</td>
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<td><strong>Project Name</strong></td>
<td>Liveable Neighborhoods</td>
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<td><strong>Estimate the number and type of families that will benefit from the proposed activities</strong></td>
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<td><strong>Location Description</strong></td>
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<td><strong>Project Name</strong></td>
<td>Willa Gill Multi-Service Center</td>
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<td>Project Name</td>
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<tr>
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<td>HOME: $195,609</td>
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<table>
<thead>
<tr>
<th>9</th>
<th>Project Name</th>
<th>CHDO Set Aside (Rehab/New Construction)</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>Target Area</td>
<td>Countywide</td>
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<tr>
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<tr>
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<th>10</th>
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<th>New Construction/Rehab</th>
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<tr>
<td>Funding</td>
<td>HOME: $90,000</td>
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<td>Estimate the number and type of families that will benefit from the proposed activities</td>
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<td>Planned Activities</td>
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**Project Name**: ESG Program Activities

**Target Area**: Countywide

**Goals Supported**: 

**Needs Addressed**: 

**Funding**: ESG: $183,324

**Description**: 

**Target Date**: 

**Estimate the number and type of families that will benefit from the proposed activities**: 

**Location Description**: 

**Planned Activities**: 

**Project Name**: Administration
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<td>Needs Addressed</td>
<td></td>
</tr>
<tr>
<td>Funding</td>
<td>CDBG: $407,232 HOME: $51,734</td>
</tr>
<tr>
<td>Description</td>
<td></td>
</tr>
<tr>
<td>Target Date</td>
<td></td>
</tr>
<tr>
<td>Estimate the number and type of families that will benefit from the proposed activities</td>
<td></td>
</tr>
<tr>
<td>Location Description</td>
<td></td>
</tr>
<tr>
<td>Planned Activities</td>
<td></td>
</tr>
</tbody>
</table>
AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Wyandotte County/Kansas City, Kansas is located in the northeast part of Kansas and is part of the Kansas City, Missouri metropolitan region. Housing values are some of the lowest in the region, but the County also has a higher unemployment and lower poverty rate than the majority of Kansas.

According to the 2011 AI for the Kansas City Region, concentrations occur when the percentage of residents of a particular racial or ethnic group is 10 percentage points or more above the community-wide average. In 2011, Wyandotte County was approximately 40% non-White and 25% Hispanic.

The largest concentrations (>50%) of the Black/African-American population are in the Northeast neighborhood. For Hispanics, the largest concentrations (>35%) are in the Argentine, Kensington, and Riverview neighborhoods. There are no areas with high concentrations of Asians.

Using poverty rate as a proxy for low-income residents and a definition of “concentrated” as being 10 percentage points or more above the community-wide average (22%), there are concentrations of poverty located in the neighborhoods of Northeast, Kensington, Riverview, Coronado/Bethel/Welborn, and Rosedale.

The greatest racial/ethnic concentrations of poverty are located in the Northeast neighborhood.

Ultimately, Wyandotte County/Kansas City is working to ensure that a mix of housing types exists within each community to accommodate households of all types and income levels. The County housing strategies will be especially guided by the increasing mismatch between incomes and housing costs and the specific accommodations necessary to ensure that special needs populations have adequate affordable housing options with appropriate supportive services where needed.

Geographic Distribution

<table>
<thead>
<tr>
<th>Target Area</th>
<th>Percentage of Funds</th>
</tr>
</thead>
<tbody>
<tr>
<td>Countywide</td>
<td>100%</td>
</tr>
</tbody>
</table>

Table 55 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The Unified Government did not set priorities for allocating investments geographically.
**AP-55 Affordable Housing – 91.220(g)**

**Introduction**

The Unified Government will use HOME funds and a portion of CDBG funds for new affordable housing and to rehabilitate existing housing units. The special needs population will be served through the rehabilitation of an existing structures. The homeless population will be served through assistance grants to local service providers. Therefore, these two groups do not have easily quantifiable goals.

The one year goals noted below have been extrapolated from the table included in SP-45.

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households to be Supported</th>
</tr>
</thead>
<tbody>
<tr>
<td>Homeless</td>
</tr>
<tr>
<td>Non-Homeless</td>
</tr>
<tr>
<td>Special-Needs</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

*Table 56 - One Year Goals for Affordable Housing by Support Requirement*

<table>
<thead>
<tr>
<th>One Year Goals for the Number of Households Supported Through</th>
</tr>
</thead>
<tbody>
<tr>
<td>Rental Assistance</td>
</tr>
<tr>
<td>The Production of New Units</td>
</tr>
<tr>
<td>Rehab of Existing Units</td>
</tr>
<tr>
<td>Acquisition of Existing Units</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

*Table 57 - One Year Goals for Affordable Housing by Support Type*
AP-60 Public Housing – 91.220(h)

Introduction
The Kansas City, Kansas Housing Authority’s (KCKHA) mission is to help families and individuals with low and moderate incomes achieve greater stability and self-reliance by providing safe, affordable, quality housing and partnering with community services and agencies and promoting economic opportunity in a suitable living environment free from discrimination. According to the 2013 Wyandotte County/Kansas City/Kansas City CAPER (most recent available), 2,058 families are served by public housing and 1,469 are served by Section 8 vouchers.

Actions planned during the next year to address the needs to public housing
KCKHA will continue improving the quality of its housing by investing in the capital (CAP) fund allocation to make units competitive with housing in the private sector. CAP funds will be used for HVAC improvements in family development community centers, interior modernization, roof replacements, fencing, mechanical improvements, exterior repair, painting and parking lot expansion.

Since taking over responsibility of the Rosedale Ridge apartment complex, KCKHA is in the process of issuing 116 Section 8 vouchers to those families.

Actions to encourage public housing residents to become more involved in management and participate in homeownership
Residents of the KCKHA are encouraged to participate in decision making in all aspects of the agency’s operations. This involvement typically occurs through the Resident Associations and Resident Councils that exist at each KCKHA public housing development. Each Resident Association or Council has its own membership made up of residents from that specific community, and each is led by an elected board of directors.

The Resident Associations and Resident Councils work to improve the conditions of the residents they represent in their specific communities. The presidents of each Resident Association or Council then are able to join together to form a jurisdiction-wide council that allows residents’ concerns and involvements to be addressed at a broader Agency level. The jurisdiction-wide council may advise the Board of Commissioners and Executive Director in all areas of KCKHA operations, including occupancy, general management, maintenance, security, resident training, social services, modernization, etc. The KCKHA has two jurisdiction-wide councils: the United Presidents Council is comprised of Presidents and other officers of the individual family development resident associations, and the Council of United Residents is comprised of Presidents and other officers of the individual elderly and disabled developments. These two jurisdiction-wide councils are contacted in advance to participate in the planning and development of the KCKHA’s Annual Plan.

Another way to ensure resident input and participation of residents in KCKHA operations is by the election of a Resident Commissioner to the KCKHA Board of Commissioners.
KCKHA currently operates a homeowner program. Participants must pay 30% of their household income toward a mortgage, the housing authority pays the remainder. Once the family is able to pay the full cost of the mortgage for six months, they graduate from the program. Participants must qualify for a standard mortgage, so only those with a decent credit history are eligible. Elderly and disabled residents can receive KCKHA assistance for the life of the loan.

KCKHA is in the process of implementing a new Family Self-Sufficiency (FSS) program. Approximately 10-15 individuals are currently being trained to staff the program.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

N/A
**AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

**Introduction**

The Unified Government is a partner with the Continuum of Care to address homelessness and the priority needs of homeless individuals and families, including homeless subpopulations.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

**Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The lead entity for the Wyandotte County Continuum of Care (WYCoC) is the Wyandotte County Homeless Services Coalition, Inc (WHSC). This is a partnership of 65 organizations and individuals including: nonprofit organizations, public sector agencies, formerly homeless persons, business community persons, housing developers, faith-based community organizations and other key stakeholders. The UG provides funding to support a full time Coordinator and provides administrative support through UG general funds and CDBG.

The Fund Development committee and the WHSC Coordinator plan and coordinate various fundraisers throughout the year to help fund the annual operational budget of the organization. Every year during National Hunger and Homeless Awareness Week in November the WHSC works to bring awareness to the community and will continue to do this each year. Other activities include the State of Our Homelessness in Wyandotte County report which is presented to the UG Commissioners, fund raisers such as a Chili Cook-Off that supports the Milla Massey Scholarship fund for homeless youth, and the Faith Based Initiative. Each year the WHSC/WYCoC conducts a single day “Point-In-Time” count for sheltered and unsheltered homeless persons and families.

**Addressing the emergency shelter and transitional housing needs of homeless persons**

ESG funds are awarded annually to eligible nonprofit agencies that provide emergency shelter and transitional housing. The CoC includes 8 shelter facilities and programs and 8 transitional housing programs.
Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Wrap around support services provided through the CoC’s permanent supportive housing (PSH) programs are key to the high success agencies have experienced keeping homeless persons in PSH for at least six months (prior to exit). The PSH grantees collaborate and share housing retention strategies to support each project in achieving the housing maintenance goal. A chief strategy in achieving the stated goal has been to relocate individuals who experience housing difficulties before a loss of housing occurs. Because 80% of our CoC’s PSH units are dedicated to serve households with severe mental illness or addictions, relocation is often a key strategy in giving someone a fresh start to be successful in housing.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The UG promotes Strengths Based Case Management (SBCM) as a process to address homeless prevention by supporting three organizations that provide case management for families who are at risk for homelessness and those who exit emergency and transitional shelters to prevent recidivism. The subcontract/sponsor agencies are: Friends of Yates, Inc., Hillcrest Transitional Housing, and Mt. Carmel Redevelopment Corporation. Through the SBCM approach, services are based on the unique strengths of the family in order to assist them in addressing their needs and allows for a case manager to provide continuous support to assure that self-sufficiency is achieved, which includes accessing familiar and mainstream services.
**AP-75 Barriers to affordable housing – 91.220(j)**

**Introduction:**
Eliminating barriers to affordable housing is critical for increasing economic opportunities and access to prosperity.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

The Unified Government will continue to implement the Emergency Grant Program which provides repairs to homes where the owner is very low-income and living in the home. The program has two other components of 1) Lead-Based Abatement and; 2) Barrier Removal Project where funds (limited to $5,000 per unit) are matched with The Coalition for Independence (CFI)/Kansas Access Modification Program (KAMP).

The UG will continue to review housing to be constructed with UG or CDBG/HOME assistance to ensure it meets acceptable standards. Quality design and neighborhood compatibility will assist with neighborhood and community acceptance of affordable housing.

The UG will support the rehabilitation of existing units and construction of new units in low income neighborhoods and work with private property owners to preserve affordable housing throughout neighborhoods in Wyandotte County.
**AP-85 Other Actions – 91.220(k)**

**Introduction:**

**Actions planned to address obstacles to meeting underserved needs**
The primary obstacles to meeting underserved needs are lack of financial and human resources, and a growing gap between housing costs and incomes. The County will continue to use its resources carefully and strategically as evidenced in this plan to reduce the effects of the cost/income gap.

**Actions planned to foster and maintain affordable housing**
A lack of affordable housing is a primary obstacle to addressing unmet needs. The UG will continue to support its goals of maintaining and expanding affordable housing by utilizing its CDBG and HOME allocations to create new opportunities for affordable homeownership and rehabilitate existing affordable units.

**Actions planned to reduce lead-based paint hazards**
Information about lead-based paint hazards is distributed to households participating in HOME and CDBG-funded programs. In prior years, lead based paint reduction or removal in Kansas City was carried out through a State program called Project Lead-Safe KCK. However, this program is no longer funded. The Health Department will test for Lead-Based Paint, but there are no other local resources.

**Actions planned to reduce the number of poverty-level families**
CDBG, HOME, and ESG funding is integrated into the programs that address poverty and homelessness by participating agencies that are served by the Wyandotte Homeless Services Coalition. These agencies, and others, provide much needed services to assist residents that are living in poverty. Further programs such as job training, child care, and transportation assistance reduce the impact of poverty and provide for income growth for families living in poverty.

Through its policies and planning, the UG will continue to encourage business growth in the community. Efforts will continue to support programs to maintain the quality and integrity of the low and moderate income neighborhoods where older housing is found. Support will continue for infrastructure improvements in these areas, and code enforcement will be apparent throughout the County. In recognition that some families cannot afford to correct code violations, the UG provides referrals services to help income-eligible homeowners correct the property deficiency. Program referrals are made to Christmas in October, Coalition for Independence, ECKAN, KC Church of Christ, Hope Builders and LIEAP and other organizations.

**Actions planned to develop institutional structure**
The Unified Government will work with current and potential sub-recipients to develop an improved, clarified RFP process that is more heavily publicized.
Actions planned to enhance coordination between public and private housing and social service agencies

Public agencies, for-profit and non-profit private organizations all play a part in the provision of affordable housing, social services, capital improvements, and economic development. However, the lack of financial resources for development, operations, and support services is a huge gap to overcome. Addressing these gaps will be a high priority for the County. The Unified Government will continue to work to provide stronger coordination between agencies and local organizations.
AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. The total amount of program income that will have been received before</td>
<td>$0</td>
</tr>
<tr>
<td>the start of the next program year and that has not yet been reprogrammed</td>
<td></td>
</tr>
<tr>
<td>2. The amount of proceeds from section 108 loan guarantees that will be</td>
<td>$0</td>
</tr>
<tr>
<td>used during the year to address the priority needs and specific objectives</td>
<td></td>
</tr>
<tr>
<td>identified in the grantee's strategic plan</td>
<td></td>
</tr>
<tr>
<td>3. The amount of surplus funds from urban renewal settlements</td>
<td>$0</td>
</tr>
<tr>
<td>4. The amount of any grant funds returned to the line of credit for which</td>
<td>$0</td>
</tr>
<tr>
<td>the planned use has not been included in a prior statement or plan.</td>
<td></td>
</tr>
<tr>
<td>5. The amount of income from float-funded activities</td>
<td>$0</td>
</tr>
<tr>
<td>Total Program Income</td>
<td>$0</td>
</tr>
</tbody>
</table>

Other CDBG Requirements

1. The amount of urgent need activities $0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income 100%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

There are no other forms of investment

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Sale to a New Homebuyer: Full recapture will occur upon sale, transfer, or conveyance of the property to a new homebuyer prior to the expiration of the prescribed affordability period. The HOME-assisted buyer must repay the full amount of the entire HOME subsidy less any owner-paid closing costs and owner equity included therein; provided, that if the property is sold for market value and net proceeds from the sale is insufficient to pay the full subsidy amount, the difference between the net proceeds and the HOME subsidy amount may be forgiven.

Conversion to Business or Rental Use: Full Recapture will occur upon sale or conversion of the
property for rental or business purposes prior to the expiration of the prescribed affordability period. The HOME-assisted buyer must repay the full amount of the HOME subsidy. No pro-rata reduction may be made.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The UG will hold a lien on property for the amount of the subsidy to assure that the assisted household continues to meet program guidelines throughout the affordability period. The minimum affordability period required is based on the amount of HOME assistance and is as follows:

<table>
<thead>
<tr>
<th>HOME Assistance</th>
<th>Affordability Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>$ 0 - $14,999</td>
<td>5 years</td>
</tr>
<tr>
<td>$ 15,000 - $40,000</td>
<td>10 years</td>
</tr>
<tr>
<td>more than $40,000</td>
<td>15 years</td>
</tr>
</tbody>
</table>

Each property assisted with HOME funds must also have deed restrictions that run with the land, in addition to the applicable affordability period. These restrictions ensure the property remains affordable to a low to moderate income household for the applicable period and stipulate that: 1) The property must be the principal and primary residence of the purchaser; 2) All or any portion of the property may not be used as rental property or as investment property; and 3) Any portion of the property assisted with HOME funds may not be used as a business.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not Applicable – the Unified Government does not use HOME funds for this purpose.

Emergency Solutions Grant (ESG)
Reference 91.220(l)(4)

1. Include written standards for providing ESG assistance (may include as attachment)
2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.
3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).
4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.
5. Describe performance standards for evaluating ESG.
Pursuant to the citizen participation requirements of 24 CFR Section 91.115, the Unified Government of Wyandotte County / Kansas City, KS, hereinafter referred to as the “Unified Government”, sets forth the following Citizen Participation Plan as it relates to the Consolidated Planning process for housing and community development programs funded by the U.S. Department of Housing and Urban Development (HUD). The Citizen Participation Plan presents the Unified Government’s plan for providing and encouraging all citizens, particularly low- and moderate-income citizens, to participate in the development and adoption of four components of the consolidated planning process as well as the Section 108 Loan Guarantee Program.

The Department of Community Development of the Unified Government is the lead agency responsible for the Consolidated Planning process and the administration of the Community Development Block Grant Program (CDBG), including the Section 108 Loan Guarantee Program, the HOME Investment Partnerships Program (HOME), and the Emergency Solutions Grant Program (ESG). All of these funds are collectively known as Community Planning and Development (CPD) funds.

Subsequent to approval of this Citizen Participation Plan by the Unified Government, the Plan shall be effective until it is amended or otherwise replaced.

A. Encouragement of Citizen Participation

The Unified Government provides for and encourages all citizens to participate in the development of the Citizen Participation Plan, the Consolidated Plan, the Annual Action Plan, the Consolidated Annual Performance Evaluation Report, and the Section 108 Loan Guarantee Program. The Unified Government encourages participation by low- and moderate-income persons, particularly those living in slum and blighted areas and in areas where CPD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. The Unified Government will also take appropriate actions to encourage the participation of minorities, non-English speaking persons, and persons with disabilities.

The Unified Government encourages the participation of local and regional institutions, the Continuum of Care and other organizations (including businesses, developers, nonprofit organizations, philanthropic organizations, and community-based and faith-based organizations) in the process of developing, amending, and implementing the Consolidated Plan, especially with regard to homelessness issues. The Unified Government encourages, in consultation with public housing agencies, the participation of residents of public and assisted housing developments located within Wyandotte County, in the process of developing and implementing the Consolidated Plan, along with other low- and moderate-income residents of targeted revitalization areas in which the developments are located. The Unified Government will provide information to the executive directors of the Housing Authority of Kansas City and Bonner Springs Housing Authority about Consolidated Plan activities.

The Unified Government may also explore alternative public involvement techniques and quantitative ways to measure efforts that encourage citizen participation in a shared vision for change in communities and neighborhoods, and the review of program performance. The Citizen Participation Plan has been and will continue to be amended as the Unified Government continues to gain access to technology that improves the avenues of participation. Unless otherwise noted in this document, all communication regarding the Citizen Participation Plan and the Consolidated Plan documents, complaints, access to records, reasonable accommodation for disabled persons, or translation services for persons with limited English proficiency, should be directed to:
B. Citizen Participation Plan

The following describes the process and procedures related to the development of the Citizen Participation Plan.

1. Plan Development

The Unified Government shall follow the following procedure in the drafting and adoption of the Citizen Participation Plan.

   a. Plan Considerations

      As a part of the Citizen Participation Plan process, and prior to the adoption of the Consolidated Plan documents, the Unified Government will make available the information required by HUD. This information will be made available to citizens, public agencies, and other interested parties.

   b. Plan Review and Public Comment

      The draft Citizen Participation Plan will be made available for public review for a 30-day period prior to consideration and adoption, and may be done concurrently with the public review and comment process for the Five Year Consolidated Plan. The Citizen Participation Plan shall be provided in a format accessible to persons with disabilities upon request. Such formats may include, but are not limited to providing oral, Braille, electronic or large print versions of the plan to those visually impaired and delivering copies to those who are homebound.

      The Citizen Participation Plan will encourage comment and participation by minority persons and non-English speakers, and, when feasible, translation services will be available upon request by contacting the Unified Government contact person listed on page 2, or a designee.

      The Citizen Participation Plan will encourage comment and participation by low- and moderate-income residents, especially those living in low- and moderate-income neighborhoods and in areas where HUD funds are proposed to be used.
Written comments will be accepted by the Unified Government contact person listed on page 2, or a designee, during the 30-day public review period. A summary of all written comments and those received during the public hearing as well as the Unified Government’s responses will be attached to the Citizen Participation Plan prior to submission to HUD.

c. Public Hearing

The Unified Government shall conduct a public hearing to accept public comments on the draft Citizen Participation Plan prior to its approval and submittal to HUD. This may be done concurrently with the public review and comment process for the Consolidated Plan. After public comments are heard and considered by the Unified Government, it may approve or reject the Citizen Participation Plan. Section G describes the process for publishing notices for and conducting public hearings.

d. Submittal to HUD

The Citizen Participation Plan shall be approved as a stand-alone document and shall be submitted to HUD with a summary of all written comments and those received during the public hearing as well as the Unified Government’s responses and proof of compliance with the minimum 30-day public review and comment period requirement. A summary of any comments or views not accepted and the reasons therefore shall be provided to HUD.

2. Amendments to the Citizen Participation Plan

The Unified Government shall follow the following procedure to amend the Citizen Participation Plan, as needed.

a. Amendment Considerations

The Unified Government shall amend the Citizen Participation Plan, as necessary, to ensure adequate engagement and involvement of the public in making decisions related to the programs and documents governed by 24 CFR Part 91.115. Formal amendment of the Citizen Participation Plan may be required should a provision of the Citizen Participation Plan be found by the Unified Government to conflict with HUD regulations. At a minimum, the Citizen Participation Plan shall be reviewed, and amended as needed, every five years in conjunction with the preparation of the Consolidated Plan.

b. Amendment Review and Public Comment

Amendments to the Citizen Participation Plan shall be made available for public review for a 30-day period prior to consideration and adoption. A public hearing shall be conducted by the Unified Government so that citizens may express their views prior to consideration and adoption. Written comments will be accepted by the Unified Government contact person listed on page 2, or a designee, during the public review period. A summary of all written comments and those received during the public hearing as well as the Unified Government’s responses will be attached to the amended Citizen Participation Plan prior to submission to HUD.

Revisions to the plan that only include updated contact information or editorial changes for clarity will not be released for public review and comment. Copies will be made available following the process described in Section G.
c. Public Hearing

The Unified Government shall conduct a public hearing to review and accept public comments on the draft amendment to the Citizen Participation Plan prior to its approval and submittal to HUD. After public comments are heard and considered by the Unified Government, it may approve or reject the amendment to the Citizen Participation Plan. Section G describes the process for publishing notices for and conducting public hearings.

d. Submittal to HUD

A copy of the Amended Citizen Participation Plan, including a summary of all written comments and those received during the public hearing as well as the Unified Government’s responses and proof of compliance with the minimum 30-day public review and comment period requirement, shall be submitted to HUD. A summary of any comments or views not accepted and the reasons therefore shall be supplied to HUD.

3. Plan Access and Comments

The approved Citizen Participation Plan will be kept on file and online by the Unified Government at www.wycokck.org

Hard copies can be made available to those requesting the Plan by contacting the Unified Government contact person listed on page 2, or a designee. Upon request, the approved Plan will be made available in a manner accessible to non-English speakers or those with disabilities. The process for submitting comments or complaints on the approved Citizen Participation Plan is set forth in Section H.

C. Five-Year Consolidated Plan

The following describes the process and procedures related to the development of the Five Year Consolidated Plan. To comply with 24 CFR Part 91 Subpart D, the information supplied to the public in the Consolidated Plan, in general, will include:

- The information required in 24 CFR Sec. 91.300 through Sec. 91.330, submitted in accordance with instructions prescribed by HUD (including tables and narratives), or in such other format as jointly agreed upon by HUD and the Unified Government.

- The lead agency or entity responsible for overseeing the development of the plan and the significant aspects of the process by which the Consolidated Plan was developed; the identity of the agencies, groups, organizations, and others who participated in the process; and a description of the Unified Government’s consultations with social service, health, and child service agencies and other entities.

- A concise executive summary that includes the objectives and outcomes identified in the Plan as well as an evaluation of past performance. The Plan shall also contain a concise summary of the citizen participation process, public comments, and efforts made to broaden public participation in the development of the Consolidated Plan.

More specifically, the full Plan will include the following sections:
  - Executive Summary
  - Process to Develop the Plan
In the notice of public hearing(s) on the proposed Consolidated Plan, the Unified Government will provide to citizens, public agencies and other interested parties information that outlines the amount of assistance the Unified Government expects to receive and the range of activities that may be undertaken, including the estimated amount that will benefit low- and moderate-income persons, the plans to minimize displacement of persons, and the plans to assist any persons displaced.

1. Plan Development

The Unified Government encourages the participation of residents and stakeholders in the development of the Consolidated Plan. The Unified Government shall follow the following procedure in the drafting and adoption of the Consolidated Plan.

a. Public Participation and Consultation

In the development of the Consolidated Plan, the Unified Government will consult other public and private agencies including but not limited to those providing:

- Assisted housing
- Health services,
- Social services and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons, economic development, neighborhood development and other housing and community development services).

When preparing the Consolidated Plan and describing the Unified Government’s homeless strategy and the resources available to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) and persons at risk of homelessness, the Unified Government will consult with representatives from the WHSC Continuum of Care; public and private agencies that address housing, health, social service, victim services, employment, or education needs of low- and moderate-income individuals and families; homeless individuals and families, including homeless veterans; youth; other persons with special needs; publicly funded institutions and systems of care that may discharge persons into homelessness (such as health-care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, business and civic leaders.

When preparing the portion of the Consolidated Plan concerning lead-based paint hazards, the Unified Government shall consult with local health and child welfare agencies and examine existing data related to lead-based paint hazards and poisonings, including health department data on the addresses of housing units in which children have been identified as lead poisoned.
The Unified Government will consult with the WHSC Continuum of Care in determining how to allocate its ESG grant for eligible activities; in developing the performance standards for, and evaluating the outcomes of, projects and activities assisted by ESG funds; and in developing funding, policies, and procedures for the operation and administration of the Homeless Management and Information System (HMIS).

A variety of mechanisms may be utilized to solicit input from these entities. These include telephone or personal interviews, mail surveys, internet-based feedback and surveys, and consultation workshops.

b. Plan Review and Public Comment

i. At least one public hearing on the Unified Government's housing and community development needs will be held before the proposed Consolidated Plan is published for comment. Oral and written input will be sought through this public hearing process and written comments received will be considered when preparing the draft Consolidated Plan.

ii. The draft Consolidated Plan shall be made available for public review for a 30-day period prior to consideration and adoption. The Consolidated Plan shall be provided in a format accessible to persons with disabilities upon request. Such formats may include, but are not limited to providing oral, Braille, electronic or large print versions of the plan to those visually impaired and delivering copies to those who are homebound.

iii. The Plan will encourage comment and participation by minority persons and non-English speakers, and translation services will be available upon request.

iv. The Plan will encourage comment and participation by low- and moderate-income residents, especially those living in low- and moderate-income neighborhoods and in areas where HUD funds are proposed to be used.

v. Written comments will be accepted by the Unified Government contact person listed on page 2, or a designee, during the public review period. A summary of all written comments and those received during the public hearing as well as the Unified Government’s responses, will be attached to the Consolidated Plan.

c. Public Hearing

The Unified Government shall conduct a second public hearing to accept public comments on the draft Five Year Consolidated Plan prior to its approval and submittal to HUD. After public comments are heard and considered by the Unified Government, it may approve or reject the Consolidated Plan. Section G describes the process for publishing notices for and conducting public hearings.

d. Submittal to HUD

The Consolidated Plan shall be submitted to HUD with a summary of all written comments and those received during the public hearing as well as the Unified Government’s responses and proof of compliance with the minimum 30-day public review and comment period requirement. A summary of any comments or views not accepted and the reasons therefore
shall be supplied to HUD. The Consolidated Plan will be submitted to HUD no less than 45 days before the program year begins.

2. Amendments to the Consolidated Plan

a. Amendment Considerations

The Unified Government will provide citizens with reasonable notice and an opportunity to comment on substantial amendments to the adopted Consolidated Plan prior to consideration and adoption. The following criteria will determine what changes to planned or actual activities constitute a Substantial Amendment to the Consolidated Plan:

- If the Unified Government proposes to change its adopted method of distribution for CDBG funds by adding or eliminating an eligible activity, or change the funding allocation for an individual activity within the method of distribution approved in an amount greater than 15%, or

- If the Unified Government proposes to change its adopted investment strategy for HOME or ESG funds by adding or eliminating an eligible activity, or change the funding allocation for an individual activity within the method of distribution approved in an amount greater than 15%, or

- A substantial change in the purpose, scope, location, or beneficiaries of an activity, including Section 108 funded projects.

All other changes to the method of distribution or investment strategy that do not meet the criteria defined above will be reviewed and approved by Department of Community Development staff, and will not be subject to public comments. These changes will be fully documented and shall be signed by the official representative of the jurisdiction authorized to take such action.

The Unified Government may submit a copy of each amendment to HUD as it occurs, or at the end of the program year. Letters transmitting copies of amendments must be signed by the official representative of the jurisdiction authorized to take such action.

b. Amendment Review and Public Comment

In order to formally amend the Consolidated Plan, the following procedure will be followed:

i. Citizens will be given a reasonable opportunity to comment on the proposed Substantial Amendment to the Consolidated Plan at least 30 days in advance of the approval of the Substantial Amendment.

ii. The Unified Government will consider any comments or views of citizens received in writing in preparing the Substantial Amendment to the Consolidated Plan. A summary of any comments or views not accepted and the reasons for not accepting them shall be attached to the Substantial Amendment.

iii. The draft Substantial Amendment to the Consolidated Plan shall be made available for public review for a 30-day period prior to consideration and adoption. The Unified Government will publish a newspaper and website summary describing the
Substantial Amendment contents and purpose, and listing the locations where the entire Substantial Amendment may be examined. The draft Substantial Amendment shall be provided in a format accessible to persons with disabilities upon request. Such formats may include, but are not limited to providing oral, Braille, electronic or large print versions of the Substantial Amendment to those visually impaired and delivering copies to those who are homebound.

iv. The draft Substantial Amendment will encourage comment and participation by minority persons and non-English speakers, and translation services will be available upon request.

v. The draft Substantial Amendment will encourage comment and participation by low- and moderate-income residents, especially those living in low- and moderate-income neighborhoods and in areas where HUD funds are proposed to be used.

vi. Written comments will be accepted by the Unified Government contact person listed on page 2, or a designee, during the public review period. A summary of all written comments as well as the Unified Government’s responses will be attached to the draft Substantial Amendment.

c. Submittal to HUD

A copy of the Amended Consolidated Plan, including a summary of all written comments and those received during the public hearing as well as the Unified Government’s responses and proof of compliance with the minimum 30-day public review and comment period requirement, shall be submitted to HUD. A summary of any comments or views not accepted and the reasons therefore shall be supplied to HUD.

d. Plan Access and Comments

The approved Consolidated Plan or Substantial Amendment to the Consolidated Plan will be kept on file and online by the Unified Government at www.wycokck.org.

Hard copies can be made available to those requesting the approved Consolidated Plan or Substantial Amendment to the Consolidated Plan by contacting the Unified Government contact person listed on page 2, or a designee. Upon request, the approved Consolidated Plan or Substantial Amendment to the Consolidated Plan will be made available in a manner accessible to non-English speakers or those with disabilities. The process to access documents is further described in Section G. The process for submitting comments or complaints on the approved Consolidated Plan or Substantial Amendment to the Consolidated Plan is set forth in Section H.

D. Annual Action Plan

The Annual Action Plan is a component of the Five-Year Consolidated Plan, and it describes the Unified Government’s proposed use of available federal and other resources to address the priority needs and specific objectives in the Consolidated Plan for each program year, the Unified Government’s method for distributing funds to local governments and non-profit organizations, and the geographic areas of the Unified Government to which it will direct assistance. The following describes the process and procedures related to the development of the Annual Action Plan in compliance with 24 CFR Section 91.320.
1. Plan Development

The Unified Government encourages the participation of residents and stakeholders in the development of the Annual Action Plan. The Unified Government shall follow the following procedure in the drafting and adoption of the Annual Action Plan:

a. Public Participation and Consultation

In the development of the Annual Action Plan, the Unified Government will consult other public and private agencies including, but not limited to, those providing:
- Assisted housing
- Health services
- Social services and fair housing services (including those focusing on services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, homeless persons, economic development, neighborhood development and other housing and community development services).

A variety of mechanisms may be utilized to solicit input from these persons/service providers/agencies. These include telephone or personal interviews, mail surveys, internet-based feedback and surveys, and consultation workshops.

b. Plan Review and Public Comment

i. At least one public hearing on the Unified Government’s proposed Annual Action Plan will be held before the Plan is published for review and comment. Oral and written input will be sought through this public hearing process and written comments received via email and the written comment process will be considered when preparing the draft Annual Action Plan.

ii. The Unified Government will consider any comments or views of citizens received in writing, or orally at public hearings in preparing the Annual Action Plan. A summary of any comments or views, not accepted and the reasons for not accepting the comments/views shall be attached to the Annual Action Plan.

iii. The draft Plan shall be made available for public review for a 30-day period prior to consideration and adoption. The Annual Action Plan shall be provided in a format accessible to persons with disabilities upon request. Such formats may include, but are not limited to providing oral, Braille, electronic or large print versions of the plan to those visually impaired and delivering copies to those who are homebound.

iv. The draft Plan will encourage comment and participation by minority and non-English speakers, and translation services will be available upon request.

v. The draft Plan will encourage comment and participation by low- and moderate-income residents, especially those living in low- and moderate-income neighborhoods and in areas where HUD funds are proposed to be used.

vi. Written comments will be accepted by the contact person listed on page 2, or a designee, during the public review period. A summary of all written comments and those received...
during the public hearings as well as the Unified Government’s responses will be attached to the Annual Action Plan.

c. Public Hearing

The Unified Government shall conduct a second public hearing to accept public comments on the draft Annual Action Plan prior to its review, approval and submittal to HUD. This may be done concurrently with the public review and comment process for the Five-Year Consolidated Plan during any year that a new Five-Year Consolidated Plan is being proposed. After public comments are heard and considered, the Unified Government may approve or reject the Annual Action Plan. Section G describes the process for publishing notices for and conducting public hearings.

d. Submittal to HUD

The Annual Action Plan shall be submitted to HUD with a summary of all written comments and those received during the public hearings as well as the Unified Government’s responses and proof of compliance with the minimum 30-day public review and comment period requirement. A summary of any comments or views not accepted and the reasons therefore shall be supplied to HUD. The Annual Action Plan will be submitted to HUD 45 days before the program year begins.

2. Amendments to the Annual Action Plan

a. Amendment Considerations

The Unified Government will provide citizens with reasonable notice and an opportunity to comment on substantial amendments to the adopted Annual Action Plan prior to consideration and adoption. The following criteria will determine what changes to planned or actual activities constitute a Substantial Amendment to the Annual Action Plan:

- If the Unified Government proposes to change its adopted method of distribution for CDBG funds by adding or eliminating an eligible activity, or change the funding allocation for an individual activity within the method of distribution approved in an amount greater than 15%, or
- If the Unified Government proposes to change its adopted investment strategy for HOME or ESG funds by adding or eliminating an eligible activity, or change the funding allocation for an individual activity within the method of distribution approved in an amount greater than 15%, or
- A substantial change in the purpose, scope, location, or beneficiaries of an activity, including Section 108 funded projects.

All other changes to the method of distribution or investment strategy that do not meet the criteria defined above will be reviewed and approved by Department of Community Development staff, and will not be subject to public comments. These changes will be fully documented and signed by the official representative of the jurisdiction authorized to take such action.
The Unified Government may submit a copy of each amendment to HUD as it occurs, or at the end of the program year. Letters transmitting copies of amendments must be signed by the official representative of the jurisdiction authorized to take such action.

b. Amendment Review and Public Comment

In order to formally amend the Annual Action Plan, the following procedure will be followed:

i. Citizens will be given a reasonable opportunity to comment on the proposed Substantial Amendment to the Plan at least 30 days in advance of the approval of the Substantial Amendment.

ii. The Unified Government will consider any comments or views of citizens received in writing in preparing the Substantial Amendment to the Plan. A summary of any comments or views not accepted and the reasons for not accepting them shall be attached to the Substantial Amendment.

iii. The draft Substantial Amendment to the Plan shall be made available for public review for a 30-day period prior to consideration and adoption. The Unified Government will publish a newspaper and website summary describing the Substantial Amendment contents and purpose, and listing the locations where the entire Substantial Amendment may be examined. The draft Substantial Amendment shall be provided in a format accessible to persons with disabilities upon request. Such formats may include, but are not limited to providing oral, Braille, electronic or large print versions of the Substantial Amendment to those visually impaired and delivering copies to those who are homebound.

iv. The draft Substantial Amendment will encourage comment and participation by minority persons and non-English speakers, and translation services will be available upon request.

v. The draft Substantial Amendment will encourage comment and participation by low- and moderate-income residents, especially those living in low- and moderate-income neighborhoods and in areas where HUD funds are proposed to be used.

vi. Written comments will be accepted by the Unified Government contact person listed on page 2, or a designee, during the public review period. A summary of all written comments as well as the Unified Government’s responses will be attached to the draft Substantial Amendment.

c. Submittal to HUD

A copy of the Amended Annual Action Plan, including a summary of all written comments and those received during the public hearing as well as the Unified Government’s responses and proof of compliance with the minimum 30-day public review and comment period requirement, shall be submitted to HUD. A summary of any comments or views not accepted and the reasons therefore shall be supplied to HUD.

d. Plan Access and Comments
The approved Annual Action Plan will be kept on file and online by the Unified Government at www.wycokck.org

Hard copies can be made available to those requesting the Plan by contacting the contact person listed on page 2, or a designee. Upon request, the approved Plan will be made available in a manner accessible to non-English speakers or those with disabilities. The process to access documents is further described in Section G. The process for submitting comments or complaints on the approved Annual Action Plan is set forth in Section H.

**E. Consolidated Annual Performance and Evaluation Report (CAPER)**

The following describes the process and procedures related to the development of the Consolidated Annual Performance and Evaluation Report (CAPER):

1. **Plan Development**

   The Unified Government shall follow the following procedure in the drafting and adoption of the Consolidated Annual Performance and Evaluation Report (CAPER).

   a. Report Considerations

      Unified Government staff will evaluate and report the accomplishments of the previous program year for CDBG, HOME and ESG, and will summarize expenditures from the previous program year.

   b. Report Review and Public Comment

      The Unified Government encourages citizen participation in the development of the CAPER. The draft CAPER shall be made available for public review for a 15-day period prior to consideration and adoption at a scheduled public hearing. Written comments will be accepted during the public review period by the contact person listed on page 2, or a designee. A summary of the comments and the Unified Government’s responses to the comments will be attached to the draft CAPER. Copies will be made available following the process described in Section G.

   c. Public Hearing

      The Unified Government shall conduct a public hearing to accept public comments on the draft CAPER. After public comments are heard and considered, the Unified Government shall approve or reject the CAPER. Section G describes the process for publishing notices for and conducting public hearings.

   d. Submittal to HUD

      Upon adoption of the CAPER pursuant to HUD regulations, the Unified Government shall submit the CAPER to HUD. Documents related to the public participation process, including copies of public notices and a summary of all public comments received, shall be attached to the CAPER. The CAPER shall be submitted to HUD within 90 days following the end of the program year.

   e. Report Access and Comments
The approved CAPER will be kept on file and online by the Unified Government at
www.wycokck.org

Hard copies can be made available to those requesting the CAPER by contacting the contact
person listed on page 2, or a designee. Upon request, the approved CAPER will be made
available in a manner accessible to non-English speakers or those with disabilities. The process
to access documents is further described in Section G. The process for submitting comments or
complaints on the approved CAPER is set forth in Section H.

F. Development of Section 108 Loan Guarantee Assistance Applications

1. Applications for assistance filed by the Unified Government for Section 108 Loan Guarantee
   Assistance authorized under HUD regulation 24 CFR Part 570, Subpart M, are subject to all
   provisions set forth within this Citizen Participation Plan. Such applications for Section 108
   Loan Guarantee Assistance may be included as part of the Consolidated Planning process, or
   may be undertaken separately anytime during the program year. The required public hearing to
   inform citizens of program requirements will be carried out by the Unified Government.

2. Before the Unified Government submits an application for Section 108 Loan Guarantee
   Assistance, it will make available to citizens, public agencies and other interested parties
   information that includes the amount of assistance the Unified Government expects to be made
   available (including program income), the range of activities that may be undertaken, the
   estimated amount that will benefit persons of low- and moderate-income, and any activities
   likely to result in displacement.

3. The Unified Government will publish its proposed application for review and comment. The
   Unified Government will publish a newspaper and website summary describing the contents and
   purpose of the application and listing the locations where the entire application may be
   examined. An application for Section 108 Loan Guarantee funding shall be made available for
   public review for a 30-day period prior to consideration and submission to HUD, and may be
   carried out concurrently with the public review and comment process for the Five-Year
   Consolidated Plan. The approved Section 108 Loan Guarantee funding application will be kept
   on file and online by the Unified Government at www.wycokck.org

4. Hard copies can be made available to those requesting the application by contacting the Unified
   Government contact person listed on page 2, or a designee. Upon request, the approved
   application will be made available in a manner accessible to non-English speakers or persons
   with disabilities. The process for submitting comments or complaints on the approved activities
   included in the Section 108 Loan Guarantee Program is set forth in Section H.

G. Public Hearings, Notification and Access

The following describes the process and procedures related to public notification and hearings, and
applies to the development of and substantial amendments to the Five-Year Consolidated Plan, the
Citizen Participation Plan, the Annual Action Plan, the Consolidated Annual Performance and
Evaluation Report (CAPER), and Section 108 Loan Guarantee Assistance applications.

1. Public Hearing Process
The Unified Government will conduct at least one public hearing annually to obtain citizen views and comments on the Consolidated Plan and its related documents during the public review and comment period. These meetings will be conducted at different times of the program year and together will cover the following topics:

- Housing and Community Development Needs
- Development of the Method of Distribution of Funds
- Review of Program Performance

During a program year when the Unified Government develops a Consolidated Plan, at least one additional public hearing will be conducted prior to the Plan being published for comment.

2. Public Hearing Notification

Staff will ensure adequate advance notice of all public meetings and hearings. Notices will be printed/posted at least 14 days prior to the meeting date. Adequate noticing will include, but not be limited to:

a. Following preparation of the proposed Consolidated Planning documents, a summary of each document will be published in one or more newspapers of general circulation at least 14 days prior to the Public Hearing. This summary will describe the contents and purpose of the document, and will include a list of locations where copies of the entire draft documents may be examined.

b. Before the Unified Government adopts a Consolidated Plan document, the Unified Government will make available to citizens, public agencies, and other interested parties information that describes the contents and purpose of the draft document, and includes the amount of assistance the Unified Government expects to receive and the range of activities that may be undertaken, including the estimated amount that will benefit persons of low- and moderate income, and the plans to minimize displacement of persons, and to assist any persons displaced. This information, and copies of the entire draft documents, will be available on the Unified Government website, and its office, and by contacting the contact person listed on page 2, or a designee.

c. The Public Hearings will encourage comment and participation by minority and non-English speakers. Publication of the draft documents will be advertised in necessary non-English languages and translation services will be available upon request.

d. The Unified Government will make every effort to hold the hearing(s) at a time and place which is convenient to the actual and potential beneficiaries of the program by holding the meeting(s) in the evening in location(s) accessible to potential participants.

e. For citizens that are not able to attend the Public Hearing, all notices will contain information on how to submit comments by other means.

f. The Consolidated Planning documents shall be provided in a format accessible to persons with disabilities upon request. Such formats may include, but are not limited to providing oral, Braille, electronic or large print versions of the plan to those visually impaired and delivering copies to those who are homebound. The Unified Government will provide translators during, or written translations after Public Hearings attended by non-English speaking residents upon their request whenever they represent a significant proportion of the persons benefited by proposed or actual activities. Requests for these services should be
made with the contact person listed on page 2, or a designee. A determination of what constitutes “…a significant proportion of the persons benefited by proposed or actual activities” shall be at the discretion of the Unified Government’s point of contact person listed on page 2, or a designee, and made based on the Unified Government’s approved Language Access Plan.

g. Staff will ensure adequate advance notice of all public review/comment periods. Notices will be printed / posted prior to the commencement of the public review period alerting residents of the documents for review. The public comment period for each Consolidated Plan document is listed below:

<table>
<thead>
<tr>
<th>Document</th>
<th>Minimum Length of Public Comment Period</th>
</tr>
</thead>
<tbody>
<tr>
<td>Consolidated Plan</td>
<td>30 days</td>
</tr>
<tr>
<td>Annual Action Plan</td>
<td>30 days</td>
</tr>
<tr>
<td>CAPER</td>
<td>15 days</td>
</tr>
<tr>
<td>Citizen Participation Plan</td>
<td>30 days</td>
</tr>
<tr>
<td>Section 108 Loan Guarantee Program</td>
<td>30 days</td>
</tr>
</tbody>
</table>

h. The Unified Government will place an adequate supply of draft copies of each Consolidated Planning document subject to public review at each public hearing location, and at the following locations:

Location addresses: TDB

Hard copies can be made available to those requesting the documents by contacting the contact person listed on page 2, or a designee. Upon request, the approved documents will be made available in a manner accessible to non-English speakers or those with disabilities. The process for submitting comments or complaints on the approved Consolidated Planning documents is set forth in Section H.

3. Access to Public Hearings

Efforts to ensure access to Public Hearings may include, but are not limited to, scheduling meetings during the evening and weekend and requesting feedback from stakeholders for guidance in effective meeting scheduling. Such hearings will be posted and advertised to allow sufficient notice to all interested persons.

It is the intention of the Unified Government to comply with the Americans with Disabilities Act (ADA) in all respects. If an attendee or participant at a Public Hearing needs special assistance beyond what is normally provided, the Unified Government will attempt to accommodate these persons in every reasonable manner. Efforts may include, but are not limited to, accessible seating, video recording for those homebound, sign language services and production of written transcripts. Requests for reasonable accommodations shall be made with the contact person list on page 2, or a designee, at least 48 hours prior to the Public Hearing.

4. Access to Records

The Unified Government will ensure timely and reasonable access to information and records related to the development of the Consolidated Plan documents and the use of HUD CPD funds from the
preceding five years. Information to be made available will include budget and program
performance information, meeting minutes, and comments received by the Unified Government
during the development of the Consolidated Plan and its supporting documents.

Requests for information and records must be made to the contact person listed on page 2, or a
designee, in writing. Staff will respond to such requests within 15 working days or as soon as
possible thereafter.

H. Comments and Complaints

1. Comments

Written and verbal comments received at Public Hearings or during the public comment period, will
be considered and summarized, and included as an attachment to the Unified Government’s final
Consolidated Planning documents. Written comments should be addressed to:

<table>
<thead>
<tr>
<th>Attn: Receptionist</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dept. of Community Development</td>
</tr>
<tr>
<td>City Hall</td>
</tr>
<tr>
<td>701 North 7th Street</td>
</tr>
<tr>
<td>8th Floor</td>
</tr>
<tr>
<td>Kansas City, KS 66101</td>
</tr>
<tr>
<td>Phone: (913) 573-5100</td>
</tr>
</tbody>
</table>

A written response will be made to all written comments within ten working days when practicable,
acknowledging the letter and identifying a plan of action, if necessary. Every effort will be made to
send a complete response within 15 working days to those who submit written proposals or
comments.

Copies of the complete final Consolidated Planning documents will be available to residents at the
following locations:

City Hall, 701 North 7th Street, Kansas City, KS 66101

Hard copies can be made available to those requesting the documents by contacting the contact
person listed on page 2, or a designee. Upon request, the approved documents will be made available
in a manner accessible to non-English speakers or those with disabilities. The process for submitting
comments or complaints on the approved documents is set forth in Section H.

2. Complaints

A complaint regarding the Consolidated Planning process, Consolidated Plan documents, and
applicable programs must be submitted in writing to the contact person listed on page 2, or a
designee. A written response will be made to written complaints within 15 working days,
acknowledging the letter and identifying a plan of action, if necessary.
The Unified Government will accept written dated complaints provided they specify:

- The description of the objection, and supporting facts and data, and
- The name, address, telephone number, and e-mail address, if available, of the individual filing the complaint.

All written complaints shall be submitted to:

```
Attn: Receptionist  
Dept. of Community Development  
City Hall  
701 North 7th Street  
8th Floor  
Kansas City, KS 66101  
Phone: (913) 573-5100
```
## Application for Federal Assistance SF-424

### 1. Type of Submission:
- [ ] Preapplication
- [x] Application
- [ ] Changed/Corrected Application

### 2. Type of Application:
- [ ] New
- [x] Continuation
- [ ] Revision

### Date Received:
- [ ]

### Applicant Identifier:
- [ ]

### Federal Entity Identifier:
- [ ]

### Federal Award Identifier:
- [ ]

### Applicant Information:

#### a. Legal Name:
Unified Government of Wyandotte County/Kansas City, Kansas

#### b. Employer/Taxpayer Identification Number (EIN/TIN):
48-1194075

#### c. Organizational DUNS:
0306935920000

#### d. Address:
- Street1: 701 N. 7th Street, Room 823
- City: Kansas City
- County/Parish: 
- State: KS, Kansas
- Province: 
- Country: USA, United States
- Zip/Postal Code: 66101-3035

#### e. Organizational Unit:
- Department Name: Community Development Dept.
- Division Name: 

#### f. Name and contact Information of person to be contacted on matters involving this application:
- Prefix: Ms.
- *First Name: Wilba
- Middle Name: 
- *Last Name: Miller
- Suffix: 
- Title: Director, Community Development Department
- Organizational Affiliation: 
- *Telephone Number: 913-573-5100
- Fax Number: 913-573-5115
- *Email: wmillers@wycockc.org
Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:
   C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:
   U. S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:
   14-218

CFDA Title:
Community Development Block Grant

* 12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

* 15. Descriptive Title of Applicant's Project:
   Community Development Block Grant

Attach supporting documents as specified in agency instructions.
Application for Federal Assistance SF-424

16. Congressional Districts Of:
   * a. Applicant [KS-002]
   * b. Program/Project [KS-002]

   Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
   * a. Start Date: 10/01/2015
   * b. End Date: 09/30/2015

18. Estimated Funding ($):
   * a. Federal
   * b. Applicant
   * c. State
   * d. Local
   * e. Other 310,253.00
   * f. Program Income
   * g. TOTAL 2,335,066.00

19. Is Application Subject to Review By State Under Executive Order 12372 Process?
   - [ ] a. This application was made available to the State under the Executive Order 12372 Process for review on
   - [ ] b. Program is subject to E.O. 12372 but has not been selected by the State for review.
   - [x] c. Program is not covered by E.O. 12372.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
   - [ ] Yes
   - [x] No

   If "Yes", provide explanation and attach

21. By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 216, Section 1001)
   - [x] ** I AGREE

   ** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix: Mr. * First Name: Mark
Middle Name: 
* Last Name: Holland
Suffix: 

* Title: Mayor/Chief Executive Officer

* Telephone Number: 913-573-5019 Fax Number: 913-573-5020

* Email: mholland@wycokck.org

* Signature of Authorized Representative:

* Date Signed: 

[Signature and Date]
Application for Federal Assistance SF-424

1. Type of Submission:
   - [ ] Preapplication
   - [x] Application
   - [ ] Changed/Corrected Application

2. Type of Application:
   - [ ] New
   - [x] Continuation
   - [ ] Revision
   * If Revision, select appropriate letter(s):

3. Date Received:

4. Applicant Identifier:
   48-1194075

5a. Federal Entity Identifier:

5b. Federal Award Identifier:
   B-15-NC-20-0001

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

a. Legal Name:
   Unified Government of Wyandotte County/Kansas City, Kansas

b. Employer/Taxpayer Identification Number (EIN/TIN):
   48-1194075

c. Organizational DUNS:
   0306935920000

d. Address:
   - Street 1: 701 N. 7th Street, Room 623
   - Street 2:
   - City: Kansas City
   - County/Parish:
   - State: KS: Kansas
   - Province: 
   - Country: USA: UNITED STATES
   - Zip / Postal Code: 66101-3035

e. Organizational Unit:
   Department Name:
   Community Development Dept.
   Division Name:

f. Name and contact information of person to be contacted on matters involving this application:
   - Prefix: Mr.
   - * First Name: Wilba
   - Middle Name: J.
   - Last Name: Miller
   - Suffix:
   - Title: Director, Community Development Department
   - Organizational Affiliation:
   - * Telephone Number: 913-573-5100
   - Fax Number: 913-573-5115
   - * Email: wmiller@wycokck.org
Application for Federal Assistance SF-424

9. Type of Applicant 1: Select Applicant Type:
   C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

10. Name of Federal Agency:
   U.S. Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:
   14-239
   CFDA Title:
   Emergency Solutions Grant Program

12. Funding Opportunity Number:

* Title:

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

* 15. Descriptive Title of Applicant's Project:
   Emergency Solutions Grant Program

Attach supporting documents as specified in agency instructions.
Application for Federal Assistance SF-424

16. Congressional Districts Of:
   * a. Applicant: KS-002
   * b. Program/Project: KS-002
   Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:
   * a. Start Date: 10/01/2015
   * b. End Date: 09/30/2016

18. Estimated Funding ($):
   * a. Federal
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income
   * g. TOTAL: 183,324.00

19. Is Application Subject to Review By State Under Executive Order 12372 Process?
   □ a. This application was made available to the State under the Executive Order 12372 Process for review on
   □ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
   ☑ c. Program is not covered by E.O. 12372.

20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)
   □ Yes   ☑ No
   If "Yes", provide explanation and attach

21. "By signing this application, I certify (1) to the statements contained in the list of certifications** and (2) that the statements
    herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to
    comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may
    subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 216, Section 1001)
    ☑ ** I AGREE

    ** The list of certifications and assurances, or an Internet site where you may obtain this list, is contained in the announcement or agency
    specific instructions.

Authorized Representative:
Prefix: Mr.  * First Name: Mark
Middle Name:  
* Last Name: Holland
Suffix:  
* Title: Mayor/Chief Executive Officer
* Telephone Number: 913-573-5010  Fax Number: 913-573-5020
* Email: aholland@wyco.kck.org
* Signature of Authorized Representative:  
* Date Signed:  

Application for Federal Assistance SF-424

1. Type of Submission:
   - [ ] Preapplication
   - [ ] Application
   - [X] Continuation
   - [ ] Changed/Corrected Application
   - [ ] Revision

2. Type of Application:
   - [ ] If Revision, select appropriate letter(s):

3. Date Received:

4. Applicant Identifier:
   - 48-1194075

5a. Federal Entity Identifier:

5b. Federal Award Identifier:
   - M-15-MC-20-0200

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:
   a. Legal Name: Unified Government of Wyandotte County/Kansas City, Kansas

   b. Employer/Taxpayer Identification Number (EIN/TIN):
      - 48-1194075

   c. Organizational DUNS:
      - 0306935920000

   d. Address:
      - Street1: 701 N. 7th Street, Room 823
      - * City: Kansas City
      - County/Parish:
      - * State: KS: Kansas
      - Province:
      - * Country: USA: UNITED STATES
      - * Zip / Postal Code: 66101-3035

   e. Organizational Unit:
      - Department Name: Community Development Dept.
      - Division Name:

   f. Name and contact Information of person to be contacted on matters involving this application:
      - Prefix: Ms.
      - * First Name: Wilba
      - Middle Name: J.
      - Last Name: Miller
      - Suffix:
      - Title: Director, Community Development Department
      - Organizational Affiliation:
      - * Telephone Number: 913-573-5100
      - Fax Number: 913-573-5115
      - * Email: wmiller@wycokck.org
<table>
<thead>
<tr>
<th>Application for Federal Assistance SF-424</th>
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<tbody>
<tr>
<td>9. Type of Applicant 1: Select Applicant Type:</td>
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<tr>
<td>C: City or Township Government</td>
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<td>Type of Applicant 2: Select Applicant Type:</td>
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<td>Type of Applicant 3: Select Applicant Type:</td>
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<td>* Other (specify):</td>
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<tr>
<td>10. Name of Federal Agency:</td>
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<tr>
<td>U.S. Department of Housing and Urban Development</td>
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<tr>
<td>11. Catalog of Federal Domestic Assistance Number:</td>
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<tr>
<td>14-239</td>
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<tr>
<td>CFDA Title:</td>
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<tr>
<td>HOME Investment Partnership Program</td>
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<tr>
<td>12. Funding Opportunity Number:</td>
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<tr>
<td>* Title:</td>
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<tr>
<td>13. Competition Identification Number:</td>
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<tr>
<td>Title:</td>
</tr>
<tr>
<td>14. Areas Affected by Project (Cities, Counties, States, etc.):</td>
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<tr>
<td>* 15. Descriptive Title of Applicant's Project:</td>
</tr>
<tr>
<td>HOME Investment Partnership Program</td>
</tr>
</tbody>
</table>

Attach supporting documents as specified in agency instructions.
Application for Federal Assistance SF-424

16. Congressional Districts Of:
   * a. Applicant: KS-002
   * b. Program/Project: KS-002

17. Proposed Project:
   * a. Start Date: 10/01/2015
   * b. End Date: 09/30/2016

18. Estimated Funding ($):
   * a. Federal: 517,343.00
   * b. Applicant
   * c. State
   * d. Local
   * e. Other
   * f. Program Income
   * g. TOTAL: 517,343.00

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   □ ** I AGREE
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Authorized Representative:

Prefix:  Mr.  * First Name: Mark
Middle Name: 
* Last Name: Holland
Suffix: 

* Title: Mayor/Chief Executive Officer

* Telephone Number: 913-573-5010  Fax Number: 913-573-5020
* Email: mholland@co.kck.ks.us

* Signature of Authorized Representative:  * Date Signed:
CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

**Affirmatively Further Fair Housing** -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

**Anti-displacement and Relocation Plan** -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential antidisplacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

**Anti-Lobbying** -- To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;

2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and

3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

**Authority of Jurisdiction** -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

**Consistency with plan** -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

**Section 3** -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.

Signature/Authorized Official       Date
Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24.570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan (or Comprehensive Housing Affordability Strategy) that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. Maximum Feasible Priority. With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;

2. Overall Benefit. The aggregate use of CDBG funds including section 108 guaranteed loans during program year(s)______ , ____ (a period specified by the grantee consisting of one, two, or three specific consecutive program years), shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;

3. Special Assessments. It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its
jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

Compliance with Laws -- It will comply with applicable laws.

__________________________  __________________
Signature/Authorized Official Date

Title
OPTIONAL CERTIFICATION
CDBG

Submit the following certification only when one or more of the activities in the action plan are designed to meet other community development needs having a particular urgency as specified in 24 CFR 570.208(c):

The grantee hereby certifies that the Annual Plan includes one or more specifically identified CDBG-assisted activities which are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community and other financial resources are not available to meet such needs.

Signature/Authorized Official   Date

Title
Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;

______________  ____________
Signature/Authorized Official  Date

______________  
Title
ESG Certifications

The Emergency Solutions Grants Program Recipient certifies that:

Major rehabilitation/conversion – If an emergency shelter’s rehabilitation costs exceed 75 percent of the value of the building before rehabilitation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed rehabilitation. If the cost to convert a building into an emergency shelter exceeds 75 percent of the value of the building after conversion, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 10 years after the date the building is first occupied by a homeless individual or family after the completed conversion. In all other cases where ESG funds are used for renovation, the jurisdiction will maintain the building as a shelter for homeless individuals and families for a minimum of 3 years after the date the building is first occupied by a homeless individual or family after the completed renovation.

Essential Services and Operating Costs – In the case of assistance involving shelter operations or essential services related to street outreach or emergency shelter, the jurisdiction will provide services or shelter to homeless individuals and families for the period during which the ESG assistance is provided, without regard to a particular site or structure, so long the jurisdiction serves the same type of persons (e.g., families with children, unaccompanied youth, disabled individuals, or victims of domestic violence) or persons in the same geographic area.

Renovation – Any renovation carried out with ESG assistance shall be sufficient to ensure that the building involved is safe and sanitary.

Supportive Services – The jurisdiction will assist homeless individuals in obtaining permanent housing, appropriate supportive services (including medical and mental health treatment, victim services, counseling, supervision, and other services essential for achieving independent living), and other Federal State, local, and private assistance available for such individuals.

Matching Funds – The jurisdiction will obtain matching amounts required under 24 CFR 576.201.

Confidentiality – The jurisdiction has established and is implementing procedures to ensure the confidentiality of records pertaining to any individual provided family violence prevention or treatment services under any project assisted under the ESG program, including protection against the release of the address or location of any family violence shelter project, except with the written authorization of the person responsible for the operation of that shelter.

Homeless Persons Involvement – To the maximum extent practicable, the jurisdiction will involve, through employment, volunteer services, or otherwise, homeless individuals and families in constructing, renovating, maintaining, and operating facilities assisted under the ESG program, in providing services assisted under the ESG program, and in providing services for occupants of facilities assisted under the program.

Consolidated Plan – All activities the jurisdiction undertakes with assistance under ESG are consistent with the jurisdiction’s consolidated plan.

Discharge Policy – The jurisdiction will establish and implement, to the maximum extent practicable and where appropriate policies and protocols for the discharge of persons from
publicly funded institutions or systems of care (such as health care facilities, mental health facilities, foster care or other youth facilities, or correction programs and institutions) in order to prevent this discharge from immediately resulting in homelessness for these persons.

______________________________    _______________________
Signature/Authorized Official     Date

______________________________
Title
APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than $10,000 and not more than $100,000 for each such failure.